



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2 )	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**  
 Request sketch plat review to subdivide by lot line emination between 9 lots and vacation of a portion of right-of-way from San Mateo Blvd to create 1 new lot. Future development will be mixed-use family housing and commercial space.

<b>APPLICATION INFORMATION</b>			
Applicant/Owner:	B3 Development LLC	Phone:	505-922-5671
Address:	111 Wyoming NE	Email:	ahorton@ideconomic.com
City:	Albuquerque	State:	NM
		Zip:	87108
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List all owners: Abe and Sally Galanter		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Lot 1-9 and vacated R.O.W San Mateo	Block:	4
		Unit:	
Subdivision/Addition:	Esperanza Addition	MRGCD Map No.:	
		UPC Code:	See attached
Zone Atlas Page(s):	L-17-Z	Existing Zoning:	MX-L
		Proposed Zoning:	
# of Existing Lots:	10	# of Proposed Lots:	1
		Total Area of Site (Acres):	1.1931
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	1000 San Mateo Blvd SE	Between:	Southern Ave SE
		and:	Kathryn Ave SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2022-006657 / PS-2022-00030 (sketch plat on 3/2/2022)			

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:	08/02/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing?   N/A   if yes, indicate language: \_\_\_\_\_

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. 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](mailto: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 on-line resources such as Dropbox or FTP. 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
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### 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](mailto: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 on-line resources such as Dropbox or FTP. 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)
- \_\_\_ 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
- \_\_\_ 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

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

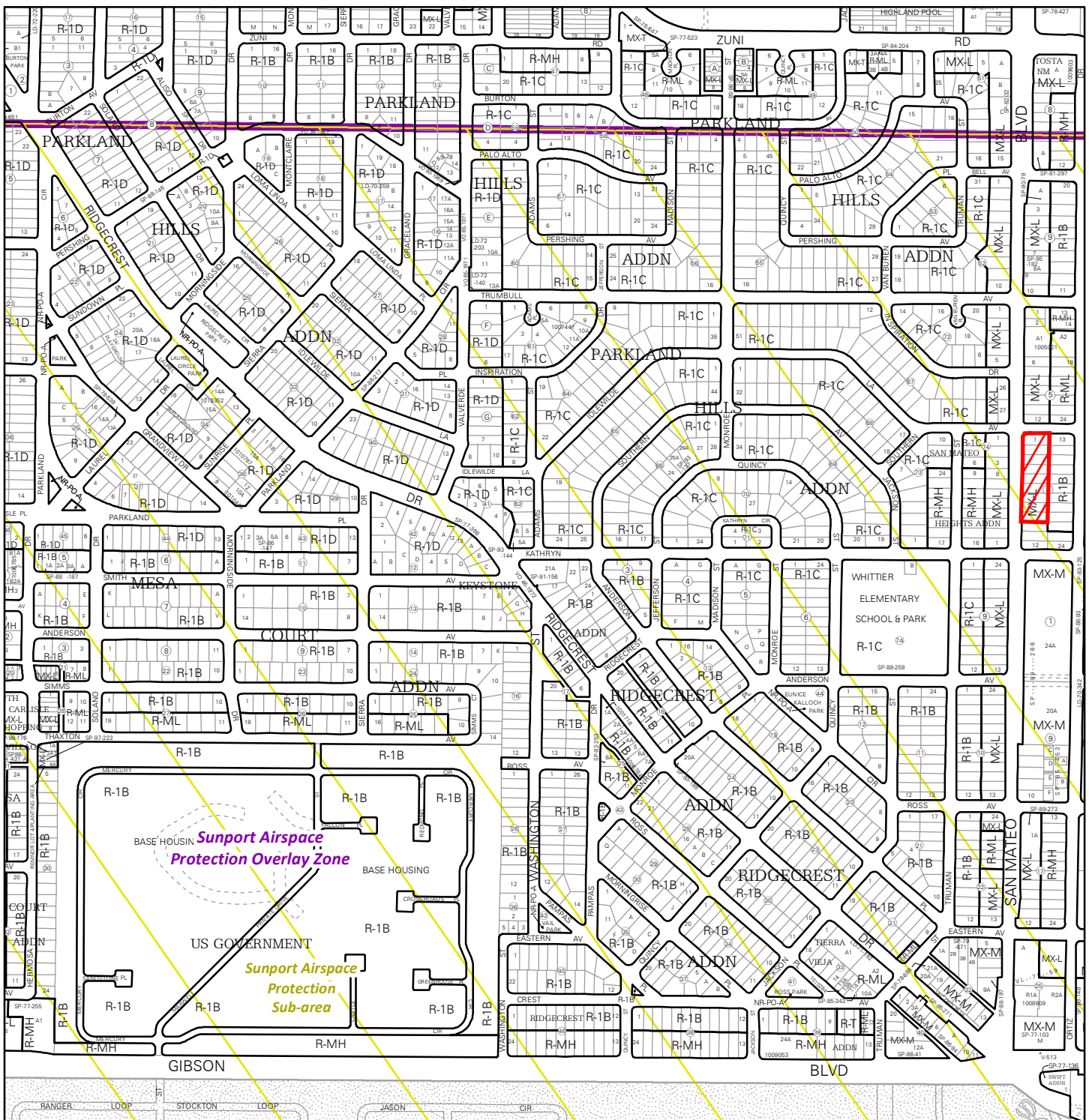
### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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](mailto: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 on-line resources such as Dropbox or FTP. 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.**





