



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR 2021-006308
Application No. SD-2023-00159

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 9/27/2023 HEARING DATE OF DEFERRAL: 9/13/2023

SUBMITTAL DESCRIPTION: Revised plat w/changes ; sidewalk Exhibit
Revised Infrastructure list and Revised
justification letter.

CONTACT NAME: Juanita Garcia

TELEPHONE: (505) 362-8903 EMAIL: jag@jagpaulz.com



September 22, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

RE: PR-2021-006308 & SD-2023-00159

Development Hearing Officer:

JAG Planning & Zoning, agent for Danny Spurlock, Luxury Design Builders, is providing the following information as a Supplemental Submittal:

1. Revised Preliminary Plat to reflect water and sewer service to proposed Lot 3;
2. Updated Infrastructure List using standard form;
3. Sidewalk Exhibit showing width of sidewalk and landscape buffer along Wyoming Blvd.

Given information that has been provided by the surveyor, it has been determined that the landscape buffer along Wyoming Blvd does not meet the minimum with requirements of 5'-6'. Therefore, the applicant is requesting a Development Hearing Officer Determination to allow the existing 4.2' wide landscape buffer to remain.

DHO Determination for Landscape/Buffer Zone Requirements along Wyoming Blvd NE:

The applicant is seeking an administrative determination to allow the existing 4.2' wide landscape buffer along Wyoming Blvd to remain in lieu of the minimum 5' wide landscape buffer that is typically required. Wyoming Blvd was constructed prior to the adoption of the 2020 Development Process Manual (DPM) and does not meet street width requirements to accommodate all of the elements that are preferred for a street, as identified in Street Elements Table 7.2.29.

The subject application is dedicating over 46' of land for the purposes of ensuring that Wyoming Blvd has the right-of-way it needs to accommodate all the elements identified in Table 7.2.29 of the DPM. The DHO determination request meets the criteria of

Section 2-9(B)(2)(ii) of the DPM, which states that a waiver may be granted if, “The established neighborhood character or mature landscaping on the site would be damaged to a degree that outweighs the public utility of the normal sidewalk requirement.”

There are no trees in this area; however, the subject site is consistent with the established neighborhood character. The subdivisions located immediately north and south of the subject site also had land dedicated for the eventual widening of Wyoming Blvd. The dedication of right-of-way is in anticipation of roadway improvements to the area that will likely widen the current number of driving lanes along Wyoming from two lanes to three lanes. Removing the existing 6’ wide sidewalk for the purposes of widening the existing landscape buffer by .8’ would be untimely for this project and would be a hardship to the applicant.

Wyoming Blvd will still benefit from having a landscape buffer that will meet the requirements of the DMP when future roadway improvements are made.

We respectfully request the approval of this determination and believe the determination will not cause significant material adverse impacts on surrounding properties and meets the waiver requirement criteria of 6-6(P) as outlined in the IDO.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

