



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" 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)	MISCELLANEOUS APPLICATIONS	<input checked="" 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 checked="" 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)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input 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)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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 preliminary plat review for the dedication of right-of-way from four existing parcels. Plat also vacates 8 easements and grants 2 easements.		

APPLICATION INFORMATION			
Applicant/Owner:	Consensus Planning, Inc.		Phone:
Address:	302 8th Street NW		Email: fishman@consensusplanning.com
City:	Albuquerque	State: NM	Zip:
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: See Attached Sheet		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Tracts A-1-A, A-1-B-1, A-1-B-2, & A-1-B-3-A	Block:	Unit:
Subdivision/Addition:	Acme Acres	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s):	H-16-Z & H-17-Z	Existing Zoning:	MX-H; NR-C
# of Existing Lots:	4	# of Proposed Lots:	4
		Total Area of Site (Acres):	6.4764
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	4100 Cutler Ave NE	Between:	Carlisle Blvd NE and: Morningside Dr NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2022-007327; PS-2022-00141 (Sketch Plat)			

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:	11/18/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or	<input checked="" type="checkbox"/> Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

BULK LAND SUBDIVISION

N/A Interpreter Needed for Meeting? _____ if yes, indicate language: _____

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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 S1 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 of authorization from the property owner if application is submitted by an agent

Sign Posting Agreement

Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

Required notices with content per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Sidewalk Exhibit and/or cross sections of proposed streets

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

Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

N/A Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION
For temporary sidewalk deferral extension, use Form V.

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S1 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 of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ Preliminary Plat or site plan

___ Copy of DRB approved infrastructure list

FORM V: Vacations of Easements or Right-of-way– DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- ^{N/A} Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated 1, 2, 7, 8, 9, 12, 19, 24
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres
Located at 4100 Cutler Ave NE

Job Description: Preliminary and Final Plat Major Subdivision [PR-2022-007327] dedication R/W and
vacation of easements

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Teggie Cho 11/8/2022
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 11/8/2022
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

Grant Magnanelli 11/9/22
 ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

Roy Solomon
Green Jeans, LLC
6110 Alameda Blvd NE, Suite 12
Albuquerque, NM 87113

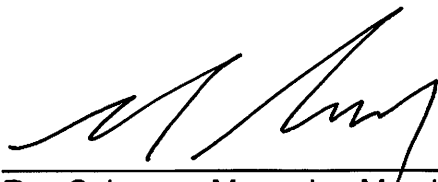
City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Roy Solomon, Managing Member of Green Jeans, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-1 of Acme Acres. The property is located at 3600 Cutler Avenue NE.

Thank You,



Roy Solomon, Managing Member
Green Jeans, LLC

10.31.22

Date

Linda Winn
Check With Me, LLC
300 Central Ave SW, Suite 2000 West
Albuquerque, NM 87102

City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

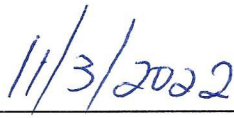
To whom it may concern,

I, Linda Winn, Manager of Check With Me, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-3-A of Acme Acres. The property is located at 4110 Cutler Avenue NE.

Thank You,



Linda Winn, Manager
Green Jeans, LLC



Date

Tony Sherman, CEO
Terrapin Hospitality
2401 6th Street NW
Albuquerque, NM 87102

City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Tony Sherman, CEO of Terrapin Hospitality, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-A of Acme Acres. The property is located at 2300 Cutler Avenue NE.

Thank You,



Tony Sherman, CEO
Terrapin Hospitality

10/31/2022
Date

Robert D. Reule
Reule LLC
4100 Cutler Ave NE
Albuquerque, NM 87102

City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Robert D. Reule, Managing Member of Reule, LLC, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action and vacation of easements for existing Tract A-1-B-2 of Acme Acres. The property is located at 4100 Cutler Avenue NE.

Thank You,



Robert D. Reule, Managing Member
Reule, LLC

10.31.2022

Date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

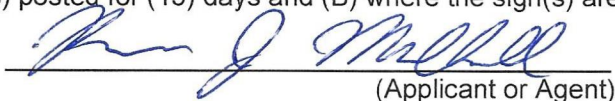
4. TIME

Signs must be posted from November 29, 2022 To December 29, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

11/18/2022

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2022-007327

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

November 17, 2022

Development Review Board
City of Albuquerque

Re: Preliminary Plat Review for Proposed Subdivision of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres, with dedication of additional right-of-way to Cutler Avenue NE, and vacation of easements

Members of the Board:

Cartesian Surveys is acting as an agent for Consensus Planning, and we request a preliminary plat review to create four (4) new tracts from four (4) existing tracts and dedicate additional right of way to Cutler Avenue NE by lot line adjustment of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres. The property is currently zoned as MX-H (Mixed-Use – High Intensity) and NR-C (Non-Residential Commercial) for just Tract A-1-B-3-A. The property also looks to vacate 2 easements on behalf of AMAFCA, and portions of easements within the proposed dedication of right-of-way for Cutler. A sketch plat review for this project was heard under PR-2022-007327 on July 20, 2022. The comments from that hearing are provided below:

ABCWUA

1. Provide an exhibit with just the public water and public sewer mains, along with their associated easements. The WUA will require verification of existing easements prior to approval of any plat.

Noted, exhibit is attached to this plat.

2. There appears to be a structure within the public water public sewer easement (5) on the Green Jeans parcel. Please verify. If a structure is within this easement it would typically require removing the structure.

Noted, structure into easement [5] is a refrigeration container and can be moved upon request.

3. An Availability Statement will NOT be required with this plat as shown.

4. This project is within the adopted service area.

5. Pro rata is not owed for this property.

6. Infrastructure List:

a. There appears to be an encroachment on a public sewer main. If necessary, resolution to the encroachment may require an infrastructure list item.

Noted, hotel sign within easement 20, is further than simplified SAS linework appears. The 811 spotting puts the SAS main 2 feet further south of the sign than is shown. There is still coincidence of easements [5] and [20] in this location, but overlap may not be as severe as the site sketch shows.

7. Plat:

a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:

i. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Noted, statement has been added as note 5 to the plat.

8. Easements:

a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

Code Enforcement

1. Property must meet requirements of IDO 5-3, Access & Connectivity, and IDO 5-4, Subdivision of Land.

2. Properties involved are zoned MX-H, Mixed Use High Intensity and NR-C, Non-Residential Commercial, and must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 for MX-H properties and 5-1(E), Table 5-1-3 for NR-C property.

3. Re-plat of properties cannot increase an existing non-conformity or create a new non-conformity to the IDO. It is unclear from the documentation provided as to how this re-plat action may affect any existing structures or uses on the lots involved. Please clarify any potential impact to properties involved.

4. Future Development must meet all requirements of any previously approved Site Plan and, where silent, the IDO, DPM, and other adopted City regulations.

Noted

Parks and Recreation

07-20-2022

The existing multi-purpose trail on the south side of the Embudo Channel, managed and maintained by PRD, may require a maintenance easement dedicated to the City.

The multipurpose trail is not on our property, but is part of the Embudo Channel parcel.

Hydrology

- Hydrology has no objection to the proposed plat.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

Transportation

1. Please provide a cross section of Cutler showing sidewalk, curb and gutter and proposed ROW.
2. Please provide details of the existing access points to the hotel and surrounding businesses.

Noted, see attached exhibit for cross section of roadway and site sketch for entrance / street access labels.

3. This proposed section of roadway including driveways, sidewalk and ADA ramps must meet City standards.

Noted, see proposed infrastructure list attached to address updates to roadway improvements (paving, sidewalk / driveway crossings, storm drain inlets and manholes).

Planning

- ♣ For Platting actions, all signatures from the property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.
- ♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist form S or P as a part of the application process and obtain the required signatures.
- ♣ All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- ♣ All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all replatting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- ♣ Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

Noted, all utility; signatures have been secured. See attached Form S. DXF was approved 11/16.

Thank you for your consideration,
Ryan J. Mulhall

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

November 18, 2022

Development Review Board
City of Albuquerque

**Re: Preliminary Plat Review for Proposed Subdivision of Tracts A-1-A, A-1-B-1, A-1-B-2,
and A-1-B-3-A of Acme Acres, with dedication of additional right-of-way to Cutler Avenue
NE, and vacation of easements**

UPC Numbers for 4 Separate Tracts

(3600 Cutler Ave NE, 4100 Cutler Ave NE, 4110 Cutler Ave NE, and
2300 Carlisle Blvd NE, respectively)

Tract A-1-B-1: UPC 101705904513431010

Tract A-1-B-2: UPC 101705906512431011

Tract A-1-B-3-A: UPC 101705908712231012

Tract A-1-A: UPC 101705905514731013



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: November 11, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-007327
Agent: CSI - Cartesian Surveys, Inc.
Applicant: Consensus Planning
Legal Description: Tracts A-1-A, A-1-B-1, A-1-B-2, A-1-B-3-A of Acme Acres
Zoning: MX-H and NR-C (Tract A-1-B-3-A only)
Acreage: 6.4764
Zone Atlas Page(s): H-16-Z and H-17-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

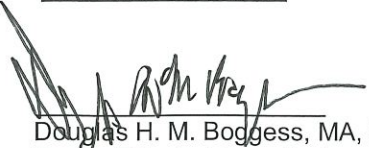
The property was bladed by clear by 2002. It has been at least partially surveyed under NMCRIS 54096. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 11/11-2022
Douglas H. M. Boggess, MA, RPA Date

Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

July 20, 2022

- Jolene Wolfley..... DRB Chair**
- Ernest Armijo..... Transportation**
- Blaine Carter..... Water Authority**
- Shahab Biazar.Hydrology**
- Angelo Metzgar.....Code Enforcement**
- Cheryl Somerfeldt.....Parks and Rec**

Angela Gomez ~ DRB Administrative Assistant

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/81711919604>

MAJOR CASES

- 1. [PR-2021-005272](#)
[SI-2022-01239](#) – SITE PLAN**

CONSENSUS PLANNING, INC. agent for **GTA SAN PEDRO, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned **R-MH**, located on **9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE** containing approximately **6.77** acre(s). **(C-18)**

PROPERTY OWNERS: GTA SAN PEDRO LLC

REQUEST: 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

2. [PR-2022-007229](#)
[SI-2022-01237](#) – SITE PLAN

ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND) CONT 0.9726 AC, TOWN OF ATRISCO GRANT** zoned **MX-M**, located at **261 98th ST between VOLCANO DR and BLUEWATER** containing approximately **0.09726** acre(s). **(K-09)**

PROPERTY OWNERS: AIGP REALTY LLC

REQUEST: 2,600 SQ FT PANDA EXPRESS WITH DRIVE THRU

MINOR CASES

3. [PR-2022-007322](#)
[SD-2022-00105](#) – EXTENSION OF
INFRASTRUCURE IMPROVEMENTS
AGREEMENT

BRET AND DEBRA TABOR requests the aforementioned action(s) for all or a portion of: **LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION** zoned **MX-H**, located at **12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE** containing approximately **0.86** acre(s). **(L-22)**

PROPERTY OWNERS: TABOR BRET & DEBRA A

REQUEST: EXTENSION OF INFRASTRUCURE IMPROVEMENTS
AGREEMENT

4. [PR-2021-006297](#)
(AKA: PR-2021-006287)
[SD-2022-00039](#) – PRELIMINARY/FINAL
PLAT

COMMUNITY SCIENCES CORPORATION agent for **RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION** zoned **R-T**, located at **7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately **0.4784** acre(s). **(D-16)** *[Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22, 5/4/22, 5/11/22, 5/18/22, 6/8/22, 6/22/22]*

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

SKETCH PLATS

-
5. [PR-2022-007324](#)
[PS-2022-00140](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS LLC agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLATON ST** containing approximately **1.0664** acre(s). **(J-13)**

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS

6. [PR-2022-007327](#)
[PS-2022-00141](#) – SKETCH PLAT

CSI – **CARTESIAN SURVEYS, INC.** for **CONSENSUS PLANNING, INC.** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1-A, A-1-B-2, & A-1-B-3-A, ACME ACRES** zoned **MX-H, NR-C**, located at **4100 CUTLER AVE NE between CARLISLE BLVD NE and MONRINGSIDE DR NE** containing approximately **6.4764** acre(s). **(H-16, & H-17)**

PROPERTY OWNERS: REULE LLC

REQUEST: RIGHT OF WAY DEDICATION FOR FOUR EXISTING PARCELS

OTHER MATTERS

7. [PR-2020-004757](#)
[SI-2021-00307](#) – SITE PLAN
(sketch plat 12-9-20)

KIMLEY-HORN agent for **MACRITCHIE** requests the aforementioned action(s) for all or a portion of **TRACT C48 AND C49, TOWN OF ATRISCO GRANT**, zoned **NR-BP**, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST** containing approximately 9.59 acre(s). **(K-9)**

PROPERTY OWNERS: JUANITA GARCIA GONZALEZ

REQUEST: REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

Action Sheet Minutes – July 13, 2022

DRB Member Signing Session for Approved Cases

ADJOURN

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: November 17, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Altura Addition Neighborhood Association