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-17-Z**

- Easement
- 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

- Escarpment
- Petroglyph National Monument

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

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

August 2, 2022

Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Replat of Lot A-1, Block 4 of Esperanza Addition being comprised of Lots 1 thru 9, Block 4, Esperanza Addition and a proposed vacation of a portion of right-of-way from San Mateo Boulevard SE**

Members of the Board:

Cartesian Surveys is acting as an agent for B3 Development LLC, and we request a sketch plat review of our proposed subdivision to create one (1) new lot from four (9) existing tracts and a vacated portion of San Mateo Boulevard SE by lot line elimination between Lots 1 thru 9, Block 4 of Esperanza Addition and the proposed vacated portion of San Mateo Boulevard SE. The property is currently zoned as MX-L (Mixed-Use – Low Intensity).

The proposed replat was recently heard at DRB for sketch review by our colleagues at Improve Group / B3 Development LLC, on March 2<sup>nd</sup>, 2022. However, they did not show the proposed vacation of right-of-way from a portion of San Mateo Boulevard SE in their application as we now request review for.

The proposed vacation of right-of-way comes from a portion of San Mateo Boulevard SE which was previously a public bus turn off lane. The bus station was later moved further south to Kathryn Avenue SE and San Mateo Boulevard SE, and so the land could now be vacated and put to private use as part of our client's anticipated development. Due to the narrow site dimensions and need to provide off-street parking, establishing the necessary width up to the proposed adjusted San Mateo right-of-way is critical.

At the hearing, our clients were also provided comments on the need for a water meter vault and accompanying easement. However, the anticipated development will be a mixture of commercial space to the north and multi-family residential buildings, so with separate uses like this is the water meter vault still appropriate or would meters be separated by use and smaller in scale then?

Thank you for your consideration,  
Ryan J. Mulhall

### **UPC Numbers for 9 separate Lots**

(1000, 1004, 1008, 1012, 1016, 1020, 1024, 1028, and 1032 San Mateo Blvd SE, respectively)

