



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 P2A) | <input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2) |
| <input type="checkbox"/> Major – Preliminary Plat (Form S1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Major – Bulk Land Plat (Form S1) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Minor - Final Plat (Form S2) | <input type="checkbox"/> Temporary Deferral of SW (Form V2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (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

LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT

APPLICATION INFORMATION

Applicant: JOHN SHAVER / PIÑON CREEK TOWNHOME ASSOCIATION Phone: _____

Address: P.O. BOX 13021 12 PINON CREEK CT SE Email: _____

City: ALBUQUERQUE State: NM Zip: 87123

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS Phone: 505.980.8365

Address: P.O. BOX 25911 Email: arch.plan@comcast.net

City: ALBUQUERQUE State: NM Zip: 87125

Proprietary Interest in Site: _____ List all owners: _____

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

Lot or Tract No.: LOTS 6 & 74 Block: _____ Unit: 1-023-056-108-215-304-69

Subdivision/Addition: PIÑON CREEK MRGCD Map No.: _____ UPC Code: 1-023-056-112-182-304-28

Zone Atlas Page(s): L-23 Existing Zoning: R-T Proposed Zoning: _____

of Existing Lots: 2 # of Proposed Lots: 2 Total Area of Site (Acres): 5.7869±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 435 PIÑON CREEK SE Between: FOUR HILLS ROAD and: SERENITY COURT

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

NONE

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: Derrick Archuleta Date: 11.9.2021

Printed Name: DERRICK ARCHULETA Applicant or Agent

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Meeting Date: _____ Fee Total: _____

Staff Signature: _____ Date: _____ Project # _____

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)


- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

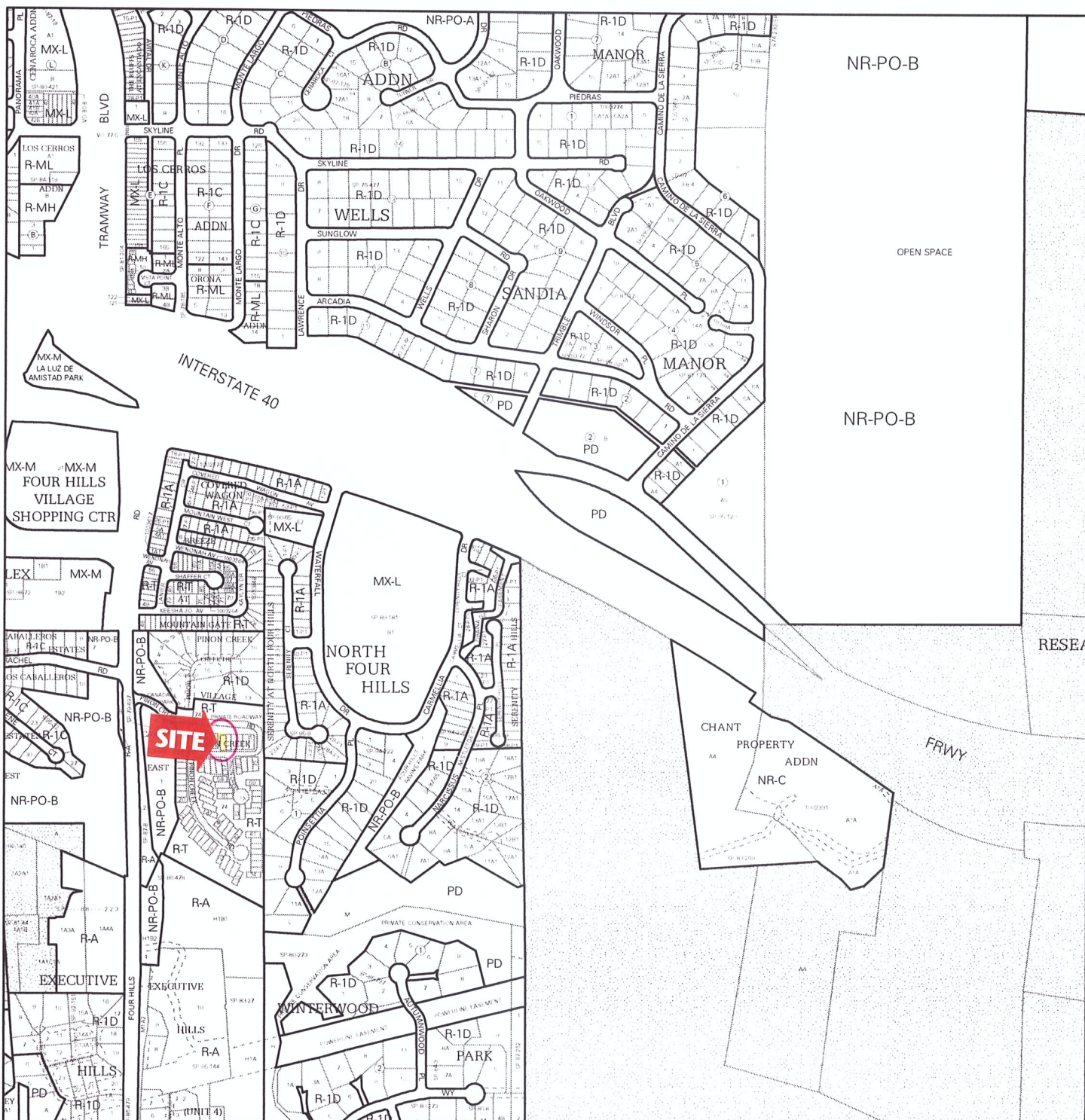
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