Name of NA Representative*: Denise Hammer // Colin Adams

Email Address* or Mailing Address* of NA Representative¹: archhero@aol.com // colinadams@earthlink.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3600 Cutler Ave NE
Location Description Acme Acres
2. Property Owner* Check with Me LLC, Reule LLC, Green Jeans LLC, Terrapin ABQ East 2017 LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation Easements only, pub and private (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Subdivision of 4 existing tracts into 4 new tracts, dedicate right-of-way to extend Cutler Ave NE,
grant of easements, vacation of easements within proposed right-of-way dedication or on request from AMAFCA

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: December 14, 2022 at 9AM

Location*³: Public hearing over Zoom Meeting, link in agenda posted at city weblink below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:
N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
N/A

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 6.4764 Acres
- 2. IDO Zone District NR-C for Tr. A-1-B-3-A; MX-H for all others
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Commercial buildings and supporting parking lots,
accessed by existing private roadway

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: N/A [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

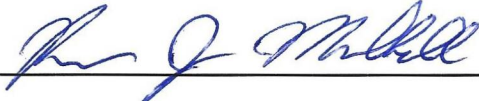


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Major Subdivision Plat with dedication of right-of-way, vacation of easements
Decision-making Body:	Development Review Board (DRB)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	4100 Cutler Ave NE
Name of property owner:	Green Jeans, LLC; Terrapin ABQ East Owner 2017 LLC; Reule, LLC; Check With Me, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	December 14, 2022 at 9AM over public zoom hearing (link in agenda on city DRB webpage)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for additional information on the plat
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 (Applicant signature) November 18, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

REVISED - 3600 Cutler Ave NE Public Notice Inquiry Sheet Submission

Carmona, Dalaina L. <dcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Tue, Nov 15, 2022 at 10:13 AM

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Altura Addition NA	Colin	Adams	colinadams@earthlink.net	1405 Solano Drive NE	Albuquerque	NM	87110	5055544066
Altura Addition NA	Denise	Hammer	archhero@aol.com	1735 Aliso Drive NE	Albuquerque	NM	87110	5052681250

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, November 14, 2022 3:59 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

DRB - Preliminary Plat (Major)

Contact Name

Ryan J. Mulhall

Telephone Number

505-896-3050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Tract A-1-A of Acme Acres, as recorded on the plat filed March 17, 1999 in Book 99C, Page 59.
and
Tracts A-1-B-1 and A-1-B-2, as recorded on the plat filed October 26, 2001 in Book 2001C, Page 286.
and
Tract A-1-B-3-A of Acme Acres, as shown and designated on the plat filed September 6, 2007 in Book 2007C, Page 246.

Physical address of subject site:

[3600 Cutler Ave NE](#)

Subject site cross streets:

NE Corner of Interstate 40 and Carlisle Blvd NE

Other subject site identifiers:

PR-2022-007327

This site is located on the following zone atlas page:

H-17-Z

Captcha

x

Altura Addition NA - Notice of Prelim. Plat Submission for 3600 Cutler [PR-2022-007327]

Ryan Mulhall <cartesianryan@gmail.com>

Thu, Nov 17, 2022 at 4:21 PM

To: "colinadams@earthlink.net" <colinadams@earthlink.net>, "ArchHero@aol.com" <ArchHero@aol.com>

Hello Altura Addition Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit to DRB our preliminary plat application for a major subdivision to the Development Review Board (DRB), on behalf of our client Consensus Planning under the project number of our Plat [PR-2022-007327].

The subject property is located at approximately 3600 Cutler Ave NE, North of Interstate 40 and east of Carlisle Blvd NE. You can see the zone atlas page on sheet 1 of the PDF of the proposed plat. I've also attached a cross section of the road in our proposed dedication of right-of-way.

We intend to replat the properties to dedicate the existing private roadway within easement 7 to the City of Albuquerque, vacating the portions of easements within that proposed right-of-way, as well as two easements held by AMAFCA for the Embudo Channel, which AMAFCA requested we vacate on their behalf.

We have two proposed easements to grant, one for a proposed storm drainage line across the Green Jeans tract and the other to provide a public turnaround easement at the end of our dedication of Cutler into the Hotel parking lot. The only proposed development is for improvements to the roadway, lighting, and drainage line mentioned above (see attached infrastructure list).

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on December 14, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

5 attachments

 **CABQ-Official_pub_notice_form-PR-2022-007327.pdf**
928K

 **Altura Add NA Emailed-Notice-PubHearing_PR-2022-007327.pdf**
212K

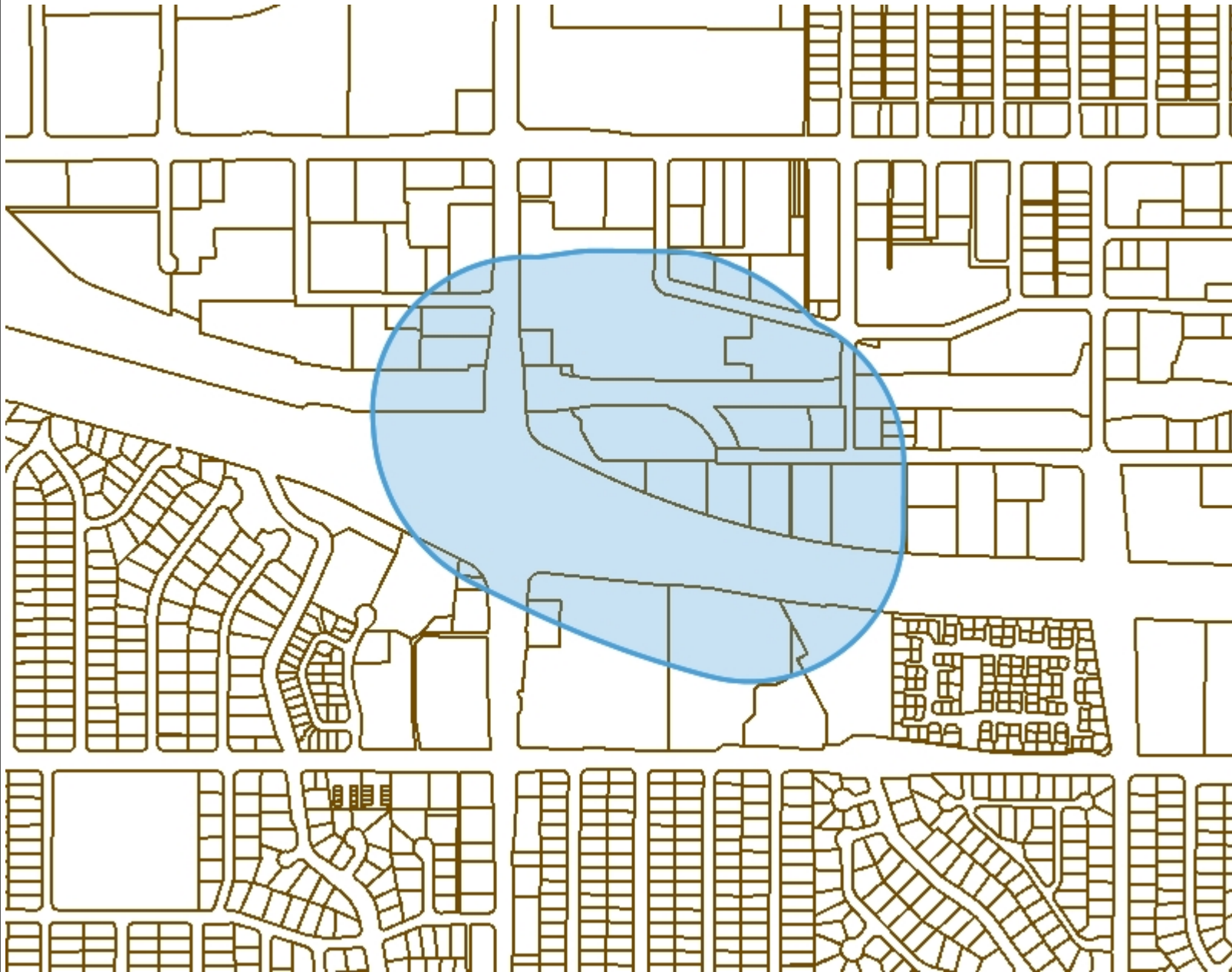
 **210233_Plat_11-15-22_.pdf**
2883K

 **Cutler IL_Combined_signed_11-18-22.pdf**
1048K

 **Cutler COA Paving Plan_Section.pdf**
671K



3600 Cutler Ave NE

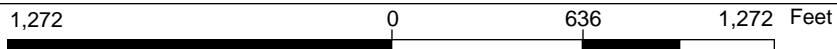


Legend

□ Bernalillo County Parcels

Notes

Buffer: 665 Ft.
ROW: I-40; 565 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
11/1/2022 © City of Albuquerque

1: 7,634

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

NEW MEXICO STATE POLICE BOARD C/O
FACILITY MANAGEMENT DIVISION
PO BOX 6850
SANTA FE NM 87502-6850

BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922

SMITH JOSEPH P TRUSTEE SMITH RVT
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122

4121 PROSPECT LLC
9303 DANA CT NE
ALBUQUERQUE NM 87122

STRONG BERYL G & JOLYNN
9225 IRONSHORE NE
ALBUQUERQUE NM 87111-6431

WELL-PROP LLC C/O THOMSON
PROPERTY TAX SERV
PO BOX 847
CARLSBAD CA 91203

NATIVE LAND INVESTMENTS LTD
1514 S FM 620 RD
LAKEWAY TX 78734-6210

RAHMAN OMAR
3821 MENAUL BLVD NE
ALBUQUERQUE NM 87110-2831

BEALL JAMES D
PO BOX 30201
ALBUQUERQUE NM 87190-0201

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

NICKEL & COMPANY LLC C/O SLK
GLOBAL SOLUTIONS AMERICA
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

CEDARS MFA INVESTMENT GROUP LLC
700 N COLORADO BLVD NO. 277
DENVER CO 80206-4084

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

KNITTLE RICHARD T & KATHY M
2412 JEFFERSON ST NE
ALBUQUERQUE NM 87110-3902

GGD OAKDALE LLC
2200 PASEO VERDE PKWY SUITE 260
HENDERSON NV 89052-2703

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

KESHET DANCE COMPANY
214 COAL AVE SW
ALBUQUERQUE NM 87102-3843

RHINO INVESTMENTS NM HOTEL LLC
ATTN: MR SANJIV CHOPRA
101 E VINEYARD AVE SUITE 201
LIVERMORE CA 94550-6374

REULE LLC
4100 CUTLER AVE NE
ALBUQUERQUE NM 87110-3896

GGD OAKDALE LLC
2200 PASEO VERDE PKWY SUITE 260
HENDERSON NV 89052-2703

CAL-TEX PROP
8150 SIERRA COLLEGE BLVD SUITE 100
ROSEVILLE CA 95661-9415

KNITTLE RICHARD T & KATHY M
2412 JEFFERSON ST NE
ALBUQUERQUE NM 87110-3902

GREEN JEANS LLC
6110 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113-2031

CUTLER CHARITABLE FOUNDATION
4300 CUTLER AVE NE
ALBUQUERQUE NM 87110-3987

FRATERNAL ORDER OF POLICE
ALBUQUERQUE LODGE NO I
4120 CUTLER AVE NE
ALBUQUERQUE NM 87110-3896

STONE AGE REAL ESTATE LLC
10 TWIN TREE CT
CEDAR CREST NM 87008

4200 PROSPECT AVENUE LLV & R & A
MHP LLC
31 AIRPORT BLVD #G
SOUTH SAN FRANCISCO CA 94080-6529

CARLISLE 3400 LLC
3304 W HISTORIC HIGHWAY 66
GALLUP NM 87301-6841

NATIVE LAND INVESTMENTS LTD
22101 W STATE HIGHWAY 71
SPICEWOOD TX 78669-6635

STONE AGE REAL ESTATE LLC
10 TWIN TREE CT
CEDAR CREST NM 87008

CHECK WITH ME LLC
4110 CUTLER AVE NE
ALBUQUERQUE NM 87110

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

KNITTLES TOWING INC
2414 JEFFERSON ST NE
ALBUQUERQUE NM 87110

KB SUMMIT DST C/O SLK GLOBAL
SOLUTIONS AMERICA
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

KB ALTURA LLC & ALTURA TIC 1 LLC &
ALTURA TIC 2 LLC & ALTURA TIC 3 LLC &
ET
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

3901 SUMMIT APARTMENTS LLC
9601 WILSHIRE BLVD FLOOR 7
BEVERLY HILLS CA 90210-5213

CARLISLE ASSOCIATES LTD PTNS C/O
ROSEN ASSOC MGMT CO
33 S SERVICE RD
JERICHO NY 11753-1036

CARLISLE ASSOC LP C/O ROSEN ASSOC
MGMT CORP
33 S SERVICE RD
JERICHO NY 11753-1006



RIO RANCHO
 900 PINETREE RD SE
 RIO RANCHO, NM 87124-9998
 (800)275-8777

11/17/2022 04:16 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.84
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Cedar Crest, NM 87008
 Weight: 0 lb 1.20 oz
 Estimated Delivery Date
 Sat 11/19/2022
 Certified Mail® \$4.00
 Tracking #: 70183090000114040529
 Return Receipt \$3.25
 Tracking #: 9590 9402 7283 2028 3212 95
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60