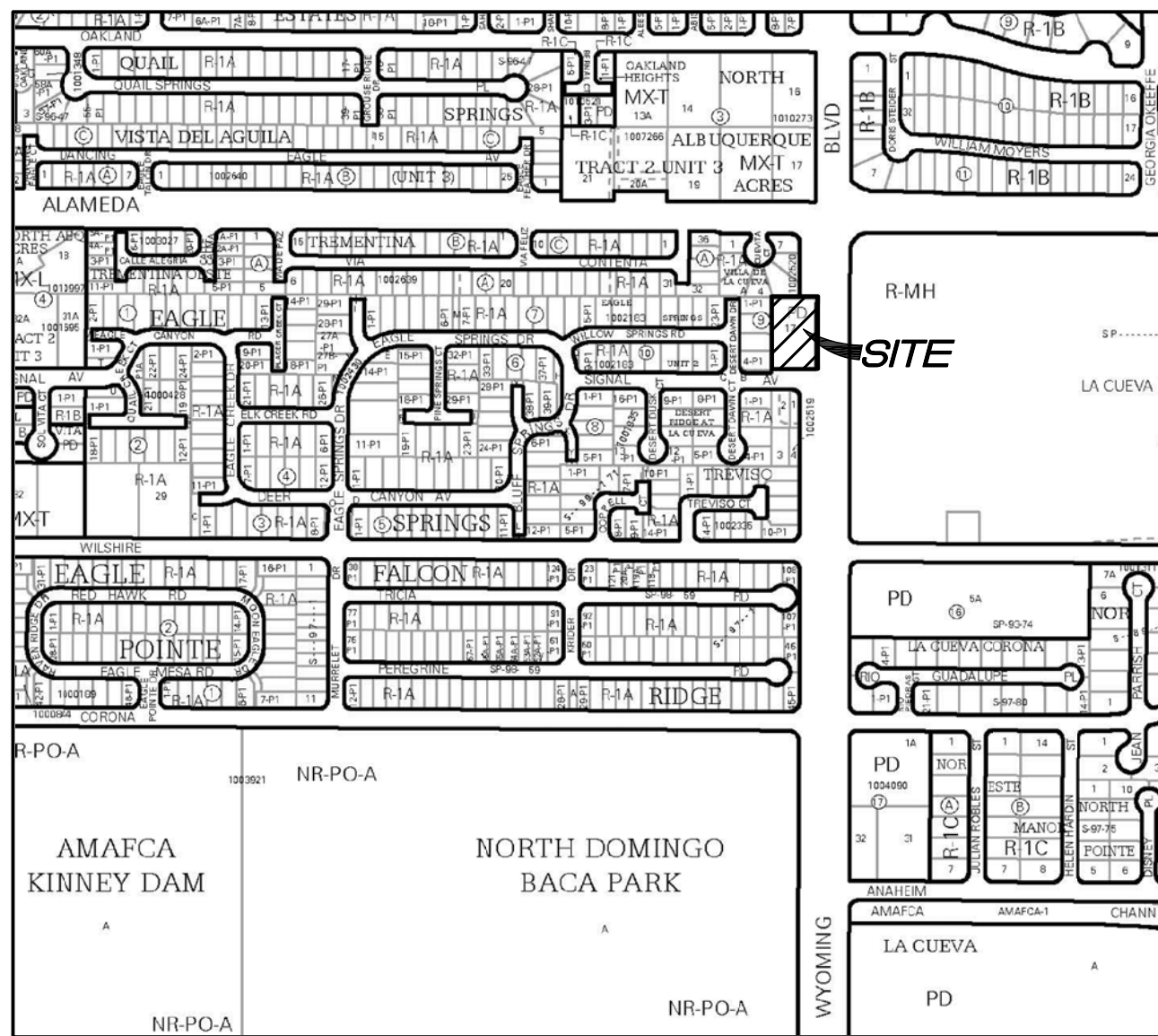
Sincerely,



Juanita Garcia

Principal

JAG Planning and Zoning, LLC



City of Albuquerque Zone Atlas Page C-19.

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- 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 "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown thus \blacktriangle . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Public Sanitary Sewer and Waterline Easements are hereby granted by this plat to ABCWUA. Private Access and Drainage Easements are hereby granted by this plat for the benefit and use of the owners of Lots 1 thru 3 and are to be jointly maintained by the owners of said Lots 1 thru 3.
- Common cross lot drainage easement for Lots 1 thru 3 is hereby granted by this plat for the benefit and use of the owners of Lots 1 thru 3 and are to be jointly maintained by the owners of said Lots 1 thru 3.

SUBDIVISION DATA

- Total number of existing Lots: 1
- Total number of Lots created: 3
- Public Street right of way dedicated 0.3514 Ac.
- Gross Subdivision acreage: 0.7096 acres.



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:

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, 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/switchgears, 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.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide One (1) existing Lot into Three (3) new Lots as shown hereon.
- Dedicate additional public street right of way as shown hereon.
- Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
February 18, 2023

PLAT OF
LOTS 1 THRU 3
LA CUEVA VIEWS
(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

PROJECT NUMBER: PR-2021-006308
APPLICATION NUMBER: SD-2023-00159

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:		
City Surveyor Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
Code Enforcement	_____	Date
DRB Chairperson, Planning Department	_____	Date
M.R.G.C.D.		

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.

NOT WITHIN M.R.G.C.D. JURISDICTION

APPROVED _____ DATE _____

SURV+TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot numbered Seventeen (17), Block numbered four (4), Tract 2, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.

LESS THAN AND EXCEPTING:

An Easterly portion conveyed to the City of Albuquerque by that certain Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book A52, page 6607 as Document No. 2003046701.

Said remainder of Lot 17 contains 0.7096 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1 THRU 3, LA CUEVA VIEWS (BEING A REPLAT OF LOT 17, BLOCK 4, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", 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 dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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.