| | |
|---|---|
| <i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i> | |
| Signature: <u>Derrick Archuleta</u> | Date: <u>11.9.2021</u> |
| Printed Name: <u>DERRICK ARCHULETA</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Project Number: _____ | Case Numbers: _____ |
| 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: **L-23-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

November 9, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS 6 & 74, PIÑON CREEK

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner is interested in relocating an interior lot line to adjust for an encroachment of two (2) feet. The adjustment of existing Lot 6 was revealed as a result of field location. The townhouse on the property was torn down due to damage. Lot 6 is currently vacant and prior to rebuilding, the intent is to correct the encroachment. The property zoned R-T (Townhouse).

Involved properties are part of the Piñon Creek townhouse development platted in 1979.

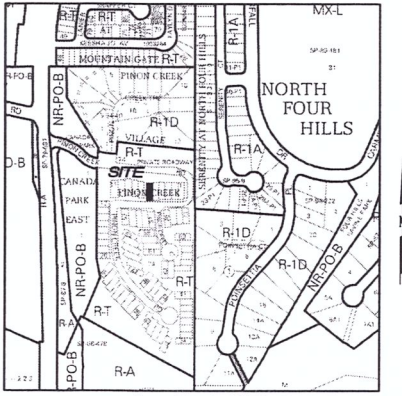
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the East Gateway Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



Zone Atlas L-23-Z

VICINITY MAP
Not To Scale

CORRECTION AND LOT LINE ADJUSTMENT PLAT
LOT 6-A AND A PORTION OF LOT 74
PINON CREEK
SITUATE WITHIN
THE CANON DE CARNUE GRANT
PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2021

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

| | | | |
|---|-------|------|-------|
| Public Service Company of New Mexico | _____ | Date | _____ |
| New Mexico Gas Company | _____ | Date | _____ |
| Qwest Corporation d/b/a CenturyLink QC. | _____ | Date | _____ |
| Comcast | _____ | Date | _____ |

CITY APPROVALS:

| | |
|--|-----------|
| <i>Loren N. Raenhuover P.S.</i> | 11/2/2021 |
| City Surveyor | _____ |
| Code Enforcement | _____ |
| Traffic Engineering, Transportation Division | _____ |
| ABCWJA | _____ |
| Parks and Recreation Department | _____ |
| AMAFCA | _____ |
| City Engineer | _____ |
| DRB Chairperson, Planning Department | _____ |

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page L-23-Z.

SUBDIVISION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 2
- Total acreage of streets created: 0.00
- Gross Subdivision acreage: 0.0635 acres.