Total			\$7.49
-------	--	--	--------

First-Class Mail® Letter	1		\$0.84
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Dallas, TX 75234
 Weight: 0 lb 1.20 oz
 Estimated Delivery Date
 Mon 11/21/2022
 Certified Mail® \$4.00
 Tracking #: 70183090000114040567
 Return Receipt \$3.25
 Tracking #: 9590 9402 7283 2028 3213 32
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60

Total			\$7.49
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First-Class Mail® Letter	1		\$0.84
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Albuquerque, NM 87110
 Weight: 0 lb 1.20 oz
 Estimated Delivery Date
 Sat 11/19/2022
 Certified Mail® \$4.00
 Tracking #: 70183090000114040345
 Return Receipt \$3.25
 Tracking #: 9590 9402 7283 2028 3211 03
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60

Total			\$7.49
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First-Class Mail® Letter	1		\$0.84
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South San Francisco, CA 94080
 Weight: 0 lb 1.20 oz
 Estimated Delivery Date
 Mon 11/21/2022
 Certified Mail® \$4.00
 Tracking #: 70183090000114040352
 Return Receipt \$3.25
 Tracking #: 9590 9402 7283 2028 3211 10
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60

Total			\$7.49
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First-Class Mail® Letter	1		\$0.84
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Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040260	
Return Receipt	\$3.25
Tracking #:	
9590 9402 6604 1028 5692 34	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Henderson, NV 89052	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040314	
Return Receipt	\$3.25
Tracking #:	
9590 9402 6604 1028 5691 97	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Denver, CO 80206	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040307	
Return Receipt	\$3.25
Tracking #:	
9590 9402 6604 1028 5692 27	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Dallas, TX 75234	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040581	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3213 56	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Beverly Hills, CA 90210	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040536	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3213 01	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87113	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040505	

Tracking #:	\$3.25
9590 9402 7283 2028 3212 71	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87102	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040499	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3212 64	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87110	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040444	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3212 19	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87107	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040369	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3211 34	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87122	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040451	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3212 33	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Jericho, NY 11753	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Tue 11/22/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040574	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3213 49	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49

First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87110	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040413	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3211 96	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Carlsbad, CA 92018	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040475	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3212 40	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Albuquerque, NM 87190	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040482	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3212 57	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Dallas, TX 75234	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Mon 11/21/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040390	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3211 72	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Santa Fe, NM 87504	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	
Sat 11/19/2022	
Certified Mail®	\$4.00
Tracking #:	
70183090000114040406	
Return Receipt	\$3.25
Tracking #:	
9590 9402 7283 2028 3211 89	
Affixed Postage	-\$0.60
Affixed Amount: \$0.60	
Total	\$7.49
First-Class Mail® 1	\$0.84
Letter	
Gallup, NM 87301	
Weight: 0 lb 1.20 oz	
Estimated Delivery Date	

	70183090000114040468	
Return Receipt		\$3.25
Tracking #:	9590 9402 7283 2028 3212 26	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87107	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Sat 11/19/2022	
Certified Mail®		\$4.00
Tracking #:	70183090000114040291	
Return Receipt		\$3.25
Tracking #:	9590 9402 6604 1028 5692 03	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49
First-Class Mail®	1	\$0.84
Letter		
	Roseville, CA 95661	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Mon 11/21/2022	
Certified Mail®		\$4.00
Tracking #:	70183090000114040338	
Return Receipt		\$3.25
Tracking #:	9590 9402 7283 2028 3210 80	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49
First-Class Mail®	1	\$0.84
Letter		
	Austin, TX 78734	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Mon 11/21/2022	
Certified Mail®		\$4.00
Tracking #:	70183090000114040284	
Return Receipt		\$3.25
Tracking #:	9590 9402 6604 1028 5691 80	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87110	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Sat 11/19/2022	
Certified Mail®		\$4.00
Tracking #:	70183090000114040383	
Return Receipt		\$3.25
Tracking #:	9590 9402 7283 2028 3211 65	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49
First-Class Mail®	1	\$0.84
Letter		
	Albuquerque, NM 87110	
	Weight: 0 lb 1.20 oz	
	Estimated Delivery Date	
	Sat 11/19/2022	
Certified Mail®		\$4.00
Tracking #:	70183090000114040420	
Return Receipt		\$3.25
Tracking #:	9590 9402 7283 2028 3212 02	
Affixed Postage		-\$0.60
Affixed Amount:	\$0.60	
Total		\$7.49

	Tracking #:	9590 9402 7283 2028 3212 02	
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49
First-Class Mail®	1		\$0.84
Letter			
	Spicewood, TX 78669		
	Weight: 0 lb 1.20 oz		
	Estimated Delivery Date		
	Mon 11/21/2022		
	Certified Mail®		\$4.00
	Tracking #:		
	70183090000114040512		
	Return Receipt		\$3.25
	Tracking #:		
	9590 9402 7283 2028 3212 88		
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49
First-Class Mail®	1		\$0.84
Letter			
	Dallas, TX 75234		
	Weight: 0 lb 1.20 oz		
	Estimated Delivery Date		
	Mon 11/21/2022		
	Certified Mail®		\$4.00
	Tracking #:		
	70183090000114040550		
	Return Receipt		\$3.25
	Tracking #:		
	9590 9402 7283 2028 3213 25		
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49
First-Class Mail®	1		\$0.84
Letter			
	Albuquerque, NM 87111		
	Weight: 0 lb 1.20 oz		
	Estimated Delivery Date		
	Sat 11/19/2022		
	Certified Mail®		\$4.00
	Tracking #:		
	70183090000114040376		
	Return Receipt		\$3.25
	Tracking #:		
	9590 9402 7283 2028 3211 58		
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49
First-Class Mail®	1		\$0.84
Letter			
	Albuquerque, NM 87122		
	Weight: 0 lb 1.20 oz		
	Estimated Delivery Date		
	Sat 11/19/2022		
	Certified Mail®		\$4.00
	Tracking #:		
	70183090000114040277		
	Return Receipt		\$3.25
	Tracking #:		
	9590 9402 6604 1028 5692 10		
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49
First-Class Mail®	1		\$0.84
Letter			
	Livermore, CA 94550		
	Weight: 0 lb 1.20 oz		
	Estimated Delivery Date		
	Mon 11/21/2022		
	Certified Mail®		\$4.00
	Tracking #:		
	70183090000114040321		
	Return Receipt		\$3.25
	Tracking #:		
	9590 9402 6604 1028 5691 73		
	Affixed Postage		-\$0.60
	Affixed Amount:	\$0.60	
Total			\$7.49

70103090000114040321
 Return Receipt Tracking #: \$3.25
 9590 9402 6604 1028 5691 73
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60
 Total \$7.49

First-Class Mail® 1 \$0.84
 Letter
 Albuquerque, NM 87110
 Weight: 0 lb 1.20 oz
 Estimated Delivery Date
 Sat 11/19/2022
 Certified Mail® \$4.00
 Tracking #: 70183090000114040543
 Return Receipt \$3.25
 Tracking #: 9590 9402 7283 2028 3213 18
 Affixed Postage -\$0.60
 Affixed Amount: \$0.60
 Total \$7.49

 Grand Total: \$239.68

 Credit Card Remit \$239.68
 Card Name: VISA
 Account #: XXXXXXXXXXXX5459
 Approval #: 01665G
 Transaction #: 034
 AID: A0000000031010 Chip
 AL: VISA CREDIT
 PIN: Not Required

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or call 1-800-410-7420.

 UFN: 340143-0124
 Receipt #: 840-58700077-2-7063561-2
 Clerk: 50

Clark with Me LLC
4120 Cutler Ave NE
Albuquerque, NM 87110

Forward to Kelly Smith
2000 Jefferson St NE
Albuquerque, NM 87110-3262

Parsons LLC
4120 Cutler Ave NE
Albuquerque, NM 87110-3262

Blair Jenkins LLC
2500 Parkwood Dr SE
Albuquerque, NM 87110

Emilio Rodriguez
7220 University Blvd
Albuquerque, NM 87110-1498

State History Center
P.O. Box 1001
Santa Fe, NM 87504-1071

Arillo Company
2000 E. 1st St
Dallas, TX 75201

3101 Summit Apts LLC
7100 University Blvd
Ft. Worth, TX 76116-5213

VA Home Care Agency
2000 E. 1st St
Dallas, TX 75201

Cotton 200A Industrial Building
300 W. Durbin Blvd NE
Lawton, OK 73505-1001

James Beard
500 Box 20201
Albuquerque, NM 87170-0201

Well-Stop LLC
2000 University Property
Toy Service
P.O. Box 2007
Orlando, FL 32813

Joseph Smith
2000 University Blvd
Albuquerque, NM 87110-3262

John Smith Landmark Co
1515 S FM 1400 E
Lubbock, TX 79401-0410

Castile 340 LLC
3344 W. Highway 180
Stallup, NM 87201-0211

Kestel Davis Company
214 Coal Ave SW
Albuquerque, NM 87102-3543

Green Jeans LLC
1010 Alamo
Albuquerque, NM 87102-3543

AMAFCA
2600 Prospect Ave NE
Albuquerque, NM 87107-1826

National Order of Police
Albuquerque Lodge No. 2
4120 Cutler Ave NE
Albuquerque, NM 87110-3262

HJD Outdale LLC
2200 Paseo Verde Ave
Ste 260
Henderson, NV 89002-0000

Cal-Tox Prop
8100 Sierra College Blvd
Ste 100
Roseville, CA 95661-9115

El Brand
Magnat
50
M 81502-0850

Rhino Investments
NM Hotel LLC
ATTN: Mr. Sanjiv Chagra
101 E. Vineyard Ave
Ste 201
Invermore, CA 94550-1201

4121 Prospect, LLC
9303 Dana Ct. NE
Albuquerque, NM 87122

KB Summit DST
C/O STR Global Solutions America
2717 LBS Fwy Ste 806
Dallas, TX 75234-7334

Cutter Charitable
Foundation
60 Cutler Ave NE
Albuquerque, NM 87110-3262

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

November 17, 2022

Re: Preliminary Plat Proposed Subdivision of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres, with dedication of additional right-of-way to Cutler Avenue NE, granting and vacation of easements [PR-2022-007327]

You are receiving this notice because you were entered into the City of Albuquerque's database as a property owner within what the City has determined is a 100-foot buffer of the project we are about to describe. We are obligated to notify you of any actions relating to major platting actions and/or site plans to be heard by the Development Review Board by the City of Albuquerque.

Cartesian Surveys is acting as an agent for Consensus Planning, and intends to request approval to subdivide the existing Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres into four new tracts. This subject property is located at 4100 Cutler Ave NE. The purpose of the preliminary plat is to formally dedicate, to the City of Albuquerque, right-of-way to extend Cutler Avenue NE. The existing roadway and contained utilities are currently within a private access easement, available for commercial use by the public. There would be some minor construction of sidewalk and lighting updates to the existing roadway, to bring it up to current city standards.

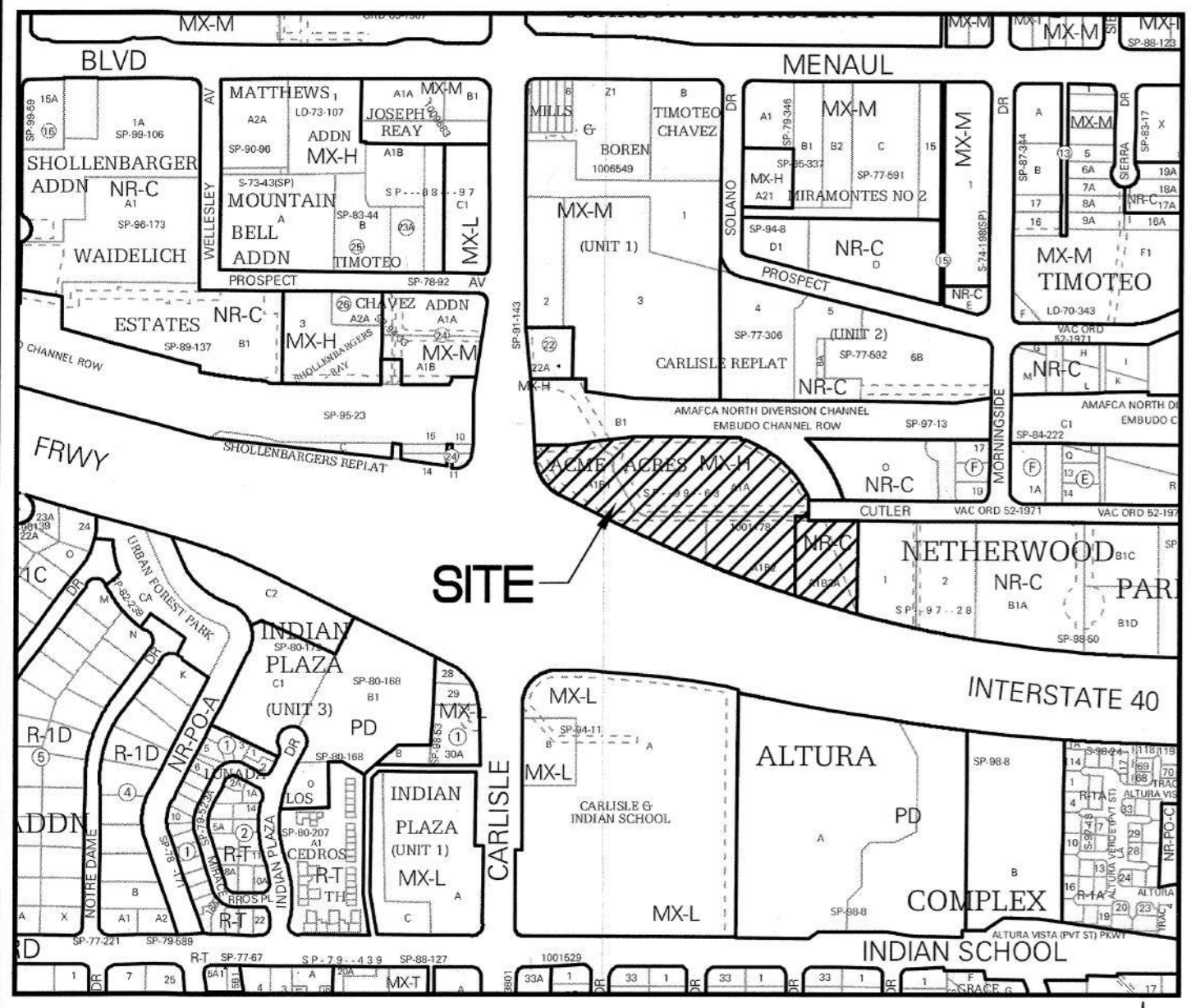
The plat also vacates existing easements or portions of easements that lie within the proposed right-of-way dedication, which will not be necessary as the right-of-way space will belong to the city for public and utility use. The plat also vacates two easements benefiting the Albuquerque Metropolitan Arroyo Flood Control (AMAFCA), upon their request. Finally, the plat grants easements for a proposed storm drain to cross Tract A-1-B-1-A (Green Jeans) and a public turnaround from the granted Cutler Avenue NE at the driveway of Tract A-1-A-1 (Hotel), as required by the fire code.