OWNER(S)

Lot 17, Block 4, Tract 2, Unit 3
North Albuquerque Acres

OWNER(s):

Luxury Design Builders, LLC,
a New Mexico limited liability company

By: _____

Danny Spurlock, an unmarried man
as Tenants in common

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____
day of _____, 2023, by _____.

My commission expires _____
Notary Public

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____
day of _____, 2023, by _____.

My commission expires _____
Notary Public

**PLAT OF
LOTS 1 THRU 3
LA CUEVA VIEWS**

(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN

THE ELENA GALLEGOS GRANT

IN

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2023

DEDICATIONS

a. Tract PR (Oso Cueva Court N.E.) as shown hereon shall contain the Private street right of way and will be conveyed as Private street right of way to the La Cueva Views Homeowners Association in fee simple. Said Private street right of way to be maintained by said La Cueva Views Homeowners Association.

Within all Private street right of ways (Tract PR) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement over said tract is hereby granted to the City of Albuquerque and ABCWUA.

The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract PR) at the locations as mutually agreed upon by the Developer and said named public utility companies.

b. Tract PR as shown hereon shall be conveyed by separate instrument to the La Cueva Views Homeowners Association (to be formed).

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "PLAT FOR EAGLE SPRINGS, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Plat Book 2003C, Page 75.
- b. Plat entitled "VILLA DE LA CUEVA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 6, 2004 in Plat Book 2004C, Page 315.
- c. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.
- d. Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book A52, page 6607 as Document No. 2003046701.

**SECTION 14-14-4-7 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."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0141 G, dated September 26, 2008.



SHEET 2 OF 4

SURVTEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

LOT 4
VILLA DE LA CUEVA
SUBDIVISION
Filed 10-06-2004, Bk. 2004C, Pg. 315

LOT 5
VILLA DE LA CUEVA
SUBDIVISION
Filed 10-06-2004, Bk. 2004C, Pg. 315

Existing 156' R/W

Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.52 U.S. survey feet
East= 1,550,417.138 U.S. survey feet
Delta Alpha= -00°10'24.78"
Ground to Grid Factor= 0.999650745
Elevation= 5485.723 (NAVD 88) U.S. survey feet

LOT 1-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, Bk. 2003C, Pg. 75

LOT 2-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, Bk. 2003C, Pg. 75

5' Temporary Drainage Easement
for the benefit of Lot 17, to be
maintained by Lot 3-P1, granted
by plat filed 3-24-2003 in
Book 2003C, Page 75.

LOT 3-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, Bk. 2003C, Pg. 75

LOT 4-P1
EAGLE SPRINGS
UNIT 2
Filed 03-24-2003, Bk. 2003C, Pg. 75

REMAINDER LOT 17
0.7096 Ac.
(Vacant Land)

BLOCK 4
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3
Filed 09-10-1931, Volume D1, Folio 20

EXCEPTION
Public Street right of way conveyed to
the City of Albuquerque by Warranty
Deed filed March 24, 2003 in Book A52,
Page 6607 as Doc. No. 2003046701.
(Cross hatched area- 0.0111 Ac.)

PLAT OF
LOTS 1 THRU 3
LA CUEVA VIEWS
(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023



Fd. 3-1/2" Aluminum
Monument stamped
"L.S. 7719"- 5'05"

Existing 30' Roadway Easement per plat filed
September 10, 1931 in Volume D1, Folio 20.
Said easement is hereby, dedicated to the
City of Albuquerque in fee simple with
warranty covenants by this plat.
(Cross hatched area- 0.0911 Ac.)

SURVOTEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

Current DRC
Project Number: _____

PR-2023-006308
SD-2023-00159

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

La Cueva Views

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 17, Block 4, Tract 2, Unit 3 North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 09/22/2023
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2021-006308
DHO Application No.: SD-2023-00159