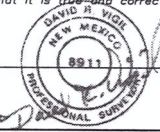
PURPOSE OF PLAT:

- The purpose of this Plat is to:
- Adjust Lot 6 to match field location of homes as shown hereon.
 - Adjust Lot Line between Lot 6 and Lot 74.

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinances; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911
10/28/2021



SHEET 1 OF 3

**CORRECTION AND LOT LINE ADJUSTMENT PLAT
LOT 6-A AND A PORTION OF LOT 74
PINON CREEK**

**SITUATE WITHIN
THE CANON DE CARNUE GRANT
PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2021**

LEGAL DESCRIPTION

Lot 6 and a portion of Lot 74, Pinon Creek, situate within the Canon De Carnue Grant Projected Section 26, Township 10 North, Range 4 East, N.M.P.M. and Section 26, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 20, 1979 in Vol. D9, Folio 172.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 6-A and 74, Pinon Creek, being a replat of Lot 6 and a portion of Lot 74, Pinon Creek, Albuquerque, Bernalillo, New Mexico, County Clerk of Bernalillo County, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 20, 1979 in Vol. D9, Folio 172., with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat "SUMMARY PLAT OF PINON CREEK", filed August 20, 1979 in Vol. D9, Folio 172.

FLOOD ZONE DETERMINATION

The subject properties (as shown hereon) appear to lie within "Zone X" (Areas determined to be outside the 1% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0378G, Map Revised September 26th, 2008.

**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

OWNER

By: _____ Date _____
John Shaver
Owner Lot 6

OWNER

By: _____ Date _____
Randy Asselin, President
Pinon Creek Townhome
Neighborhood Association
Owner Lot 74

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____
day of _____, 20___ by _____.

Notary Public My commission expires _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____
day of _____, 20___ by _____.

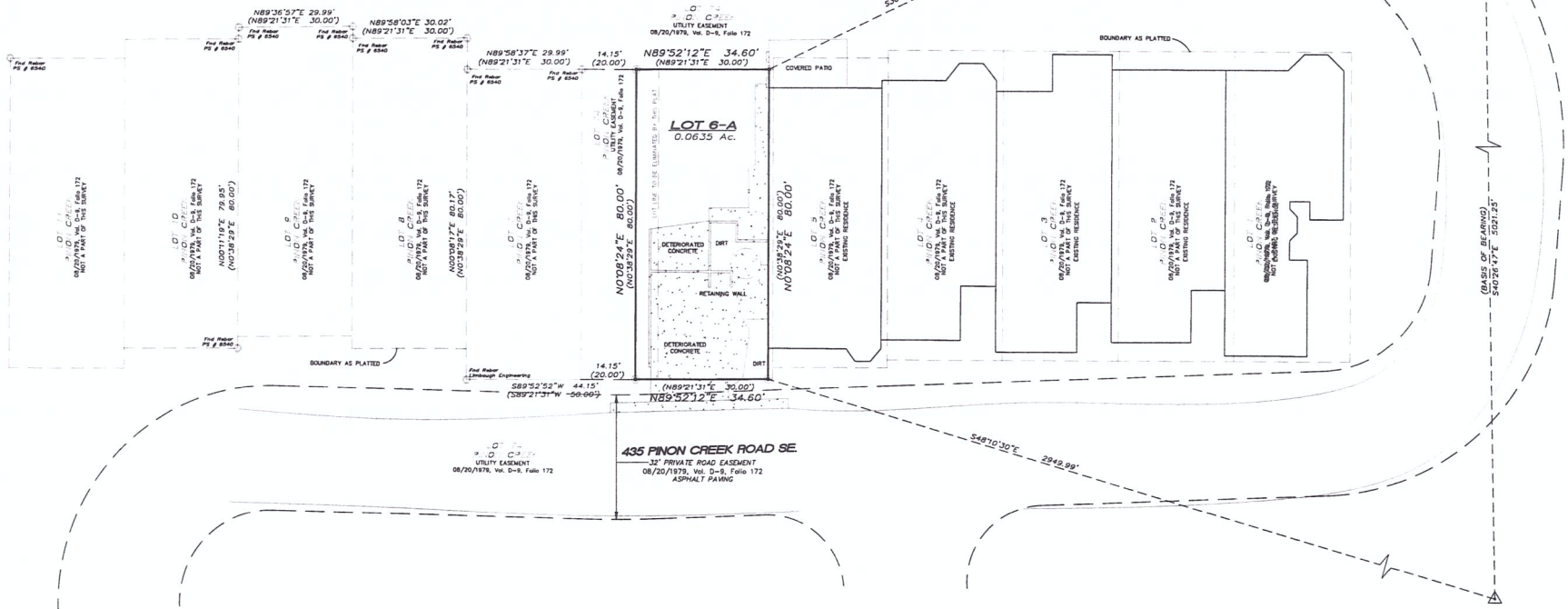
Notary Public My commission expires _____