Tract A-1-B-3-A is zoned NR-C (Non-residential Commercial), and the three others are zoned as MX-H (mixed-use high intensity). This zoning type will remain.

No action is necessary on your part, but as the property is nearby to your property, we are required to notify you of our intent to submit for preliminary plat for review at a hearing with the city, and your right to request information about our submission to the City, before it is to be heard by the Development Review Board (DRB). We intend to submit to be heard on December 14th, 2022 with the zoom conference link to the 9AM hearing available in the DRB agenda on the city website.

If you have any questions regarding the planned subdivision, please let us know.

Thank you for your time and consideration,
Ryan J. Mulhall
cartesianryan@gmail.com
(505) 896-3050 extension 1115



Vicinity Map - Zone Atlas H-17-Z

Subdivision Data

GROSS ACREAGE.....	6.4764 ACRES
ZONE ATLAS PAGE NO.....	H-17-Z
NUMBER OF EXISTING LOTS.....	4
NUMBER OF LOTS CREATED.....	4
MILES OF FULL-WIDTH STREETS.....	0.1391 MILES
MILES OF HALF-WIDTH STREETS.....	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.7763 ACRES
DATE OF SURVEY.....	FEBRUARY 2021

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2021.
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
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

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. 35001C0351H, 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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Acme Acres
 Owner: Check With Me, LLC (Tract A-1-B-3-A)
 Reule, LLC (Tract A-1-B-2)
 Green Jeans, LLC (Tract A-1-B-1)
 Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)
 UPC #: 101705908712231012 (Tract A-1-B-3-A)
 101705906512431011 (Tract A-1-B-2)
 101705904513431010 (Tract A-1-B-1)
 101705905514731013 (Tract A-1-A)

Legal Description

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.

AND
 TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.

AND
 TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

BEING DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHERN BOUNDARY OF SAID TRACT A-1-A, BEING A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, WHENCE A TIE TO ACS MONUMENT "1-40-12" BEARS N 69°31'21" W, A DISTANCE OF 3,180.79 FEET;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, THE FOLLOWING FIVE COURSES:

S 89°38'38" E, A DISTANCE OF 195.00 FEET TO A CORNER, MARKED BY A AMAFCA BASS CAP;

S 00°28'09" W, A DISTANCE OF 8.06 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ILLEGIBLE CAP;

S 89°40'15" E, A DISTANCE OF 16.19 FEET TO A POINT OF CURVATURE, MARKED BY AN AMAFCA BRASS CAP;

258.48 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 334.32 FEET, A DELTA OF 44°17'54", AND A CHORD BEARING S 47°54'14" E, AND A DISTANCE OF 252.09, TO AN ANGLE POINT, MARKED BY A 5/8 INCH REBAR;

S 00°27'38" W, DISTANCE OF 68.39 FEET TO A POINT, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, MARKED BY A 5/8 INCH REBAR;

THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 89°36'38" E, 146.66 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID TRACT A-1-B-3, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 00°12'07" W, A DISTANCE OF 275.94 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT A-1-B-3-A, AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 40, MARKED BY A DISTURBED 1/2 INCH REBAR;

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

759.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3819.72 FEET, A DELTA OF 11°23'18", AND A CHORD BEARING N 69°34'19" W, A DISTANCE OF 757.97 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH ALUMINUM CAP MARKED "LS 18374";

N 63°53'34" W, A DISTANCE OF 196.99 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 18374";

138.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 132.00 FEET, A DELTA OF 60°07'49", AND A CHORD BEARING N 33°50'04" W, A DISTANCE OF 132.26 FEET, TO A POINT, LYING ON THE EASTERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, REFERENCED BY A PK NAIL SET N 03°58'11" W, A DISTANCE OF 0.92 FEET FROM CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 03°48'24" W, A DISTANCE OF 38.59 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-1-B-1, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, LEAVING SAID RIGHT OF WAY AND COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 89°40'31" E, A DISTANCE OF 97.74 TO AN ANGLE POINT, MARKED BY A PK NAIL;

N 82°27'07" E, A DISTANCE OF 201.93 FEET TO AN ANGLE POINT, MARKED BY A 1/2 INCH REBAR;

S 89°06'41" E, A DISTANCE OF 122.19 FEET TO THE POINT OF BEGINNING, CONTAINING 6.4764 ACRES, (282,113 SQ FT.) MORE OR LESS;

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101705908712231012
 101705906512431011
 101705904513431010
 101705905514731013
 PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Project Number: PR-2022-007327

Application Number:

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/28/2022
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AP 10/31/2022
 AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

Brian J. Martinez 10/31/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

**Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

Carlisle Blvd NE
(R/W Varies)

Embudo Channel
(R/W Varies)

Cutler Ave NE
(60' R/W)

Interstate 40
(R/W Varies)

**THIS SHEET SHOWS
EXISTING CONDITIONS**

ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843 *
Y=1495236.843 *
Z=5117.289 * (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
* US SURVEY FOOT

ACS Monument "10_H17"
NAD 1983 CENTRAL ZONE
X=1535835.595 *
Y=1495224.388 *
Z=5166.734 * (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
* US SURVEY FOOT

Parcel B-1
AMAFCA North
Diversion Channel
Embudo Channel
(1/10/1997, 97C-17)

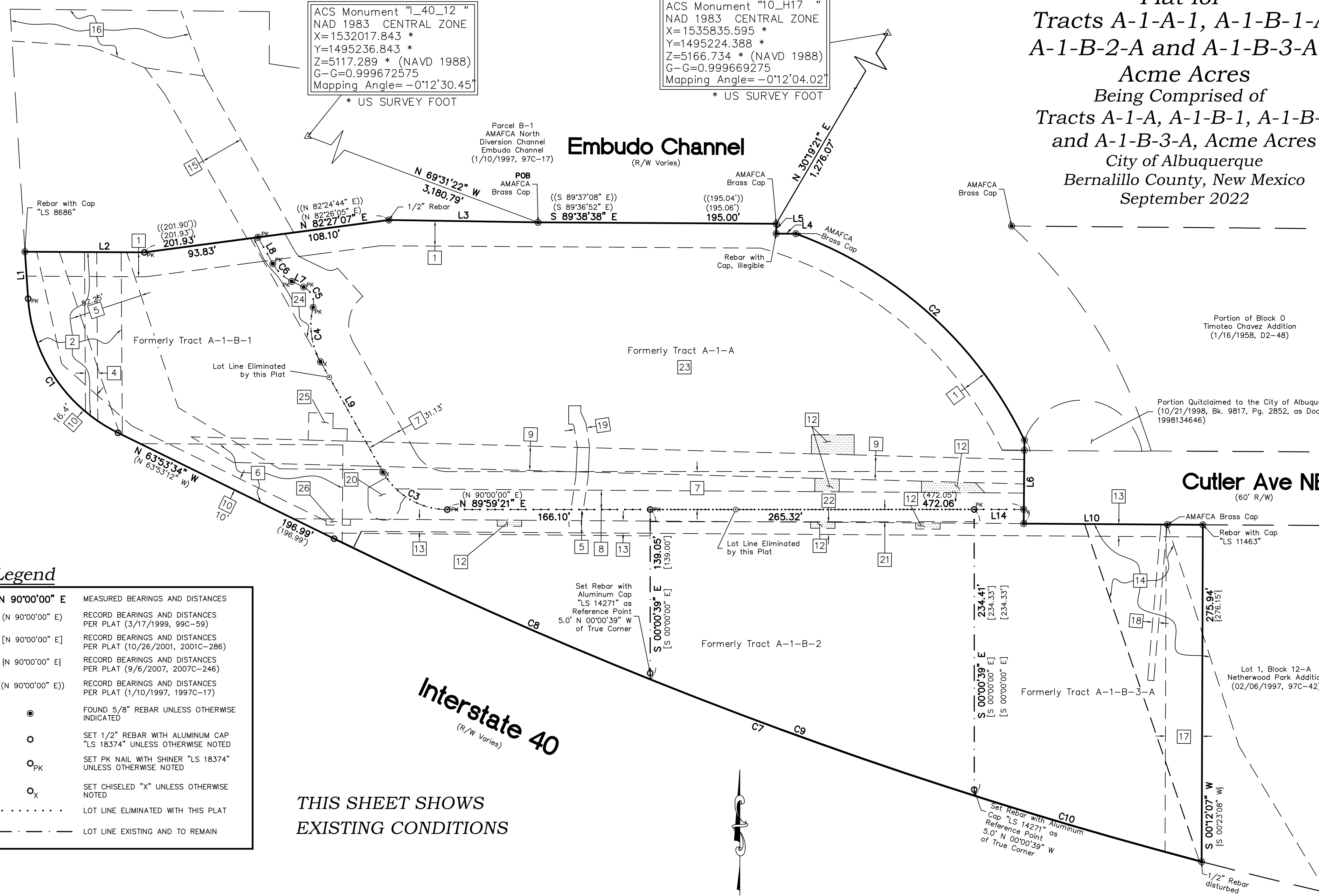
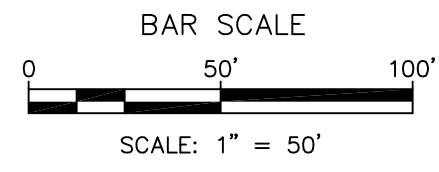
Portion of Block O
Timoteo Chavez Addition
(1/16/1958, D2-48)

Portion Quitclaimed to the City of Albuquerque
(10/21/1998, Bk. 9817, Pg. 2852, as Doc. No.
1998134646)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ _{PK}	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ _X	SET CHISELED "X" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT
-----	LOT LINE EXISTING AND TO REMAIN

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**Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

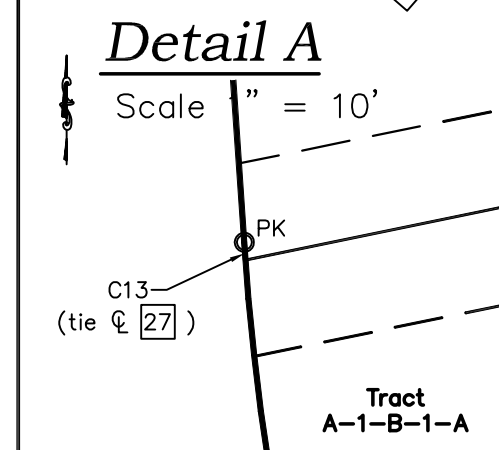
Carlisle Blvd NE
(R/W Varies)

ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843 *
Y=1495236.843 *
Z=5117.289 * (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
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Mapping Angle=-0°12'04.02"
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Parcel B-1
AMAFCA North
Diversion Channel
Embudo Channel
(1/10/1997, 97C-17)

Embudo Channel
(R/W Varies)



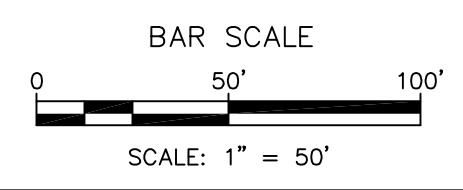
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ _{PK}	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ _X	SET CHISELED "X" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

Interstate 40
(R/W Varies)

Cutler Ave NE
(46' R/W)

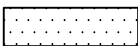
Cutler Ave NE
(60' R/W)



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THIS SHEET SHOWS POST-PLAT CONDITIONS

