



PLAN SNAPSHOT REPORT IIA-EXT-2025-00009 FOR CITY OF ALBUQUERQUE

Plan Type: IIA Extension **Project:** PR-2022-006844 (PR-2022-006844) **App Date:** 05/01/2025
Work Class: IIA Extension **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: We are requesting an extension to the Subdivisions Improvement Agreement # 631998. Added PR-2023-008387 to this project in the notes.

Parcel: 101305828313931110	Main	Address: 1623 Central Ave Nw Albuquerque, NM 87104	Main	Zone:
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Applicant Jay Rembe 1716 Central Ave SW Suite A Suite A Albuquerque, NM 87104 Business: (505) 453-7164 Mobile: (505) 453-7164	Owner/Developer Jack Rembe Mobile: (505) 850-5588	Agent Kenny Myers Mobile: (518) 364-9914
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Plan Custom Fields

Linked DRC Number	PR-2022-006844 PR-2023-008387	Linked Preliminary/Final Plat or Site Plan	www.rembedesign.com	Existing Project Number(s)	Project Number #631998
Proposed Zoning	MX-M	Number of Existing Lots	1	Number of Proposed Lots	1
Total Area of Site in Acres	0.5	Site Address/Street	1623 Central Avenue, NW Albuquerque, NM 87104	Site Location Located Between Streets	Between Laguna Blvd & San Pasqual.
Case History		New Construction Completion Deadline	Apr 28 2026 12:00AM	Do you request an interpreter for the hearing?	No

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jay_Rembe_5/1/2025.jpg	05/01/2025 10:36	Rembe, Jay		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020066	Technology Fee - Plan Review	\$24.50	\$0.00
	IIA Extension	\$350.00	\$0.00
Total for Invoice INV-00020066		\$374.50	\$0.00
Grand Total for Plan		\$374.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	05/14/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/06/2025 11:20	05/06/2025 11:34
Associate Project Number v.1	Generic Action		05/06/2025 11:20
Screen for Completeness v.1	Generic Action		05/06/2025 11:20
Verify Payment v.1	Generic Action		05/06/2025 11:34
Application Review v.1		05/06/2025 11:34	
DFT Meeting v.1	Hold Meeting	05/06/2025 11:34	05/06/2025 11:34
IIA Extension v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		



INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: GRIEGOS FARMS

Project Number: 669982

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and GRIEGOS FARMS, LLC ("Developer"), a NEW MEXICO LIMITED LIABILITY COMPANY, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is rembe@rembedesign.com, whose address is 1716 Central Ave SW, Suite A (Street or PO Box) Albuquerque (City, State), NM 87104 (Zip Code) and whose telephone number is 505-243-0188, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Section 31, Township 11 North, Range 3 East, N.M.P.M, City of Albuquerque, including Tracts 144-A-1 and 144-B-2 as shown on the Middle Rio Grande Conservancy District Map No. 31 together with Tract 2 of the Bulk Land Plat of Tracts, Our Lady of Guadalupe recorded on 6/21/2022, Book 2022C Folio 60 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Griegos Farms, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as GRIEGOS FARMS describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on Exhibit A are to be included in this Agreement, unless the Development

Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as “Deferred” and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) and Albuquerque Metropolitan Arroyo Flood Control Authority (“AMAFCA”). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual (“DPM”), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the

improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data as required for project close out, and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The

financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Infrastructure Bond
Amount: \$ \$757,137.84
Name of Financial Institution or Surety providing Guaranty: The Ohio Casualty Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline):
February 3, 2025
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements

detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest

to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER: GRIEGOS FARMS, LLC

By [Signature]: Jay Rembe

Name [Print]: Jay Rembe

Title: MEMBER

Dated: 2/28/2023

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 28th day of February, 2023, by
[name of person:] Jay Rembe, [title or capacity, for instance,
"President" or "Owner":] Member of
[Developer:] Griegos Farms, LLC.

STATE OF NEW MEXICO
NOTARY PUBLIC
Avram Penner
Commission Number 1121276
My Commission Expires 27 December, 2025
(SEAL)

Avram Penner
Notary Public

My Commission Expires: 12/27/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Avram Penner
Commission Number 1121276
My Commission Expires 27 December, 2025

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

DS
BMR

Agreement is effective as of (Date): 3/1/2023 | 7:48 AM MST

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 1st day of March, 2023,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.