Lot 1, Block 4: UPC 101805601132720114

Lot 2, Block 4: UPC 101805601132320115

Lot 3, Block 4: UPC 101805601131720116

Lot 4, Block 4: UPC 101805601131320117

Lot 5, Block 4: UPC 101805601030720118

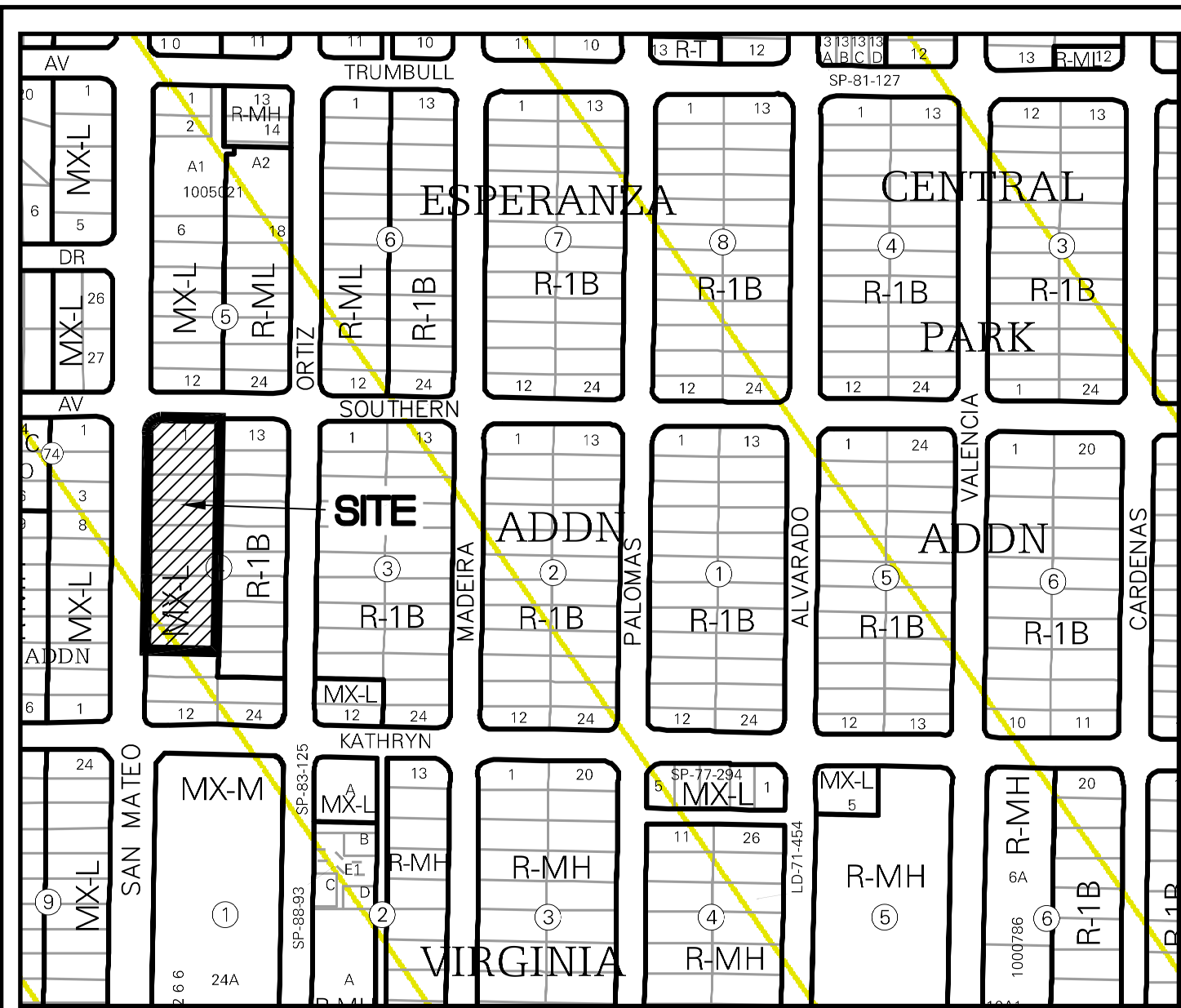
Lot 6, Block 4: UPC 101805601130320119

Lot 7, Block 4: UPC 101805601229720120

Lot 8, Block 4: UPC 101805601229320121

Lot 9, Block 4: UPC 101805601228820122





**Indexing Information**

Section 25, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Esperanza Addition  
 Owner: Abe and Sally Galanter  
 UPC #: 101805601132720114 (Remaining Portion of Lot 1)  
 101805601132320115 (Remaining Portion of Lot 2)  
 101805601131720116 (Remaining Portion of Lot 3)  
 101805601131320117 (Remaining Portion of Lot 4)  
 101805601030720118 (Remaining Portion of Lot 5)  
 101805601130320119 (Remaining Portion of Lot 6)  
 101805601229720120 (Remaining Portion of Lot 7)  
 101805601229320121 (Remaining Portion of Lot 8)  
 101805601228820122 (Remaining Portion of Lot 9)

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # \_\_\_\_\_ 101805601132720114 \_\_\_\_\_  
 \_\_\_\_\_ 101805601132320115 \_\_\_\_\_  
 \_\_\_\_\_ 101805601131720116 \_\_\_\_\_  
 \_\_\_\_\_ 101805601131320117 \_\_\_\_\_  
 \_\_\_\_\_ 101805601030720118 \_\_\_\_\_  
 \_\_\_\_\_ 101805601130320119 \_\_\_\_\_  
 \_\_\_\_\_ 101805601229720120 \_\_\_\_\_  
 \_\_\_\_\_ 101805601229320121 \_\_\_\_\_  
 \_\_\_\_\_ 101805601228820122 \_\_\_\_\_