Easement Notes

- 1 EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 2 EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 3 INTENTIONALLY OMITTED
- 4 EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5 EXISTING PUBLIC WATER & SEWER EASEMENT, WIDTH VARIES (10/11/2012, DOC. NO. 2012106287)
- 6 EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7 EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B, WIDTH VARIES (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133) VACATED WITH THE FILING OF THIS PLAT
- 9 EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 10 EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11 INTENTIONALLY OMITTED
- 12 EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314) SHOWN ON SHEET 2 AS  PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 13 EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14 EXISTING PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286) AND ASSIGNMENT OF EASEMENTS (08/27/2008, DOC. NO. 2008072871)
- 15 EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16 EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17 EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18 EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19 EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 20 EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400)
- 21 EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22 EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23 EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24 EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618) VACATED WITH THE FILING OF THIS PLAT
- 25 EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26 EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 28 26' PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Documents

1. PLAT OF TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999, IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000, IN BOOK 2000C, PAGE 67.
2. PLAT OF TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.
3. PLAT OF TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.
4. PLAT OF TRACT A-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998, IN BOOK 98C, PAGE 314.
5. PLAT OF ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985, IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 23, 2015, AS DOCUMENT NO. 2015093309.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003, IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006, IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2017, AS DOCUMENT NO. 2017111527.
10. RIGHT-OF-WAY MAP FOR AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48'(258.48')((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' [194.00'] [194.00']	3819.72' [3819.72'] [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E
C15	15.75'	28.00'	32°13'13"	15.54'	N 76°43'57" E
C16	22.72'	28.00'	46°29'29"	22.10'	S 37°22'36" W

**Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W [S 00°27'38" W]	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E [S 89°35'49" E]	146.66' {147.60'}
L11	S 00°27'38" W [S 00°24'48" W]	3.08'
L12	N 00°27'38" E [S 00°24'48" W] ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W [N 90°00'00" E]	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] [S 00°00'00" E]	225.98'
L16	N 82°27'07" E [N 82°26'05" E]	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] [N 82°26'05" E]	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] [S 00°00'00" E]	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W [S 00°27'38" W]	8.45'
L21	N 82°27'07" E [N 82°26'05" E] [N 82°26'05" E]	49.65'
L22	S 00°27'38" W [S 00°27'38" W]	46.04'
L23	N 60°37'20" E	32.07'
L24	S 29°22'40" E	26.00'
L25	S 60°37'20" W	26.60'

CSI-CARTESIAN SURVEYS INC.

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

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 and Dedication for Tract A-1-B-2

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.

SAID OWNERS DO HEREBY DEDICATE 0.0507 ACRES (2,211 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Robert D. Reule 11.14.2022
ROBERT D. REULE, MANAGING MEMBER
REULE, LLC DATE

STATE OF _____ }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/14, 2022
BY: ROBERT D. REULE, MANAGING MEMBER, REULE, LLC

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent and Dedication for Tract A-1-A

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.

SAID OWNERS DO HEREBY DEDICATE 0.6092 ACRES (26,535 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 11/11/2022
ANTHONY JON SHERMAN, CEO
TERRAPIN ABQ EAST OWNER 2017, LLC DATE

STATE OF Texas }
COUNTY OF Harris } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 11th, 2022
BY: ANTHONY JON SHERMAN, CEO, TERRAPIN ABQ EAST OWNER 2017, LLC

By: *[Signature]* Inna Gushchina
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/07/2024

Free Consent and Dedication for Tract A-1-B-1

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.

SAID OWNERS DO HEREBY DEDICATE 0.1085 ACRES (4,725 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 11.14.2022
ROY SOLOMON, MANAGING MEMBER
GREEN JEANS, LLC DATE

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-14, 2022
BY: ROY SOLOMON, MANAGING MEMBER, GREEN JEANS, LLC

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

**Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

Free Consent and Dedication for Tract A-1-B-3-A

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.

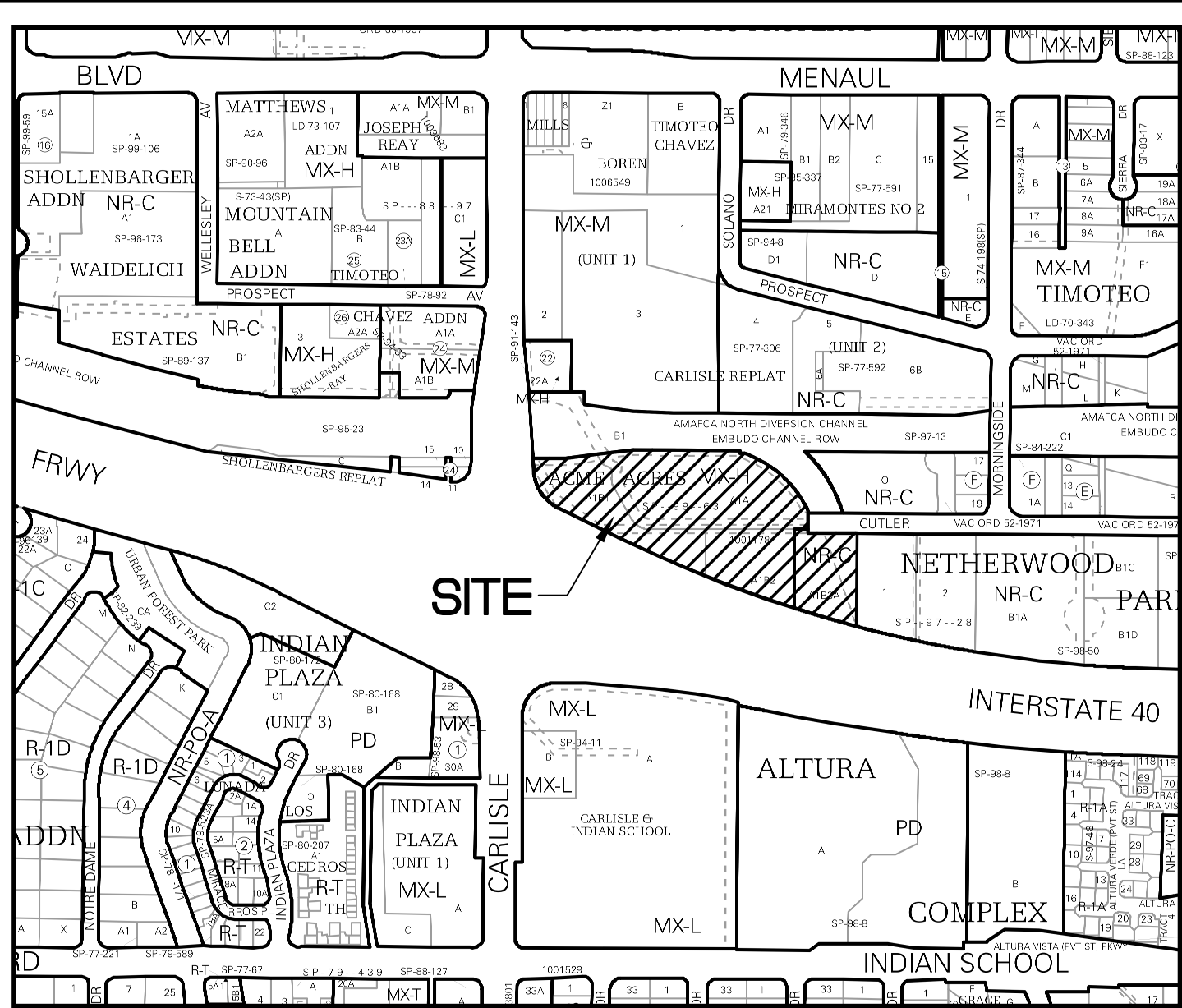
SAID OWNERS DO HEREBY DEDICATE 0.0079 ACRES (343 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Linda Winn 11/15/2022
LINDA WINN, MANAGER
CHECK WITH ME, LLC DATE

STATE OF _____ }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/15, 2022
BY: LINDA WINN, MANAGER, CHECK WITH ME, LLC

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25



Vicinity Map - Zone Atlas H-16-Z and H-17-Z

Documents

1. PLAT OF RECORD FOR TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999 IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000 IN BOOK 2000C, PAGE 67.
2. PLAT OF RECORD FOR TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001 IN BOOK 2001C, PAGE 286.
3. PLAT OF RECORD FOR TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007 IN BOOK 2007C, PAGE 246.
4. PLAT OF RECORD FOR TRACT A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998 IN BOOK 98C, PAGE 314.
5. PLAT OF RECORD FOR ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985 IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 23, 2015, AS DOCUMENT NO. 2015093309.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003 IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006 IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2007, AS DOCUMENT NO. 2007162923.
10. RIGHT-OF-WAY MAP FOR TRACT B-1, AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

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. 35001C0351H, DATED AUGUST 16, 2012.

Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Acme Acres
 Owner: Check With Me, LLC (Tract A-1-B-3-A)
 Reule, LLC (Tract A-1-B-2)
 Green Jeans, LLC (Tract A-1-B-1)
 Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)
 UPC #: 101705908712231012 (Tract A-1-B-3-A)
 101705906512431011 (Tract A-1-B-2)
 101705904513431010 (Tract A-1-B-1)
 101705905514731013 (Tract A-1-A)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
⊙	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▣	CONCRETE
□	UTILITY PEDESTAL
—○—	GUARD RAIL
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—H—	HANDRAIL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
↪	ANCHOR
⊡	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⚡	FLOOD LIGHT
A/C	A/C UNIT
⊞	SIGNAL BOX
⊞	TRAFFIC MAST
⊞	GAS METER
WV	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	WATER MANHOLE
●FP	FLAGPOLE
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
●CO	SAS CLEANOUT
⊞	IRRIGATION BOX
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101705908712231012
 101705906512431011
 101705904513431010
 101705905514731013
 PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

Site Sketch for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
November 2022

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2021
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

Legal Description

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.
 AND
 TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.
 AND
 TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

CSI-CARTESIAN SURVEYS INC.

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

**Site Sketch for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
November 2022**

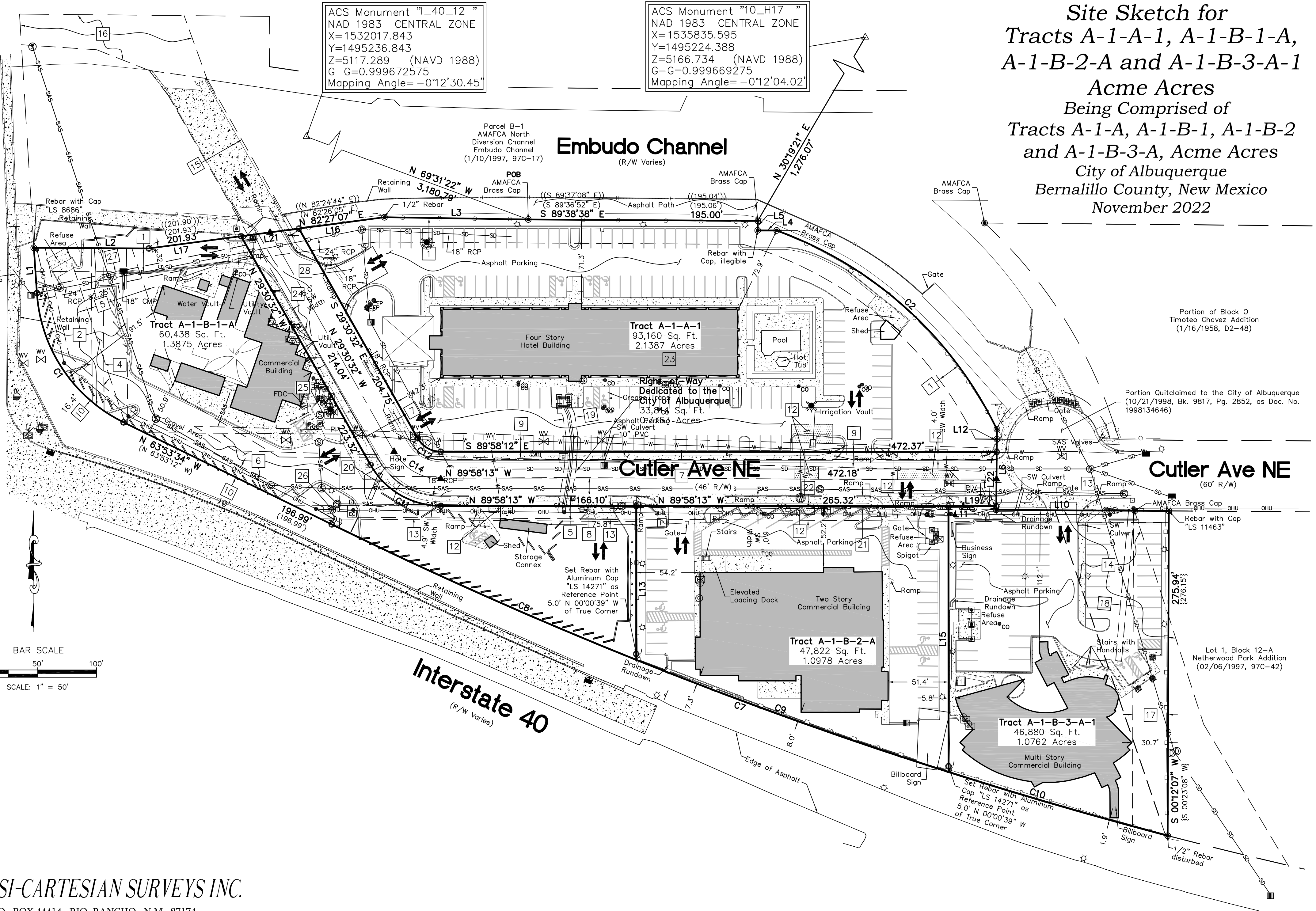
Carlisle Blvd NE
(R/W Varies)