Rachael Miranda
Notary Public

My Commission Expires: 11-9-2025

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

**INFRASTRUCTURE BOND
(Procedure B)**

Bond No. 906225870

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we GRIEGOS FARMS, LLC ("Developer") a NEW MEXICO LIMITED LIABILITY COMPANY as "Principal", and The Ohio Casualty Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of New Hampshire and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] Seven Hundred Fifty Seven Thousand One Hundred Thirty Seven Dollars and Eighty Four Cents, ([amount in figures:] \$ 757,137.84), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] GRIEGOS FARMS, LLC ("Developer's Property"), City Project No. 669982; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

New Water and Sewer Mains and Minor Intersection Improvements per the approved Infrastructure List dated December 19, 2022 ("Improvements")


All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer:] GRIEGOS FARMS, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on February 27, 2023 as Document Number _____, as amended by change order or amendments to the agreement.

Bond No. 906225870


NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] February 3, 2025 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 27th day of February, 2023.

DEVELOPER

By [signature:] 
Name: GRIEGOS FARMS, LLC
Title: Member
Dated: 2/27/2023

SURETY

The Ohio Casualty Insurance Company
By [signature:] 
Name: John Hansen
Title: Attorney-In-Fact
Dated: February 27, 2023



*NOTE: Power of Attorney for Surety must be attached.



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8205631-974266**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Debbie Martinez; Debra Stiles; Dolores Silva; Frederic Brennan; Gabriel A. Portillo; John Hansen; Katherine A. Yeager; Ryan Brennan; William Raskob

all of the city of Albuquerque state of NM each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 21st day of May, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 21st day of May, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 27 day of February, 2023.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

January 24, 2023

Type of Estimate: I.I.A. Procedure B with FG -- Non work order

Project Description:

Project ID #: 669982

Griegos Farms

Requested By: Jeff Wooten

Approved Estimate Amount: \$ 470,571.00

Contingency Amount: 10.00% \$ 47,057.10

Subtotal: \$ 517,628.10

PO Box 1293

NMGRT: 7.750% \$ 40,116.18

Subtotal: \$ 557,744.28

Albuquerque

Engineering Fee: 6.60% \$ 36,811.12

New Mexico 87103

Testing Fee: 2.00% \$ 11,154.89

Subtotal: \$ 605,710.29

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 757,137.84

APPROVAL:



DATE:



Notes: Plans not yet approved. Non work order

Project Number:

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

GRIEGOS FARMS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract 2, Our Lady of Guadalupe and Tracts 144-A-1, 144-B-2, MRGCD Map No 31
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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		Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
DRC #	DRC #							Inspector	City Crst Engineer
			N/A	Reconstruct Existing Curb Cut including Curb Ramps per DPM	Guadalupe Church Rd at Griegos			/	/
			8"	PVC Water Line	Private Access Road (Guadalupe Church Rd)	Ex 8" WL +/-430' South of Griegos	South end of Lot 4	/	/
			8"	PVC Water Line	East West Private Road Serving Lots 5-8	Tee into the above 8" PVC Water Line	East end of Esmt to Serve lots 5-8	/	/
			8"	PVC Sanitary Sewer Line (Gravity)	Private Access Road (Guadalupe Church Rd)	Existing Manhole in Griegos Rd	South end of Lot 4	/	/
			8"	PVC Sanitary Sewer Line (Gravity)	East West Private Road Serving Lots 5-8	Above SAS Line in Guadalupe Church	East end of Esmt to serve Lots 5-8	/	/
				Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as Required					
				Sanitary Sewer to include Manholes and Service Connections as required.					
				Certified Grading and Drainage (Non Work Order Item) required for SIA / Financial Guarantee Release					

[illegible]

Size

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		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

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

AGENT / OWNER

JEFFREY T. WOOTEN

NAME (print)

12/9/2022

SIGNATURE - date

DRB CHAIR - date

Dec 19, 2022

TRANSPORTATION/DEVELOPMENT - date

Dec 21, 2022

UTILITY DEVELOPMENT - date

Dec 19, 2022

CITY ENGINEER - date

Dec 19, 2022

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

PARKS & RECREATION - date

Dec 19, 2022

AMAFCA - date

Dec 19, 2022

CODE ENFORCEMENT - date

Dec 19, 2022

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT /OWNER

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1419035

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	16
	Document #	2023012679
	# Of Entries	0
Total		\$25.00

Tender (Check)
Check# 1024
Paid By griegos farms llc
Phone # 5052430188

Thank You!

3/3/23 9:15 AM msouchet

REMBE

urban design + development

April 30, 2025
To Whom it May Concern
Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Request to Extend the Subdivision Improvement Agreement for 1623 Central Ave., Alb. NM 87104

To whom it may concern:

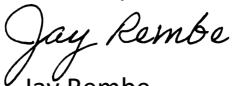
The purpose of this letter is to request an extension of the Subdivision Improvement Agreement (631988) for the above referenced property.