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for  
 Lot 1-A, Block 4  
 Esperanza Addition  
 Being Comprised of  
 Remaining Portions of Lots 1 thru 9,  
 Block 4 of Esperanza Addition; and  
 Vacated Portion of San Mateo Blvd SE  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2022**

**Project Number:** \_\_\_\_\_ PR-2022-006657

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

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

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

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

**Notes**

1. FIELD SURVEY PERFORMED IN APRIL 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Subdivision Data**

GROSS ACREAGE. . . . . 1.1931 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-17-Z AND K-18-Z  
 NUMBER OF EXISTING LOTS. . . . . 10  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . APRIL 2022

**Purpose of Plat**

1. SUBDIVIDE TO CREATE ONE NEW LOT FROM 9 EXISTING LOTS AND THE VACATED PORTION OF SAN MATEO BOULEVARD AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**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. 35001C0354H, DATED AUGUST 16, 2012.

**Solar Collection Note**

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

**Legal Description**

REMAINING PORTIONS OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK NUMBERED FOUR (4) OF ESPERANZA ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 31, 1931, IN BOOK B, PAGE 50.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 1 AND LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY AN ILLEGIBLE ALUMINUM CAP, WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS N 16°09'51" W, A DISTANCE OF 4,154.57 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 00°57'58" W, A DISTANCE OF 450.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 9, BEING MARKED BY A REBAR WITH CAP "LS 5814";

THENCE, N 89°11'42" W, A DISTANCE OF 91.31 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A BRASS CAP ROW MONUMENT "29+05.38" "LS 8911";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING FOUR COURSES:

N 00°26'55" E, A DISTANCE OF 150.78 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 89°33'05" W, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

279.20 FEET ALONG A CURVE TO THE LEFT BEING NON-TANGENT TO PREVIOUS COURSE, HAVING A RADIUS OF 4,557.90 FEET, A DELTA OF 03°30'35", AND A CHORD BEARING N 01°23'11" W, A DISTANCE OF 279.16 FEET TO A POINT OF NON-TANGENCY, BEING MARKED BY A CHISELED "X";

N 24°20'44" E, A DISTANCE OF 22.79 FEET TO AN ANGLE POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY A BRASS CAP BASE;

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY, S 89°01'35" E, A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1241 ACRES (48,964 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00124496 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2022.

AND

A VACATED PORTION OF SAN MATEO BOULEVARD SW, CONTAINING 0.0690 ACRES (3,006 SQ. FT.), MORE OR LESS.

ALL TOGETHER CONTAINING 1.1931 ACRES (51,970 SQ. FT.), MORE OR LESS.

**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, 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.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

ABE GALANTER, HUSBAND OWNER DATE

SALLY GALANTER, WIFE OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_
BY: ABE AND SALLY GALANTER, HUSBAND AND WIFE, OWNERS

By: \_\_\_\_\_
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**Documents**