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	8" 120 LF	Concrete Curb & Gutter	7571 Signal Ave NE	Oso Cueva Ct	Wyoming Blvd	/	/	/
<input type="text"/>	<input type="text"/>	5-ft 38 SY	Concrete Sidewalk	7571 Signal Ave NE	Oso Cueva Ct	Wyoming Blvd	/	/	/
<input type="text"/>	<input type="text"/>	5-ft	Handicap Ramps	Each side of Oso Cuevevo C			/	/	/
<input type="text"/>	<input type="text"/>	22-ft 5-inch	Asphalt Roadway	Oso Cueva Ct NE	Signal Ave EOP	15' north to ROW	/	/	/
<input type="text"/>	<input type="text"/>	8-in 30 LF	Sewer Line	Signal Ave NE	Existing Manhole	Subject Property	/	/	/
<input type="text"/>	<input type="text"/>	8-in 41 LF	Water Line	Signal Ave NE	Existing Waterline	Subject Property	/	/	/
<input type="text"/>	<input type="text"/>	6-in	Fire Hydrant & Valve	West of Oso Cueva Ct	North Side of Signal		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

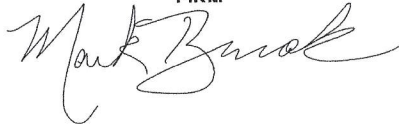
2 _____

3 _____

AGENT / OWNER

Mark Burak, PE
NAME (print)

Burak Consulting
FIRM



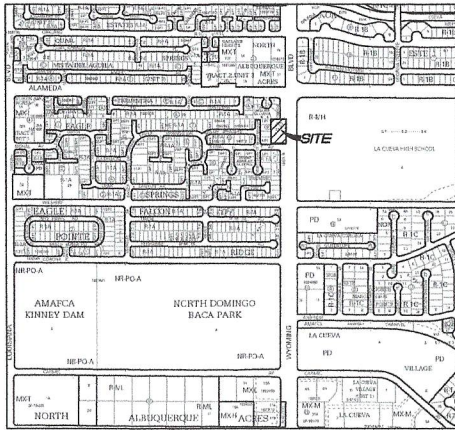
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____	DRB CHAIR - date	_____	PARKS & RECREATION - date
_____	TRANSPORTATION DEVELOPMENT - date	_____	AMAFCA - date
_____	UTILITY DEVELOPMENT - date	_____	CODE ENFORCEMENT - date
_____	CITY ENGINEER - date	_____	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Sidewalk Exhibit



VICINITY MAP

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND DRAWINGS HAS BEEN COMPILED FROM OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A RISK OF THESE UNDERGROUND UTILITIES. SOURCE INFORMATION IS NOT GUARANTEED TO BE COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

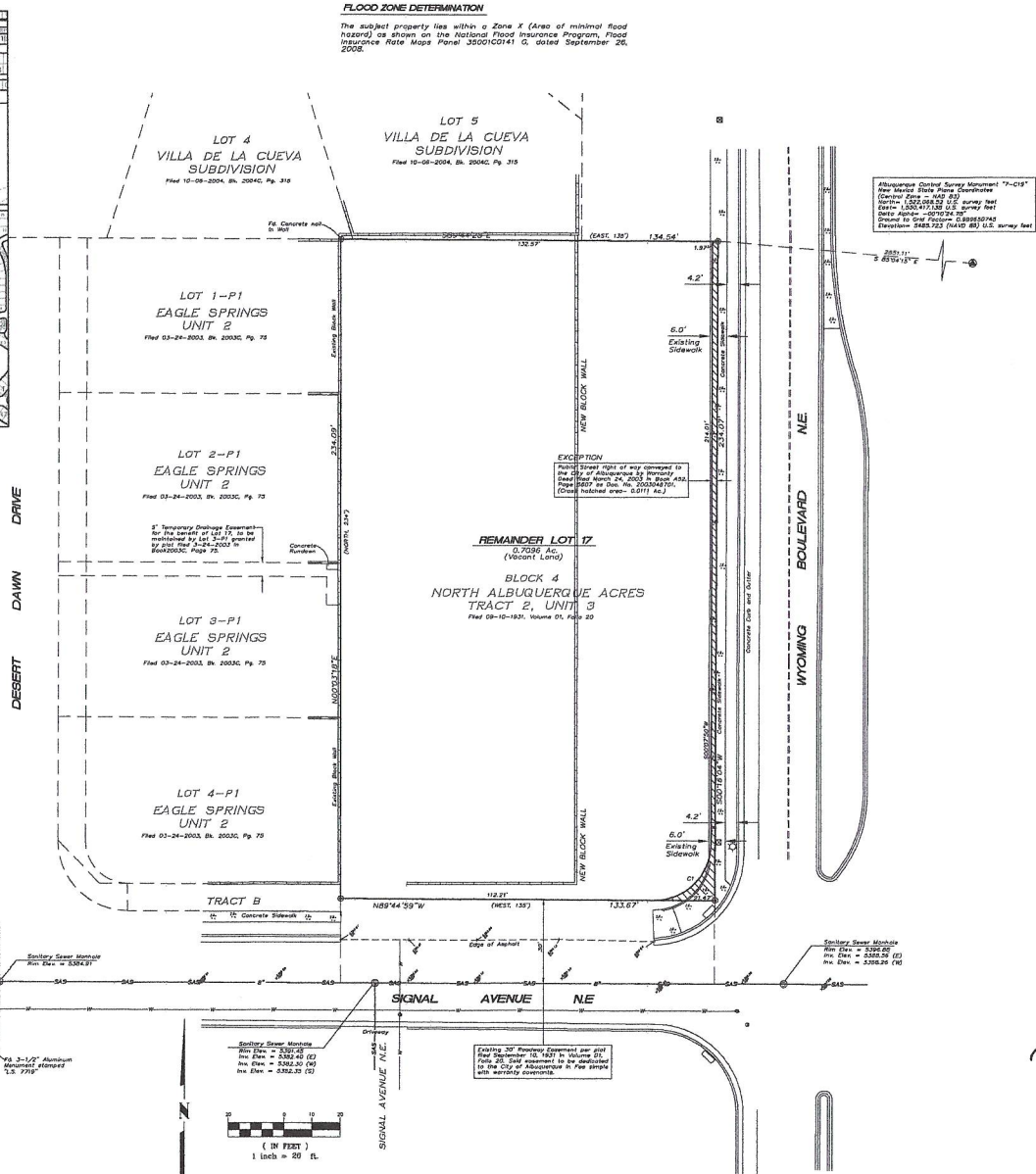
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
CT	31.48'	20.00'	20.00'	28.33'	N45°12'20"E	90°11'07"