We are requesting the extension due to delays in neighborhood appeal which we are accommodating. This required redesigning the building including structural, mechanical, electrical and plumbing.

We are currently under construction and thus are not anticipating any further delays.

Please contact me if you have any questions or require any additional information.

Sincerely,



Jay Rembe
Rembe Silver Lofts, LLC

REMBE

urban design + development

April 30, 2025

To Whom it May Concern
Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re: Request to Extend the Subdivision Improvement Agreement for 1623 Central Ave., Alb. NM 87104

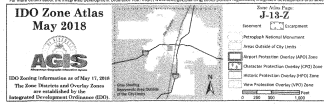
To whom it may concern:

Notice of Decision not required for this project.

Sincerely,

A handwritten signature in black ink that reads "Jay Rembe". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jay Rembe
Rembe Silver Lofts, LLC



ZONE ATLAS J-13-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS LOT CONSOLIDATION (TO CREATE ONE LOT FROM THREE LOTS) AND TO GRANT ANY EASEMENTS AND VACATE ALL EASEMENTS AS SHOWN HEREON

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES
3. ALL SET POINTS ARE IDENTIFIED AS "SET" ARE 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "S 1002" AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED
4. BEARINGS AND DISTANCES IN () ARE RECORD
5. FEMA FLOOD ZONE DESIGNATION: ZONE X

SUBDIVISION DATA:

ORD#
ZONE ATLAS INDEX NO. J-13
DATE OF FIELD SURVEY: JANUARY, 2019; APRIL 2022
TOTAL NO. OF TRACTS EXISTING: 3
TOTAL NO. OF LOTS CREATED: 1
TOTAL ACRES: 0.5767 ACRES
DOCUMENTS USED:

PLAT OF TRACTS 106-A, 107-B AND 107-C FOUND IN M.R.G.C.D. MAP 38, RECORDED JANUARY 2019 AND AUGUST 2020.
16TH STREET RIGHT OF WAY SURVEY BY WILSON AND COMPANY, DOC#2016050793
ALTAIRAM SURVEY BY QUEST SURVEYS OF TRACTS 106-A, 107-B AND 107-C FOUND IN M.R.G.C.D. MAP 38, UNRECORDED

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

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

SHEET INDEX

PAGE 1 COVER
PAGE 2 SUBDIVISION PLAT

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF TRACTS 107-B, 107-C, TOGETHER WITH TRACT 106-A FOUND IN M.R.G.C.D. MAP 38, WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES, EASEMENTS FOR ELECTRIC TRANSFORMER SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND (5) FEET ON EACH SIDE.

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.

QUEST CORPORATION D.B.A. CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL PUBLIC EASEMENTS SHOWN HEREON AND VACATED AS EASEMENTS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER(S)

ACKNOWLEDGMENT

STATE OF New Mexico
COUNTY OF Bernalillo

THIS INSTRUMENT WAS FORWARDED BEFORE ME ON THIS 10th DAY OF February, 2023, BY David P. Acosta

NOTARY PUBLIC: David P. Acosta
MY COMMISSION EXPIRES: 12/07/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
David P. Acosta
Commission Number 1121278

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 1030582841373108 10130582841373109 10130582841373110

BERNALILLO COUNTY TREASURER'S OFFICE:

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPS NO. 21082
DATE

02/07/2023
DATE

PLAT OF TRACT A

THE PEARL ADDITION
BEING A REPLAT OF TRACTS 107-B, 107-C
TOGETHER WITH TRACT 106-A
WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023

PROJECT NUMBER PR-2022-006844 APPLICATION NUMBER SD-2023-00060

CITY APPROVALS:

<u>Loren N. Barendseover P.S.</u>	DATE
<u>Ernest Alvarez</u>	2/7/2023
CITY SURVEYOR	DATE
<u>Ernest Alvarez</u>	Jun 9, 2023
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<u>Ernest Alvarez</u>	2/17/2023
M.R.G.C.D.	DATE
<u>Walter P. B.</u>	Hydrologist
<u>Walter P. B.</u>	Jun 8, 2023
PARKS AND RECREATION DEPARTMENT	DATE
<u>Walter P. B.</u>	2/9/2023
A.M.R.C.A.	DATE
<u>Walter P. B.</u>	Jun 15, 2023
ABEWA	DATE
<u>Walter P. B.</u>	Jun 22, 2023
CITY ENGINEER	DATE
<u>Walter P. B.</u>	Jun 8, 2023
HYDROLOGY	DATE
<u>Walter P. B.</u>	Jun 8, 2023
PLANNING DEPARTMENT	DATE
<u>Walter P. B.</u>	Jun 9, 2023
CODE ENFORCEMENT	DATE

UTILITY APPROVALS:

<u>PNM ELECTRIC SERVICES</u>	DATE
<u>PNM ELECTRIC SERVICES</u>	1/24/2023
NEW MEXICO GAS	DATE
<u>Natalia Antonia</u>	2/9/2023
QUEST CORPORATION D.B.A. CENTURY LINK QC	DATE
<u>Walter P. B.</u>	19/04/2023
COMCAST	DATE

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENT, RIGHT 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, 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.