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000124496 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2022.
2. PLAT OF ESPERANZA ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 25, 1931 IN BOOK B, PAGE 50.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY(IES) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2017 AS DOCUMENT NO. 2017117631.
4. WARRANTY FOR PARCEL 6-11, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281-A, PG. 181-182, DOC. NO. 86 86763.
5. WARRANTY DEED FOR PARCEL 6-11-NRW (AKA REMAINING PORTION OF LOT 9), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 183-184, DOC. NO. 86 86764.
6. WARRANTY DEED FOR PARCEL 6-12, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 223-224, DOC. NO. 86 78165.
7. WARRANTY DEED FOR PARCEL 6-12-NRW (AKA REMAINING PORTION OF LOT 8), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 225-226, DOC. NO. 86 78166.
8. WARRANTY DEED FOR PARCEL 6-13, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 227-228, DOC. NO. 86 78167.
9. WARRANTY DEED FOR PARCEL 6-13-NRW (AKA REMAINING PORTION OF LOT 7), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 229-230, DOC. NO. 86 78168.
10. WARRANTY DEED FOR PARCEL 6-14, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 241-242, DOC. NO. 86 66034.
11. WARRANTY DEED FOR PARCEL 6-14-NRW (AKA REMAINING PORTION OF LOT 6), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 243-244, DOC. NO. 86 66035.
12. WARRANTY DEED FOR PARCEL 6-15, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 245-246, DOC. NO. 86 66036.
13. WARRANTY DEED FOR PARCEL 6-15-NRW (AKA REMAINING PORTION OF LOT 5), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 247-248, DOC. NO. 86 66037.
14. WARRANTY DEED FOR PARCEL 6-16, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 827-828, DOC. NO. 86 96871.
15. WARRANTY DEED FOR PARCEL 6-16-NRW (AKA REMAINING PORTION OF LOT 4), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 829-830, DOC. NO. 86 96872.
16. WARRANTY DEED FOR PARCEL 6-17, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 231-232, DOC. NO. 86 78169.
17. WARRANTY DEED FOR PARCEL 6-17-NRW (AKA REMAINING PORTION OF LOT 3), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 233-234, DOC. NO. 86 78170.
18. WARRANTY DEED FOR PARCEL 6-18, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 185-186, DOC. NO. 86 86765.
19. WARRANTY DEED FOR PARCEL 6-18-NRW (AKA REMAINING PORTION OF LOT 2), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 187-188, DOC. NO. 86 86766.
20. WARRANTY DEED FOR PARCEL 6-19, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 261-262, DOC. NO. 08727204.
21. WARRANTY DEED FOR PARCEL 6-19-NRW (AKA REMAINING PORTION OF LOT 1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 263-264, DOC. NO. 08727205.
22. NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-034-1(4), DATED OCTOBER 15, 1985.

Plat for
Lot 1-A, Block 4
Esperanza Addition
Being Comprised of
Remaining Portions of Lots 1 thru 9,
Block 4 of Esperanza Addition; and
Vacated Portion of San Mateo Blvd SE
City of Albuquerque, Bernalillo County, New Mexico
August 2022

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

**Legend**

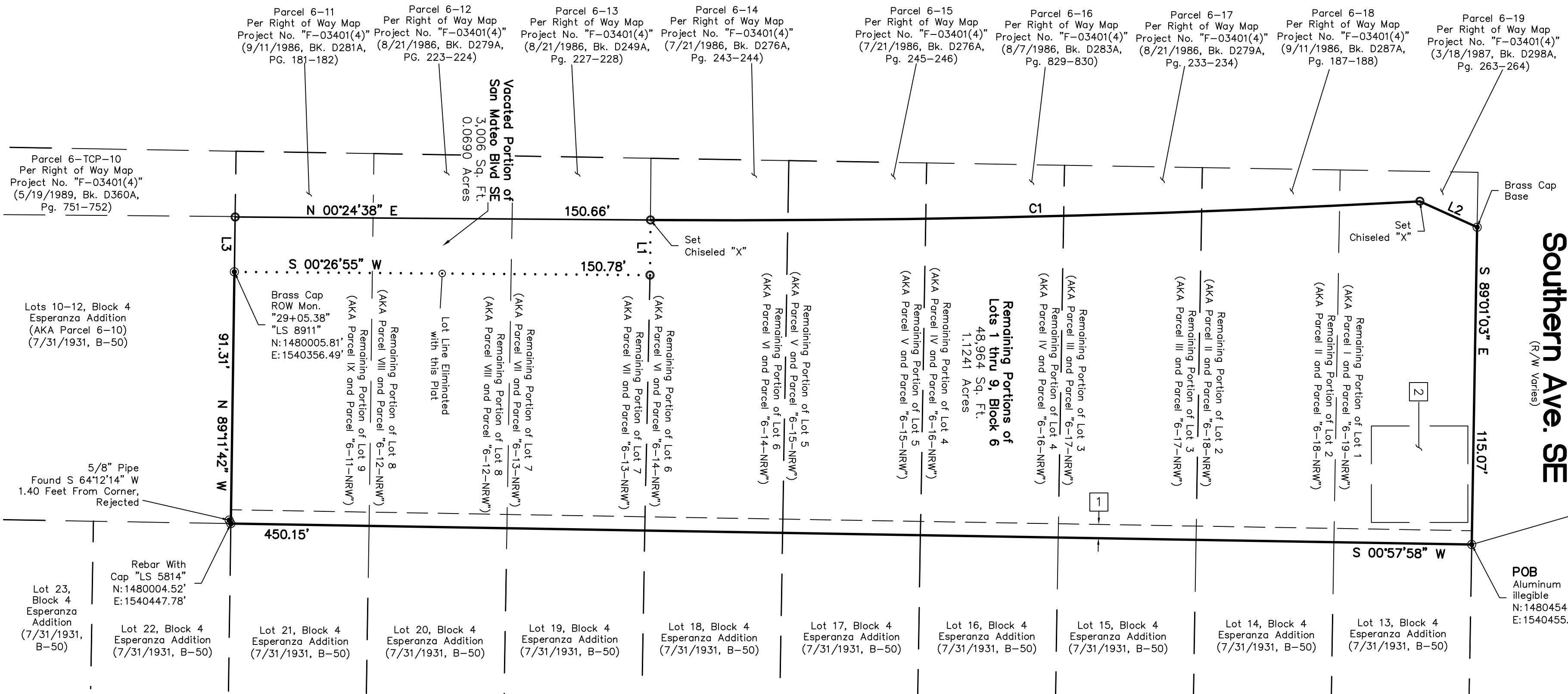
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/25/1931, B-50)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER NM STATE HIGHWAY DEPT. RIGHT OF WAY MAP NM PROJ. NO. F-034-I(4) (10/15/1985)