SHEET 2 OF 3

**CORRECTION AND LOT LINE ADJUSTMENT PLAT
LOT 6-A AND A PORTION OF LOT 74
PINON CREEK**

SITUATE WITHIN
THE CANON DE CARNUE GRANT
PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2021

CITY OF ALBUQUERQUE MONUMENT "BL-22"
N=1480177.415 U.S. SURVEY FEET
E=1566414.815 U.S. SURVEY FEET
GR TO GR = 0.959636088
MAPPING ANGLE = -00°08'31.54"
NAD83, Central Zone, NAD 83
ELEV. = 5668.036 U.S. SURVEY FEET NAVD88



CITY OF ALBUQUERQUE MONUMENT "AGGIE"
N=1476357.642 U.S. SURVEY FEET
E=1565971.06 U.S. SURVEY FEET
GR TO GR = 0.959632446
MAPPING ANGLE = -00°08'08.84"
NAD83, Central Zone, NAD 83

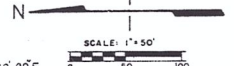
- LEGEND**
- UTILITY PEDESTAL
 - SET PROPERTY CORNER
 - FOUND PROPERTY CORNER
 - ▭ CONCRETE

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico
Phone: 505-897-3366

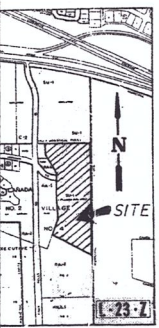
1979062614

796214
29 8384
543

State of New Mexico
County of Bernalillo
This instrument was filed for record on
AUGUST 1979
at Bernillo, N.M. Recorded in Vol. 22-9
of Records of said County Folio 2722
Survey by *John G. Godein* Civil & Recorder
Survey Data