ACS Monument "I_L40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843
Y=1495236.843
Z=5117.289 (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"

ACS Monument "10_H17"
NAD 1983 CENTRAL ZONE
X=1535835.595
Y=1495224.388
Z=5166.734 (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"

Parcel B-1
AMAFCA North
Diversion Channel
Embudo Channel
(1/10/1997, 97C-17)

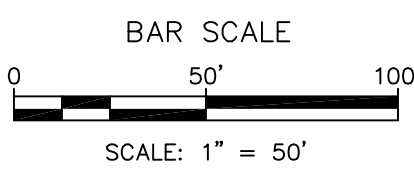
Embudo Channel
(R/W Varies)



Portion of Block O
Timoteo Chavez Addition
(1/16/1958, D2-48)

Portion Quitclaimed to the City of Albuquerque
(10/21/1998, Bk. 9817, Pg. 2852, as Doc. No. 1998134646)

Lot 1, Block 12-A
Netherwood Park Addition
(02/06/1997, 97C-42)



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

Easement Notes

- 1 EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 2 EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 3 INTENTIONALLY OMITTED
- 4 EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5 EXISTING PUBLIC WATER & SEWER EASEMENT, WIDTH VARIES (10/11/2012, DOC. NO. 2012106287)
- 6 EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7 EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B, WIDTH VARIES (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133) VACATED WITH THE FILING OF THIS PLAT
- 9 EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 10 EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11 INTENTIONALLY OMITTED
- 12 EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 13 EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14 EXISTING PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286) AND ASSIGNMENT OF EASEMENTS (08/27/2008, DOC. NO. 2008072871)
- 15 EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16 EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17 EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18 EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19 EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 20 EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400)
- 21 EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22 EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23 EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24 EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618) VACATED WITH THE FILING OF THIS PLAT
- 25 EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26 EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 28 26' PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Site Sketch for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
November 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48'(258.48')((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' [194.00'] [194.00']	3819.72' [3819.72'] [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E
C15	15.75'	28.00'	32°13'13"	15.54'	N 76°43'57" E
C16	22.72'	28.00'	46°29'29"	22.10'	S 37°22'36" W

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W [S 00°27'38" W]	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E [S 89°35'49" E]	146.66' [147.60']
L11	S 00°27'38" W [S 00°24'48" W]	3.08'
L12	N 00°27'38" E [S 00°24'48" W] ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W [N 90°00'00" E]	40.64' [40.63']
L15	S 00°00'39" E [S 00°00'00" E] [S 00°00'00" E]	225.98'
L16	N 82°27'07" E [N 82°26'05" E]	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] [N 82°26'05" E]	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] [S 00°00'00" E]	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W [S 00°27'38" W]	8.45'
L21	N 82°27'07" E [N 82°26'05" E] [N 82°26'05" E]	49.65'
L22	S 00°27'38" W [S 00°27'38" W]	46.04'
L23	N 60°37'20" E	32.07'
L24	S 29°22'40" E	26.00'
L25	S 60°37'20" W	26.60'

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

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

November 18, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lots J-1 and J-2 of Vista de la Luz, being comprised of Lot J, Vista de la Luz (Sensitive Site analysis)

Members of the Board:

Cartesian Surveys is acting as an agent for Consensus Planning, and we request a preliminary plat review to create four (4) new tracts from four (4) existing tracts and dedicate additional right of way to Cutler Avenue NE by lot line adjustment of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres. The property is currently zoned as MX-H (Mixed-Use – High Intensity) and NR-C (Non-Residential Commercial) for just Tract A-1-B-3-A. The property also looks to vacate 8 easements on behalf of AMAFCA, and portions of easements within the proposed dedication of right-of-way for Cutler. The subdivision was heard for sketch plat review on July 20, 2022 under project number PR-2022-007327, Application number PS-2022-00141. The sensitive site analysis for the site is summarized below:

Floodplains and flood hazard areas: N/A, within Zone X, area of minimal flood hazard of FEMA classification FIRMette 35001C0351H effective 08/16/2012

Steep Slopes: N/A, site is relatively level, having been developed for the existing commercial buildings and parking lots;

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, see archeological certificate attached for properties.

Thank you for your time and consideration.
Ryan J. Mulhall

View West to Cutler Ave NE Terminus

Write a description for your map.



View SE from Embudo Channel Bridge

Write a description for your map.



INFRASTRUCTURE LIST

Current DRC
Project Number 666882

FIGURE 12

Date Submitted: 11/18/2022
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: PR-2022-007114
 DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**TRACTS A-1-A-1, A-1-B-1-A, A-1B-2-A, AND A-1-B-3-A-1 ACME ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS A-1-A, A-1-B-1, A-1-B-2, AND A-1-B-3-A ACME ACRES
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24"	STORM DRAIN, INLETS, AND MANHOLES	CUTLER AVE NE	W. END - NORTH	270' EAST	/	/	/
<input type="text"/>	<input type="text"/>	STD	COLLECTOR STREET PAVING	CUTLER AVE NE	NDC BRIDGE	EXISTING CUTLER CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>	STD	ADA SIDEWALK/DRIVEWAY X-INGS	CUTLER AVE NE	NDC BRIDGE	EXISTING CUTLER CUL-DE-SAC	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

SCOTT M MCGEE
NAME (print)

SMM PE, LLC
FIRM

Scott M McGee 11/11/22
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

ABCWUA - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

November 18, 2022

Development Review Board
City of Albuquerque

Re: Preliminary Plat Review for Proposed Subdivision of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres, with dedication of additional right-of-way to Cutler Avenue NE, and vacation of easements

Members of the Board:

Cartesian Surveys is acting as an agent for Consensus Planning, and we request a preliminary plat review to create four (4) new tracts from four (4) existing tracts and dedicate additional right of way to Cutler Avenue NE by lot line adjustment of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres. The property is currently zoned as MX-H (Mixed-Use – High Intensity) and NR-C (Non-Residential Commercial) for just Tract A-1-B-3-A. The property also looks to vacate 2 easements on behalf of AMAFCA, and portions of easements within the proposed dedication of right-of-way for Cutler. The subdivision was heard for sketch plat review on July 20, 2022 under project number PR-2022-007327, Application number PS-2022-00141.

Our plat proposes to vacate eight easements: an AMAFCA slope easement [1] and its associated encroachment permit, AMAFCA drainage easement [2] will be vacated in their entirety. Additionally, portions of the private access easement [7], the public water and sewer easement [8], portions of the public waterline easement [9], portions of the public waterline easement [12], portions of the PNM+MST&T easement [19], and private roadway easement [24]. See justifications for each vacation below:

- **Existing AMAFCA Slope Easement [1]**

The existing AMAFCA slope easement was granted as part of the management of the Embudo Channel, but with greater development of the structures in the channel, the slope easement has become unnecessary and so AMAFCA requested we vacate it in its entirety as part of the platting action.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the Embudo Channel has been built up to handle surface waters better since the 1975 easement was granted. The AMAFCA board voted and approved the vacation of this easement on October 27th, 2022 and their service to the public is their primary concern with their involvement in this proposed plat. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record. Additionally, the removed easement reduced public liability in the area and frees up these areas for greater development as needed by the private owners that improves the area for their patrons.

- **Existing AMAFCA drainage Easement [2]**

The existing AMAFCA drainage easement was granted as part of the management of the Embudo Channel, but with greater development of the structures in the channel, the drainage easement was deemed vestigial enough to grant an encroachment agreement in 2015 to Tract A-1-B-1. So, AMAFCA has now requested we vacate it in its entirety as part of our platting action of these properties.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the Embudo Channel has been built up to handle surface waters better since the 1974 easement was granted. The AMAFCA board voted and approved the vacation of this easement on October 27th, 2022, and their service to the public is their primary concern with their involvement in this proposed plat. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record of an easement and encroachment agreement. The removed easement reduces public liability in the area and frees up these areas for even greater development as needed by the private owners that improves the area for their patrons.

- **Existing Private Access Easement [7]**

The existing private access easement was granted to benefit Tracts A-1-A and A-1-B with access from the existing terminus of Cutler Ave NE. With the dedication of public right-of-way on our proposed plat to extend Cutler, the majority of the area for this easement is being dedicated to the city as right-of-way, and so these portions of the easement will be made redundant with this dedication from our proposed major platting action and we would like to vacate those portions. A small stub onto Tract A-1-A-1 will be retained.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and with the dedication public right of right-of-way, access for all to these properties will be preserved. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the right-of-way to be dedicated to the public and allow freer access to the public.

- **Existing Public Sewer and Water Easement [8]**

The existing public sewer and water easement was granted by plat to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to reserve a defined space for future sewer and waterline improvements, and with the dedication of public right-of-way by this plat, the remaining portions of this easement will fall within the dedication to the city as right-of-way (portions of the easement were already vacated by easement [5], where they encumbered Tract A-1-B-1. So, the easement will be made redundant with this dedication of right-of-way and existing sewer line in place. The existing sewer line is shown on the ABCWUA exhibit in this application.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the same parcel of land will become a part of the public right-of-

way. The easement will not need to be retained, as ABCWUA has lines in place in this easement and so per ABCWUA policy no other utilities can share that space. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the clouded record of this easement. Having already been partially vacated by the easement document granting easement [5], fully vacating the easement without loss of protection of existing lines in the proposed right-of-way is better than allowing the remainder.

- **Existing 20' Public Waterline Easement [9]**

The existing public waterline easement [9] was granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to reserve a defined space for future waterline improvements. The dedication of public right-of-way to Cutler means portions of the easement will be within the public area from this dedication. So, the portions of the easement within the proposed right-of-way we request be vacated and the parts outside of the right-of-way will remain. The existing waterline is shown on the ABCWUA exhibit in this application.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the same parcel of land will become a part of the public right-of-way. The existing waterline within this easement is contained outside of the right of the way except for the area where it crosses from Tract A-1-A to A-1-B-1. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record.

- **Existing 20' Public Waterline Easement [12]**

The existing public waterline easement was granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to bridge the gap between easements [8] and [9] and to contain some improvements that were placed along the private roadway, but outside of easements [8] and [9]. Similar to those easements are within the proposed dedication of public right-of-way. So, the portions of the easement within the proposed right-of-way dedication will be made redundant. The existing waterline is shown on the ABCWUA exhibit in this application.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the portions of the easement in the dedication area to be retained, since the same parcel of land will become a part of the public right-of-way. The existing waterline within this easement is contained outside of the right of the way except for the area where it crosses from Tract A-1-A to A-1-B-1. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record of this collection of discrete, small easements.

- **Existing PNM and M.S.T.&.T. Easement [19]**

We request a portion of the existing PNM and M.S.T.&.T. easement within our proposed dedication of right-of-way be vacated, as the easement portion will become public and the underground lines leading to the transformer at the terminus will be preserved in the public right-of-way.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the portion of easement to be retained, as the same parcel of land will become a part of the public right-of-way. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record, as well as provides dedicated public right-of-way to better contain accessory infrastructure likely tied to the underground electric lines pull box.

- **Existing Roadway Easement [24]**

The existing roadway easement was granted to Tract A-1-B-1 to smooth out the bump in the easement 7 private access easement and make the private roadway thereon more navigable. The entirety of this easement is within the proposed dedication of right-of-way, and so we ask to vacate to redundant private easement.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and with the dedication public right of right-of-way, access for all to these properties will be preserved. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the right-of-way to be dedicated to the public and allow freer access to the public.

Thank you for your time and consideration.
Ryan J. Mulhall

1a

Wendell W. Derickson and Bernice O. Derickson, his wife; and Abraham D. Kouri and Violet N. Kouri, his wife, Al Kouri and Ruth Kouri, his wife, in consideration of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico:

A. The permanent and assignable right and easement to construct and maintain permanent embankments and slopes for the easterly extensions of the Embudo Arroyo flood control channel and related facilities, and the permanent and assignable right and easement to prohibit excavation below the surface of such embankments and to prohibit the use of such land for structures except as may be permitted under the terms of the easement for air rights granted by Grantee to Grantor; and

B. The permanent and assignable right and easement to construct, maintain, repair and replace said embankments and slopes, and water lines, sewer lines and public utilities, including such right of ingress, egress and passage as may be necessary to implement said purposes;

upon, in and across the following described parcel or strip of land and real estate lying, situate and being the City of Albuquerque, County of Bernalillo, New Mexico, and more particularly described as follows, to-wit:

N-19A-6E

A certain tract of land situated in Section 11, Township 10 North, Range 3 East, N.M.P.M. and being a portion of Block 0 of the Timoteo Chavez Addition to the City of Albuquerque, New Mexico, and being more particularly bounded and described as follows:

Beginning at the northwest corner of the tract herein described, from whence the quarter corner common to Sections 10 & 11, Township 10 North, Range 3 East, N.M.P.M. bears N 08° 27' 49" W a distance of 1145.97 feet;

thence N 89° 42' 00" E for a distance of 14.62 feet to a point;

thence N 82° 19' 49" E for a distance of 201.93 feet to a point;

AMAFCA
 PL BLD 25851
 Albany NM

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record
 on SEP 16 1975
 At 10:00 o'clock a.m. Recorded in Vol. 440
 of records of said County Folio 226-227
 Clerk & Recorder
 Deputy Clerk

thence N 89° 21' 20" E for a distance of 121.91 feet to a point;
 thence S 89° 42' 00" E for a distance of 195.04 feet to a point;
 thence S 00° 18' 00" W for a distance of 8.00 feet to a point;
 thence S 12° 42' 34" W for a distance of 12.29 feet to a point;
 thence N 89° 42' 00" W for a distance of 192.23 feet to a point;
 thence S 89° 21' 20" W for a distance of 120.52 feet to a point;
 thence S 82° 19' 49" W for a distance of 203.19 feet to a point;
 thence N 89° 42' 00" W for a distance of 14.83 feet to a point;
 thence N 00° 18' 00" W for a distance of 20.00 feet to the point
 of beginning of the tract herein described.