Line Table		
Line #	Direction	Length (ft)
L1	N 89°33'05" W {N 89°03'21" W}	20.00' {20.00'}
L2	N 24°20'44" E {N 24°23'37" E}	22.79' {22.80'}
L3	S 89°11'42" E	19.90'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	279.20' {279.28'}	4557.90' {4557.90'}	3°30'35"	279.16'	N 01°23'11" W

**Plat for**  
**Lot 1-A, Block 4**  
**Esperanza Addition**  
 Being Comprised of  
**Remaining Portions of Lots 1 thru 9,**  
**Block 4 of Esperanza Addition; and**  
**Vacated Portion of San Mateo Blvd SE**  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2022

**1000-1032 San Mateo Blvd. SE (R/W Varies)**

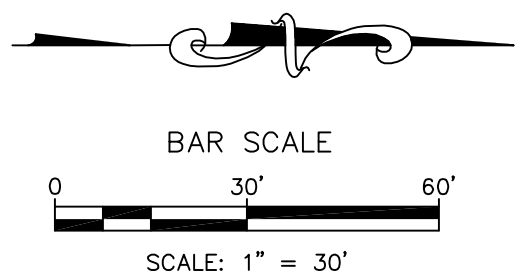


ACS Monument "6-K18A"  
 NAD 1983 CENTRAL ZONE  
 X=1538790.908 \*  
 Y=1483955.175 \*  
 Z=5249.996 \* (NAVD 1988)  
 G-G=0.999664599  
 Mapping Angle=-0°11'42.76"

\* U.S. SURVEY FOOT

**Easement Notes**

- 1 EXISTING 5' P.U.E. (12/31/1946, BK. D35, PG. 309, DOC. NO. 1946007151)
- 2 35'X35' PUBLIC WATER VAULT EASEMENT GRANTED WITH THE FILING OF THIS PLAT