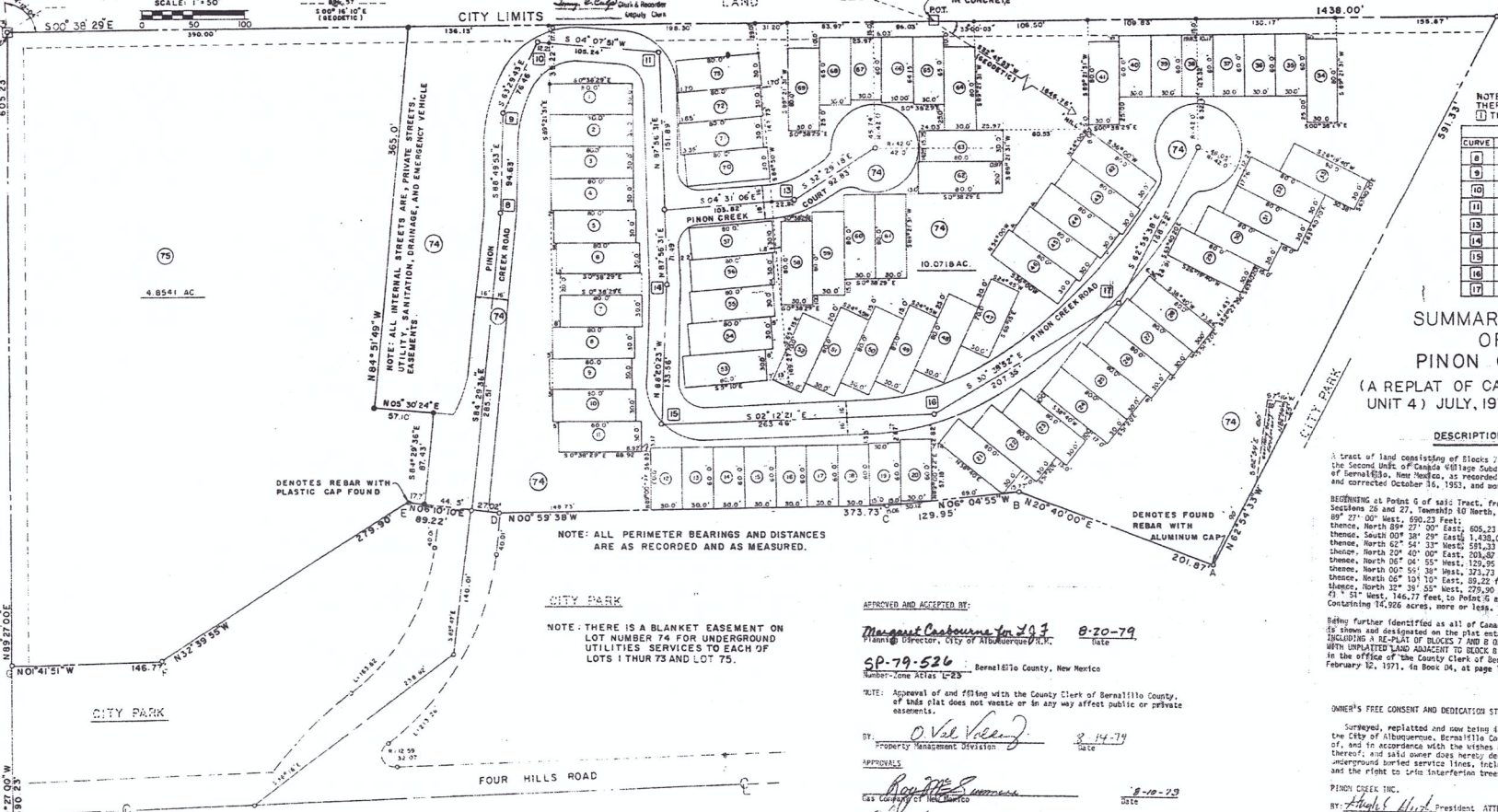


FOUND ALUMINUM CAP POURED CONCRETE COLLAR



VICINITY MAP
NO SCALE

UNPLATTED LAND



NOTE: THERE ARE NO CURVES THROUGH THIS PLAT.

| CURVE | ANGLE | TANG. | RADIUS | LENGTH |
|-------|----------|---------|---------|---------|
| 1 | 04-50-17 | 8.60' | 227.0' | 17.19' |
| 2 | 25-20-10 | 24.46' | 117.72' | 52.06' |
| 3 | 67-37-34 | 50.00' | 74.65' | 88.11' |
| 4 | 83-48-40 | 40.00' | 44.57' | 63.20' |
| 5 | 27-58-12 | 35.00' | 140.33' | 68.60' |
| 6 | 03-43-04 | 8.54' | 283.00' | 17.07' |
| 7 | 93-51-58 | 47.79' | 40.00' | 65.33' |
| 8 | 28-26-31 | 61.51' | 242.71' | 120.48' |
| 9 | 32-16-33 | 145.84' | 504.0' | 283.93' |

SUMMARY PLAT OF PINON CREEK (A REPLAT OF CANADA VILLAGE UNIT 4) JULY, 1979

DESCRIPTION

A tract of land consisting of Blocks 7 and 8 and an unplatted portion of the Second Unit of Canada Village Subdivision, City of Albuquerque, County of Bernalillo, New Mexico, as recorded in the records of October 2, 1950, and corrected October 16, 1951, and more particularly described as follows:

BEGINNING at Point 6 of said Tract, from which point the Eastern corner to Sections 26 and 27, Township 10 North, Range 4 East, N.M.P.M., bears South 89° 27' 00" West, 690.23 Feet; thence, North 89° 27' 00" East, 1,438.00 Feet to Point 1; thence, South 00° 38' 29" West, 591.33 Feet to Point 2; thence, North 02° 54' 33" West, 591.33 Feet to Point 3; thence, North 20° 40' 00" East, 203.00 Feet to Point 4; thence, North 05° 04' 55" West, 129.95 Feet to Point 5; thence, North 05° 51' 38" West, 373.23 Feet to Point 6; thence, North 06° 10' 10" East, 88.22 Feet to Point 7; thence, North 32° 39' 55" West, 279.90 Feet to Point 8; thence, North 00° 21' 51" West, 146.77 Feet, to Point 9 and the point of beginning, containing 14,926 acres, more or less.

Being further identified as all of Canada Village, Unit No. 4 as the same is shown and designated on the plat entitled "CANADA VILLAGE UNIT NO. 4 INCLUDING A REPLAT OF BLOCKS 7 AND 8 OF CANADA VILLAGE UNIT NO. 2" HEREBY WITH UNPLATTED LAND ADJACENT TO BLOCK 8, CANADA VILLAGE UNIT NO. 2" RECORDED in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 1971, in Book 04, at page 110.

APPROVED AND ACCEPTED BY:

Thomas Carabornas for **SP-79-526** B-20-79
 Planning Director, CITY OF ALBUQUERQUE, N.M.
 Bernalillo County, New Mexico
 Number-Zone Atlas L-23

NOTE: Approval of and filing with the County Clerk of Bernalillo County, of this plat does not create or in any way affect public or private easements.

BY: *O. Val Verde* 8-14-79
 Property Management Division Date

APPROVED BY:

Ray M. Summers 8-10-79
 City Engineer for the City of Albuquerque, N.M. Date

Edward W. Godein 8-10-79
 Public Service Company of New Mexico Date

John G. Godein 8-10-79
 Civil Engineer Date

Richard S. Hill 8/20/79
 City Engineer for the City of Albuquerque, N.M. Date

John G. Godein 8/14/79
 Public Service Company of New Mexico Date

John G. Godein 8/14/79
 Civil Engineer for the City of Albuquerque, N.M. Date

Richard S. Hill 8/20/79
 City Engineer for the City of Albuquerque, N.M. Date

John G. Godein 8/14/79
 Public Service Company of New Mexico Date

OWNER'S FREE CONSENT AND DEDICATION STATEMENT:

Surveyed, replatted and now being identified as "PINON CREEK", to the City of Albuquerque, Bernalillo County, New Mexico, with the free consent of, and in accordance with the wishes and desires of the undersigned owner thereof; and said owner does hereby dedicate easements as shown hereon for and the right to utility interference thereon.

PINON CREEK, INC.
 BY: *Hugh E. Hord* President ATTEST: *John G. Godein*
 Hugh E. Hord County Clerk

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO: ss

The foregoing instrument was acknowledged before me on this 5th day of August, 1979.
John G. Godein Notary Public My Commission Expires 4-9-1984

SURVEYOR'S CERTIFICATE

I, Neal F. Godein, under the laws of New Mexico, certify that I am a Registered Professional Engineer and Land Surveyor and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for documentation and surveys of the Albuquerque and Belief.

Neal F. Godein Reg. P.E. & L.S. N. Mex. No. 3620
 Neal F. Godein

Prepared by: GODEIN ENGINEERING CORPORATION
 JULY, 1979 02-87

NMSPC (CENTRAL ZONE)
 PT 13 N1478875.677
 E427434.456
 P.O.T. N1477979.440
 E427436.486
 MEAN DELTA ALPHA 00°08'23"
 GROUND TO GRID FACTOR 0.99963392

BENCH MARK
 5-L23 LOCATED ON THE EAST SIDE OF
 FOUR HILLS RD. 1000' SOUTH OF I-40
 FRONTAGE ROAD.
 A 40 PENNY NAIL IN POWER POLE NUMBER 5
 ELEVATION 5613.849 FT. 1711.105 METERS

09-172

09-172