Containing 10,654 sq. ft. or 0.245 acres, more or less.

RESERVING, however, to the Grantors and their respective
 heirs, successors and assigns the right to raise the grade of said
 lands or any portion thereof to an elevation not higher than the
 elevation of the Grantee's adjoining berm road.

TO HAVE AND TO HOLD THE said right and easement for the
 uses and the purposes aforesaid unto the said Grantee, its successors
 and assigns forever.

WITNESS our hands and seals this 12th day of June,
 1973.

[Signature]
[Signature]
Chaborn D. Kamm
Quaker D. Kamm

Wendell W. Derickson
Bernice O. Derickson

ACKNOWLEDGEMENT

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

The foregoing Grant of Easement was acknowledged before
 me this 12th day of June, 1973, by Wendell W. Derickson
 and Bernice O. Derickson.

[Signature]
 NOTARY PUBLIC

My commission expires:

June 20, 1975

1b

Wendell W. Derickson and Bernice O. Derickson, his wife; and Abraham D. Kouri and Violet N. Kouri, his wife, Al Kouri and Ruth Kouri, his wife, in consideration of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico:

A. The permanent and assignable right and easement to construct and maintain permanent embankments and slopes for the easterly extensions of the Embudo Arroyo flood control channel and related facilities, and the permanent and assignable right and easement to prohibit excavation below the surface of such embankments and to prohibit the use of such land for structures except as may be permitted under the terms of the easement for air rights granted by Grantee to Grantor; and

B. The permanent and assignable right and easement to construct, maintain, repair and replace said embankments and slopes, and water lines, sewer lines and public utilities, including such right of ingress, egress and passage as may be necessary to implement said purposes;

upon, in and across the following described parcel or strip of land and real estate lying, situate and being in the City of Albuquerque, County of Bernalillo, New Mexico and more particularly described as follows, to-wit:

N-19A-6D

A certain tract of land situated in Section 11, Township 10 North, Range 3 East, N.M.P.M. and being a portion of Block 0 of the Timoteo Chavez Addition to the City of Albuquerque, New Mexico, and being more particularly bounded and described as follows:

Beginning at the northwest corner of the tract herein described from whence the quarter corner common to Sections 10 & 11, Township 10 North, Range 3 East, N.M.P.M. bears N 32° 09' 07" W a distance of 1315.92 feet;

thence S 89° 42' 00" E for a distance of 16.13 feet to a point;

thence southeasterly 260.68 feet along the arc of a curve bearing to the right (said curve having a radius of 334.32 feet and a chord that bears S 47° 27' 29" E for a distance of 254.13 feet) to a point;

AMAFCA
DC BAL 25251
Albus N M 27125

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on SEP 16 1975
At 10:00'clock a.m. Recorded in Vol. 440
of records of said County Folio 230-231
Clerk & Recorder
Deputy Clerk

thence S 00° 18' 00" W for a distance of 4.18 feet to a point;
 thence N 89° 42' 00" W for a distance of 20.20 feet to a point;
 thence northwesterly 213.45 feet along the arc of a curve bearing to the left (said curve having a radius of 314.32 feet and a chord that bears N 45° 27' 58" W for a distance of 209.37 feet) to a point;
 thence N 64° 52' 51" W for a distance of 40.42 feet to a point;
 thence N 12° 42' 34" E for a distance of 12.29 feet to the point of beginning of the tract herein described.

Containing 5,265 sq. ft. or 0.121 acres, more or less.

RESERVING, however, to the Grantors and their respective heirs, successors and assigns the right to raise the grade of said lands or any portion thereof to an elevation not higher than the elevation of the Grantee's adjoining berm road.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid unto the said Grantee, its successors and assigns forever.

WITNESS our hands and seals this 12th day of July,

1973.

<u><i>W. L. ...</i></u>	<u><i>Wendell W. Derickson</i></u>
<u><i>Paul ...</i></u>	
<u><i>Abraham ...</i></u>	<u><i>Bernice O. Derickson</i></u>
<u><i>David W. ...</i></u>	

ACKNOWLEDGEMENT

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

The foregoing Grant of Easement was acknowledged before me this 12th day of July, 1973, by Wendell W. Derickson and Bernice O. Derickson.

R. B. ...
 NOTARY PUBLIC

My commission expires:
July 20 1975

13319

107

2

QUITCLAIM DEED

Albuquerque Metropolitan Arroyo Flood Control Authority

for consideration paid, quitclaim to

Wendell W. Derickson and Bernice O. Derickson, his wife, and
Abraham D. Kouri and Violet N. Kouri, his wife

the following described real estate in Bernalillo County, New Mexico:

A certain tract of land situated in Section 11, Township 10 North, Range 3 East, N.M.P.M. Bears No. 25, 1973, a portion of Block 9 of the Timoteo Chavez Addition to the City of Albuquerque, New Mexico, and being more particularly bounded and described as follows:

Beginning at the northwest corner of the tract herein described thence the quarter corner corner of Sections 10 & 13, Township 10 North, Range 3 East, N.M.P.M. Bears No. 25, 1973, a distance of 1136.74 feet; thence S 89° 02' 00" E for a distance of 80.07 feet to a point; thence S 70° 23' 00" E for a distance of 125.00 feet to a point; thence N 64° 03' 00" W for a distance of 125.00 feet to a point of curve; thence northwesterly 125.00 feet along the arc of a circle having a radius of 125.00 feet (said curve having a spring angle of 134.70 degrees) to a point; thence N 34° 04' 00" W a distance of 125.00 feet to a point; thence S 64° 03' 00" E for a distance of 125.00 feet to a point; thence S 70° 23' 00" E for a distance of 125.00 feet to the point of beginning. Containing 3,307 sq. ft or 0.16 acres, more or less.

RESOLVED by the Grantor, its successors and assigns, the hereinabove set forth and easement to separate, partition and rejoin the same into separate structure located on said land.

WITNESS my hand and seal this 10th day of July, 1973
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (Seal)
Secretary (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 10th day of July, 1973
by Wendell W. Derickson and Bernice O. Derickson, his wife, and Abraham D. Kouri and Violet N. Kouri, his wife
(Name or Names of Person or Persons Acknowledging)
My commission expires 7/25/74
(Seal) Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
The foregoing instrument was acknowledged before me this 10th day of July, 1973
by E. H. Steinbrunn Chairman of Albuquerque Metropolitan Arroyo Flood Control Authority
(Title of Officer) (Name of Corporation Acknowledging)
a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)
My commission expires 7/25/74
(Seal) Notary Public

State of New Mexico ONLY
County of Bernalillo
This instrument was filed for record on
337 DEC 30 1974
At 10:00 AM recorded in Vol. 275
of records of said County for 167
[Signature] Clerk & Recorder
Deputy Clerk

ROADWAY EASEMENT AGREEMENT

This Roadway Easement Agreement (the "**Agreement**") is executed effective as of the 30th day of October, 1998 between ALBHI LIMITED PARTNERSHIP, a Texas limited partnership ("**ALBHI**"), whose address is 2800 NE Loop 410, Suite 115, San Antonio, Texas 78218, and LUMBERMEN'S INVESTMENT CORPORATION, a Delaware corporation ("**LIC**"), whose address is 301 Congress Avenue, Suite 1500, Austin, Texas 78701.

RECITALS:

A. ALBHI is the fee owner of a tract of land described as Tract A-1-A, Acme Acres, as shown and described on the Plat of Acme Acres recorded _____, 1998 in Book _____, Page _____ in the Office of the Bernalillo County Clerk, and more particularly described by metes and bounds in the attached Exhibit "A" ("**Tract A-1-A**").

B. LIC is the fee owner of a tract of land described as Tract A-1-B, Acme Acres, as shown and described on the Plat of Acme Acres recorded _____, 1998 in Book _____, Page _____ in the Office of the Bernalillo County Clerk, and more particularly described by metes and bounds in the attached Exhibit "B" ("**Tract A-1-B**").

C. ALBHI wishes to convey to LIC and all subsequent owners of Tract A-1-B, and to reserve to itself and all subsequent owners of Tract A-1-A, a mutual, non-exclusive access easement over and across (i) an existing paved roadway located on Tract A-1-A containing approximately 0.7124 acre and described by metes and bounds in the attached Exhibit "C" and (ii) the Channel Crossing Easement recorded in Book MS225A, Pages 626-630, the Bernalillo County, New Mexico Records and the Access Easement recorded in Book MS 225A, Pages 622-625 of the Bernalillo County, New Mexico Records, both of which provide a means of ingress to Tracts A-1-A and A-1-B from Carlisle Boulevard (collectively referred to as the "**Easement Property**").

D. The purpose of the Easement is to provide vehicular access over and across the Easement Property for the mutual benefit of Tract A-1-A and Tract A-1-B to and from Cutler Avenue on the east end of Tract A-1-A and from Carlisle Boulevard by means of the adjacent Channel Crossing Easement and the Access Easement at the northwest corner of Tract A-1-A (the "**Easement Purpose**").

AGREEMENT:

NOW THEREFORE, for good and valuable consideration, including the mutual covenants and agreements of the parties hereto, the receipt and sufficiency of which are hereby acknowledged, ALBHI and LIC hereby agree as follows:

1. ALBHI (as the fee owner of Tract A-1-A) hereby GRANTS, SELLS, AND CONVEYS to LIC and its successors and assigns, and reserves to itself and its successors and assigns (referred to collectively herein as "**Grantees**"), a non-exclusive, perpetual easement over, upon, and across the Easement Property for the Easement Purpose described in Paragraph D hereof (the "**Easement**"), to HAVE AND TO HOLD the Easement, together with all and singular rights and appurtenances belonging in any way to the Easement, to

ROADWAY EASEMENT AGREEMENT - 1



all and singular the Easement to Grantees against every person lawfully claiming or to claim all or any part of the Easement, by, through, or under ALBHI, but not otherwise, except as to the reservations and exceptions as stated in Section 3 below.

2. LENDER'S CONSENT. American National Insurance Company, as the holder of a Deed of Trust lien on Tract A-1-A, hereby gives its consent and approval to the grant of the Easement and subordinates its Deed of Trust lien to the Easement, so that a foreclosure of the Deed of Trust lien will not extinguish the Easement. ALBHI represents to LIC that no other consents or approvals are required for the granting of the Easement.

3. RESERVATIONS AND EXCEPTIONS. The grant of the Easement by ALBHI is subject to the following reservations and exceptions:

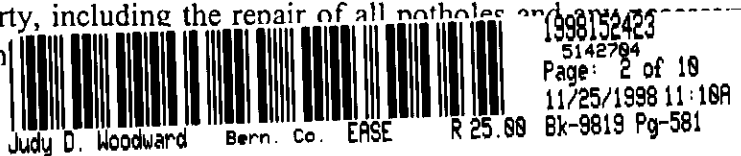
- a. Reserved Rights. ALBHI reserves the right to continue to use and enjoy the Easement Property in combination with its fee ownership interest of the Easement Property, including, but not limited to, (i) the use of the existing paved roadway, and (ii) the installation of water, wastewater, electric, telephone, gas, and other utilities, and any necessary drainage facilities, so long as such use and enjoyment does not interfere with or interrupt the use or enjoyment of the Easement.
- b. Exceptions. The Easement granted herein is subject to all other present and recorded easements, rights-of-way, restrictive covenants, and other documents of record, and all zoning and other municipal ordinances and regulations applicable to the Easement.

4. SUCCESSORS AND ASSIGNS. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective successors and assigns. All references to "ALBHI", "LIC", and "Lender" shall be understood to include the successors and assigns of each party. The rights and benefits granted to and reserved by the parties hereto with respect to each tract of land shall run with the land and automatically pass to any subsequent fee owner of such tract of land. The parties hereto shall be released of the duties and obligations with respect to the Easement upon the conveyance of their title to the tracts of land giving rise to such duties or obligations, and such duties and obligations shall thereafter be assumed by the grantee thereof.

5. PERMITTEES. The rights and benefits granted herein to ALBHI and LIC shall also be available to their respective tenants, customers, agents, employees, licensees, guests, and invitees, all of whom are collectively referred to as "Permittees". However, no provision herein shall be construed or deemed to create any easement or other rights for the use or benefit of the public generally.