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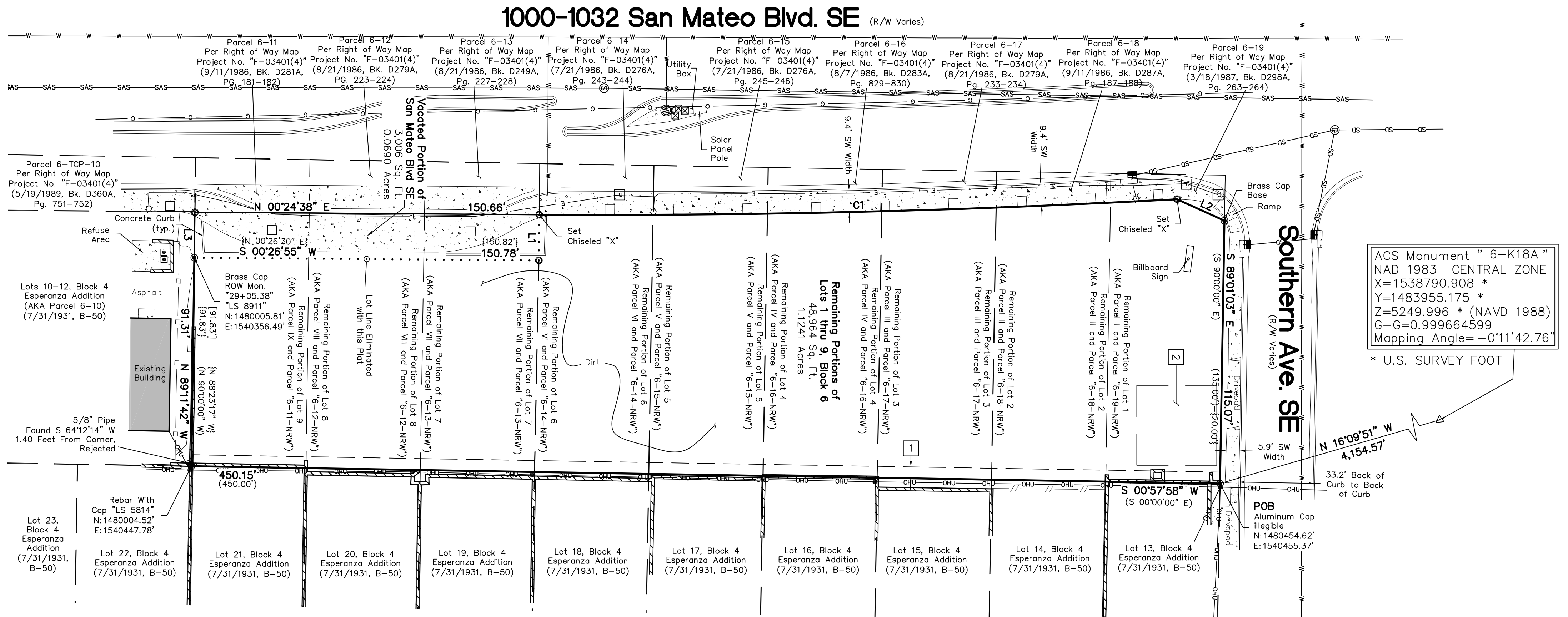
**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	[P]	PULL BOX
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/25/1931, B-50)	[☆]	LIGHT POLE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER NM STATE HIGHWAY DEPT. RIGHT OF WAY MAP NM PROJ. NO. F-034-l(4) (10/15/1985)	[WV]	WATER VALVE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1986, BK. D 281A, PG. 183-184, DOC. NO. 86 867964)	[W]	WATER METER
●	FOUND MONUMENT AS INDICATED	[S]	SANITARY SEWER MANHOLE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	[I]	IRRIGATION BOX
[CONCRETE]	CONCRETE	[D]	STORM DRAIN MANHOLE
[WOOD FENCE]	WOOD FENCE	[SDI]	STORM DRAIN INLET
[METAL FENCE]	METAL FENCE	[SIGN]	SIGN
[BLOCK WALL]	BLOCK WALL	[UGGL]	UNDERGROUND GAS UTILITY LINE
[BOLLARD]	BOLLARD	[UGWL]	UNDERGROUND WATER UTILITY LINE
		[UGSSL]	UNDERGROUND SANITARY SEWER LINE
		[UGEL]	UNDERGROUND ELECTRIC UTILITY LINE
		[OHU]	OVERHEAD UTILITY LINE
		[UP]	UTILITY POLE

Line Table		
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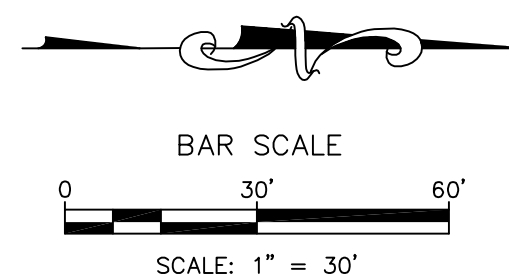
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**Site Sketch for  
Lot 1-A, Block 4  
Esperanza Addition  
Being Comprised of  
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August 2022**




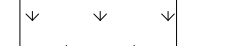
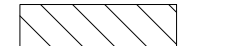


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**LEGEND**

-  PROPERTY LINE
-  LANDSCAPE MATERIALS  
TOTAL AREA OF LANDSCAPE = 20% OF LOT AREA
-  AREA OF PROPERTY INCREASE PROPOSED THROUGH  
VACATION OF FORMER BUS STOP LANE (3,000 SF TOTAL)
-  EXISTING LIGHT POLE
-  PROPOSED FIRE HYDRANT