Ernest Alvarez 2/17/2023
APPROVED DATE

DOC# 2823040718

RECEIVED 11:43 AM FEB 10 2023
16th Street, Bernalillo County



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 85395
ALBUQUERQUE, NM 87183
505-917-8921

PR-2022-006844-SD-2023-00060

PAGE 1 OF 2

PLAT OF
TRACT A

THE PEARL ADDITION
BEING A REPLAT OF TRACTS 107-B, 107-C
TOGETHER WITH TRACT 106-A
WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023

DOC# 2023040718
MAP# 2023 01 17 05:29 PM 0.02 2
M.R.C.D. MAP NO. 38
03/11/1986 VOL. 798, FOLIO 103

FND
REBAR/CAP
NOT LEDGIBLE

SET
"PS 21082"

CENTRAL AVENUE, N.W.
(60' R-W)

PALOMA RAMIREZ
TRACT 107B
M.R.C.D. MAP NO. 38
07/13/2005 BK. A10, PG. 52
DOCUMENT NO. 0050100355

(N47°44'33"E) (259.72')
N51°44'17"E 259.12'

TRACT 107B

TRACT 107C

TRACT 106-A

EXISTING EASEMENT
AS SHOWN ON MORTGAGE
DEED, BOOK A70 PAGE 4145
CREATED FOR THE BENEFIT
OF TRACTS 107B AND 107C
VACATED BY THIS PLAT
(CROSS HATCHED AREA)

EDWARD M. GARCIA
TRACT 106-A
M.R.C.D. MAP NO. 38
03/11/1986 VOL. 798, FOLIO 103

4' PUBLIC SIDEWALK EASEMENT
DEDICATED BY THIS PLAT

SET
"PS 21082"

Line #	Length	Direction	
L1	0.82	N55°18'41"E	(S55°41'06"W (1.78'))
L2	23.64	S41°01'56"E	(S40°39'31"E (23.64'))
L3	27.02	S36°51'25"E	(S35°29'00"E (27.02'))
L4	34.16	N36°58'15"W	(S36°57'57"E (34.16'))

TRACT A
AREA= 25121.052 SQ. FT
0.5767 ACRES TOTAL

LOT LINES
ELIMINATED
BY THIS PLAT

CL 7' PUBLIC UTILITY
EASEMENT DEDICATED
BY THIS PLAT

FOUND LS CAP 6446

TRACT A BLOCK 14
PEREA ADDITION
FILED: 4/28/97
BK. 97S, PG. 43

215 16TH STREET, N.W.
PORTION OF 107S
BLOCK 14, PEREA ADDITION
UNRECORDED WD
08/20/63

FND
RBR
REJECTED

SET
"PS 21082"

ROW

FD LS CAP
"NOT LEDGIBLE"
DISTURBED

SET
"PS 21082"

FOUND
LS CAP "14733"

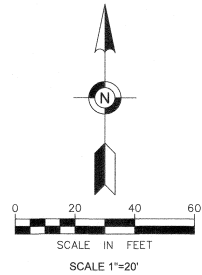
FOUND
CHISELED "X"

ROW

16TH STREET N.W.
86' R.O.W. DEED# 2020180037
NEW SURVEY OF 16TH STREET BY
WILSON AND COMPANY

N61°34'25"E 949.530'

CONTROL STATION DATA
ACS MONUMENT: 12_113
N.M. CENTRAL ZONE
GEO POSITION (NAD 1983)
NORTHING: 1488275.084 us survey feet
EASTING: 1517168.92 us survey feet
NAVD 1988 ELEVATIONS
ORTHO HEIGHT: 4957.502 us survey feet
GROUND TO GRID: 0.99984167
MAPPING ANGLE: -0.1412 73"





CSTI


CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65396
ALBUQUERQUE, NM 87119
505-917-8921


PR-2022-006844-SD-2023-00060





Gray Shading
Represents Area Outside
of the City Limits


 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