LEGEND

- Sanitary Sewer Manhole
- Sanitary Sewer Manhole
- SM Sanitary Sewer Line
- SD Storm Drain Line
- UDG Underground Electric Line
- UDCG Underground Communication Line
- UDGL Underground Gas Line
- UDWL Underground Water Line
- SC Sanitary Sewer Clean-out
- MR Meter Manhole
- HY Hydrant
- CB Cable Pedestal
- EP Electric Pedestal
- ET Electric Transformer
- LA Light Pole
- CS Concrete Symbol
- PF Power Pole
- TP Telephone Pedestal

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0141 G, dated September 26, 2008.



Albuquerque Control Survey Monument "20-C19"
New Mexico State Plane Coordinates
Control Zone = NAD83
North = 1,520,975.83 U.S. survey feet
East = 1,520,975.83 U.S. survey feet
Elev. = 5200.00 U.S. survey feet
Elevation = 5200.00 U.S. survey feet

**BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 17, BLOCK 4
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES**
SITUATE WITHIN
THE ELENA CALLEGOS GRANT
IN
PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2021
UPDATED JULY 15, 2023

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Callegos Grant in Projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising All of Lot numbered 17, Block numbered four (4), Tract 2, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat heretofore filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1921 in Volume 01, Page 20.
LESS THAN AND EXCEPTING:
An Eastern portion conveyed to the City of Albuquerque by that certain Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book 452, page 0607 or Document No. 2003048701.
Said remainder of Lot 17 contains 0.7098 acre, more or less.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- 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 parentheses ().
- All corners found in place and held were topped with a brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 3/8" rebar with cap stamped "HUGO L.S. 9750" or a concrete nail with brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
- Vertical datum shown hereon was based upon Albuquerque Control Survey Monument "20-C19" having a published elevation of 5200.00 feet (OASD 683).
- Contour interval shown hereon is One (1) foot.
- City of Albuquerque Zone Atlas Page C-12.

SURVEYOR'S CERTIFICATION

I, Russ P. Nigg, New Mexico Professional Surveyor Number 9750, hereby certify that the Boundary and Topographic Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary and Topographic Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveys in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Survey Plat of one existing lot.
IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico on this 12th day of May, 2021.

Russ P. Nigg
Russ P. Nigg
NIPS No. 9750



SURV-TEK, INC.
Consulting Surveyors
P.O. Box 6685, Albuquerque, New Mexico 87134