6. ACCESS TO ADJACENT TRACTS. ALBHI and LIC shall each be entitled to use the Easement as a means of access to their respective adjacent tracts of land by means of driveways, curb cuts and other access points so long as such access complies with the applicable requirements of the City of Albuquerque and other governmental entities having jurisdiction over the Easement Property.

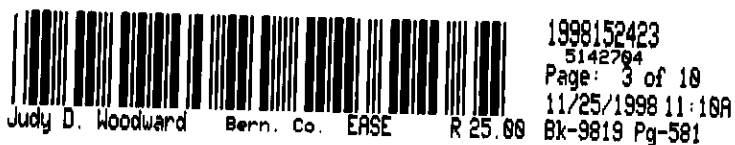
7. REPAIRS AND MAINTENANCE OF ROADWAY. ALBHI (or any subsequent fee owner of Tract A-1-A) shall be responsible for performing all necessary repairs and maintenance of the existing roadway located on the Easement Property, including the repair of all potholes and any other resurfacing, and for keeping the Easement



however, LIC (or any subsequent fee owner of Tract A-1-B) shall be responsible for reimbursing ALBHI for sixty-four percent (64%) of the costs and expenses incurred by ALBHI or its successor, which LIC or its successor agrees to pay within thirty (30) days after receipt of a statement describing such costs and expenses. If ALBHI or its successor should fail or refuse to perform such required maintenance or repairs, LIC or its successor shall have the right to perform such maintenance or repairs and recover the costs and expenses thereof from ALBHI or its successor.

8. **PROPERTY TAXES.** ALBHI (or any subsequent fee owner of Tract A-1-A) shall be responsible for paying all of the property taxes assessed against the land comprising Tract A-1-A and all improvements located thereon; provided, however, LIC (or any subsequent fee owner of Tract A-1-B) shall be responsible for reimbursing ALBHI for sixty-four percent (64%) of the annual property taxes that are applicable to the portion of the land comprising the Easement Property, without taking into account the portion of the property taxes assessed against the building and other improvements located on Tract A-1-A. For the purpose of determining such applicable share of the property taxes, ALBHI and LIC stipulate and agree that the land comprising the Easement Property is twenty-six percent (26%) of the total land comprising Tract A-1-A. Therefore, LIC's proportionate share of the annual property taxes assessed on the land (but not the improvements) is 16.64% (64% of 26%). LIC or its successor agrees to pay its share of the property taxes within thirty (30) days after receipt of a statement verifying the payment of the Tract A-1-A property taxes by ALBHI.

9. **REMEDIES.** If either party should default in its respect obligations under this Agreement, including, but not limited to, the performance of the repairs and maintenance of the roadway and the payment of each parties' share of the costs and expenses in connection therewith and the payment of property taxes applicable to the Easement Property, the non-defaulting party shall have the right to perform such obligations and pay such amounts and recover such amounts from the defaulting party and take such actions as may be required to enforce such obligations. In the event of any interference or threatened interference with the Easement granted herein, the rights of the parties under this Agreement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting such interference and requiring compliance with these terms. If either party retains an attorney to enforce the terms of this Agreement, the prevailing party is entitled to recover reasonable attorney's fees and expenses relating thereto. In no event, however, shall any party have the right to file or assert a lien or security interest against the Easement Property or Tract A-1-A in a manner that would have priority over the Deed of Trust lien or other security interest held by American National Insurance Company with respect to the Easement Property or Tract A-1-A.



ALBHI LIMITED PARTNERSHIP
a Texas limited partnership

By: ARGYLE-ALBUQUERQUE, LTD.,
a Texas limited partnership
its sole General Partner

By: ARGYLE-LEDDY HOSPITALITY, L.L.C.,
a Texas limited liability company
its sole General Partner

By: [Signature]
J. Bruce Bugg, Jr.
Manager

By: [Signature]
H. Drake Leddy
Manager

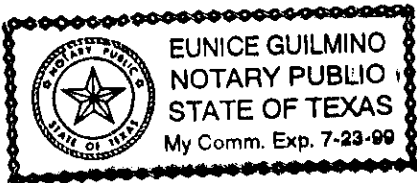
STATE OF TEXAS §
 §
COUNTY OF BEXAR §



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Page: 4 of 10
11/25/1998 11:10A
Bk-9819 Pg-581

This instrument was acknowledged before ^{co.} me on October 29, 1998 by J. Bruce Bugg, Jr., Manager of ARGYLE-LEDDY HOSPITALITY, L.L.C., a Texas limited liability company, sole General Partner of Argyle-Albuquerque, Ltd., a Texas limited partnership, sole General Partner of ALBHI Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.

Given under my hand and seal of office this 29th day of October, 1998.



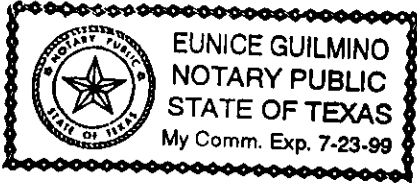
Eunice Guilmino
Notary Public, State of Texas

My Commission Expires: 07-23-99

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on ^{10.} October 29, 1998 by H. Drake Leddy, Manager of ARGYLE-LEDDY HOSPITALITY, L.L.C., a Texas limited liability company, sole General Partner of ARGYLE-ALBUQUERQUE, LTD., a Texas limited partnership, sole General Partner of ALBHI LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said limited partnership.

Given under my hand and seal of office this 29th day of October, 1998.



Eunice Guilmino
Notary Public, State of Texas

My Commission Expires: 07-23-99

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Bern. Co. EASE
Judy D. Woodward

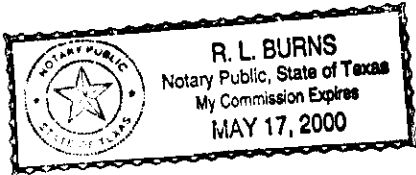
LUMBERMEN'S INVESTMENT CORPORATION,
a Delaware corporation

By: *O. Philip Breland, Jr.*
O. Philip Breland, Jr.
Senior Vice President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 30, 1998 by O. Philip Breland, Jr., Senior Vice President of LUMBERMEN'S INVESTMENT CORPORATION, a Delaware corporation, on behalf of said corporation.

Given under my hand and seal of office this 30 day of October, 1998.



R. L. Burns
Notary Public, State of Texas
My Commission Expires: _____



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CONSENT OF LENDER

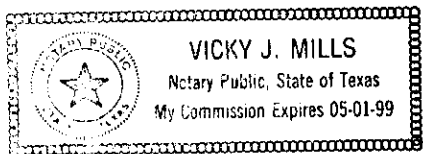
AMERICAN NATIONAL INSURANCE COMPANY

By: David D. Brichler
Name: DAVID D. BRICHLER
Title: Vice President

MLS

STATE OF TEXAS §
COUNTY OF Houston §

This instrument was acknowledged before me on November 3rd, 1998 by DAVID D. BRICHLER VICE PRES. of AMERICAN NATIONAL INSURANCE COMPANY, a Texas Corporation on behalf of said corporation.



Vicky J. Mills
Notary Public, State of Texas
My Commission Expires: 5-1-99


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11/25/1998 11:10A
Bk-9819 Pg-581
Judy D. Woodward Bern. Co. EASE R 25.00



EXHIBIT "A"

TRACT A-1-A

PARCEL 1

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT "A" OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 17, 1985, VOL. C-28, FOLIO 133, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE, ACS CONTROL MONUMENT I-40-11 BEARS S 63°22'51" W, 348.63 FEET AND RUNNING; THENCE, N 82°26'05" E, 85.83 FEET; THENCE, S 89°05'32" E, 122.08 FEET; THENCE, S 89°36'52" E, 195.06 FEET; THENCE, S 00°38'14" W, 8.02 FEET; THENCE, S 89°39'36" E, 18.19 FEET; THENCE, SOUTHEASTERLY, 258.48 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 44°17'54", A RADIUS OF 334.32 FEET AND A LONG CHORD BEARING S 47°53'55" E, 252.09 FEET; THENCE, S 00°24'48" W, 25.86 FEET TO THE SOUTHEAST CORNER; THENCE, N 90°00'00" W, 472.28 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 31.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 60°30'10", A RADIUS OF 29.37 FEET AND A TANGENT OF 17.13 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 104.12 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 42.25 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 82°03'19", A RADIUS OF 29.50 FEET, AND A TANGENT OF 25.67 FEET; THENCE N 41°57'11" W, 31.13 FEET; THENCE, NORTHWESTERLY, 10.34 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 62°22'58", A RADIUS OF 9.50 FEET AND A TANGENT OF 5.75 FEET TO A POINT OF TANGENCY; THENCE, N 64°14'25" W, 20.87 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 8.79 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 14.50 FEET AND A TANGENT OF 4.54 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 16.37 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 2.0368 ACRES MORE OR LESS.

PARCEL 2

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT "A" OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 17, 1985, VOL. C-28, FOLIO 133, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

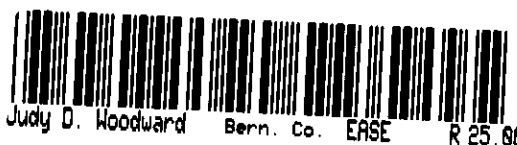
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE ACS CONTROL SURVEYS MONUMENT I-40-11 BEARS S 63°22'51" W, 348.63 FEET AND RUNNING; THENCE, S 29°29'53" E, 16.37 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 8.79 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 14.50 FEET AND A TANGENT OF 4.54 FEET TO A POINT OF TANGENCY; THENCE, S 64°14'25" E, 20.87 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 10.34 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 62°22'58", A RADIUS OF 9.50 FEET AND A TANGENT OF 5.75 FEET; THENCE, S 41°57'11" E, 31.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 42.25 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 82°03'19", A RADIUS OF 29.50 FEET AND A TANGENT OF 25.67 FEET TO A POINT OF TANGENCY; THENCE, S 29°29'53" E, 104.12 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 31.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 60°30'10", A RADIUS OF 29.37 FEET AND A TANGENT OF 17.13 FEET TO A POINT OF TANGENCY; THENCE, S 00°24'48" W, 31.13 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N 90°00'00" W, 472.06 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 63.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT SAID ARC HAVING A DELTA OF 60°30'07", A RADIUS OF 60.50 FEET AND A TANGENT OF 35.28 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 103.90 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 46.08 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 43°38'08", A RADIUS OF 60.50 FEET AND A TANGENT OF 24.22 FEET TO A POINT OF REVERSE CURVE; THENCE, NORTHWESTERLY, 19.84 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 78°22'40", A RADIUS OF 14.50 FEET AND A TANGENT OF 11.82 FEET TO A POINT OF TANGENCY; THENCE, N 64°14'25" W, 10.77 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 21.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 35.50 FEET AND A TANGENT OF 11.11 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 24.86 FEET TO THE NORTHWEST CORNER; THENCE, N 82°26'05" E, 22.32 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.7124 OF AN ACRE MORE OR LESS.

EXHIBIT "B"

TRACT A-1-B

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT "A" OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 17, 1985, VOL. C-28, FOLIO 133, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE, ACS CONTROL MONUMENT I-40-11 BEARS S 34°56'48" W, 172.56 FEET, AND RUNNING; THENCE, S 89°41'33" E, 97.74 FEET; THENCE, N 82°26'05" E, 93.79 FEET; THENCE, S 29°29'53" E, 24.86 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 21.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 35.50 FEET AND A TANGENT OF 11.11 FEET TO A POINT OF TANGENCY; THENCE, S 64°14'25" E, 10.77 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 19.84 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 78°22'40", A RADIUS OF 14.50 FEET AND A TANGENT OF 11.82 FEET TO A POINT OF REVERSE CURVE; THENCE, SOUTHEASTERLY, 46.08 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 43°38'08", A RADIUS OF 60.50 FEET AND A TANGENT OF 24.22 FEET TO A POINT OF TANGENCY; THENCE, S 29°29'53" E, 103.90 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 63.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 60°30'07", A RADIUS OF 60.50 FEET AND A TANGENT OF 35.28 FEET TO A POINT OF TANGENCY; THENCE, N 90°00'00" E, 472.06 FEET; THENCE, S 00°24'48" W, 11.47 FEET; THENCE, S 89°35'49" E, 117.60 FEET TO THE NORTHEAST CORNER; THENCE, S 00°23'08" W, 268.12 FEET TO THE SOUTHEAST CORNER, A POINT ON A CURVE; THENCE, NORTHWESTERLY, 728.29 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 10°55'28", A RADIUS OF 3819.72 FEET AND A LONG CHORD BEARING N 69°20'02" W, 727.19 FEET; THENCE, N 63°53'12" W, 196.99 FEET; THENCE, NORTHWESTERLY, 138.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 60°07'52", A RADIUS OF 132.00 FEET AND A LONG CHORD BEARING N 33°49'42" W, 132.26 FEET; THENCE, N 03°48'02" W, 38.59 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 3.5437 ACRES MORE OR LESS.



Judy D. Woodward Bern. Co. ERSE R 25.00

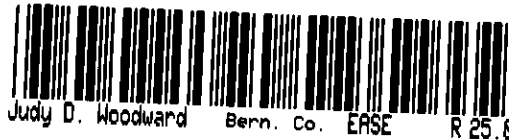
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EXHIBIT "C"

EASEMENT PROPERTY

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT "A" OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 17, 1985, VOL. C-28, FOLIO 133, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

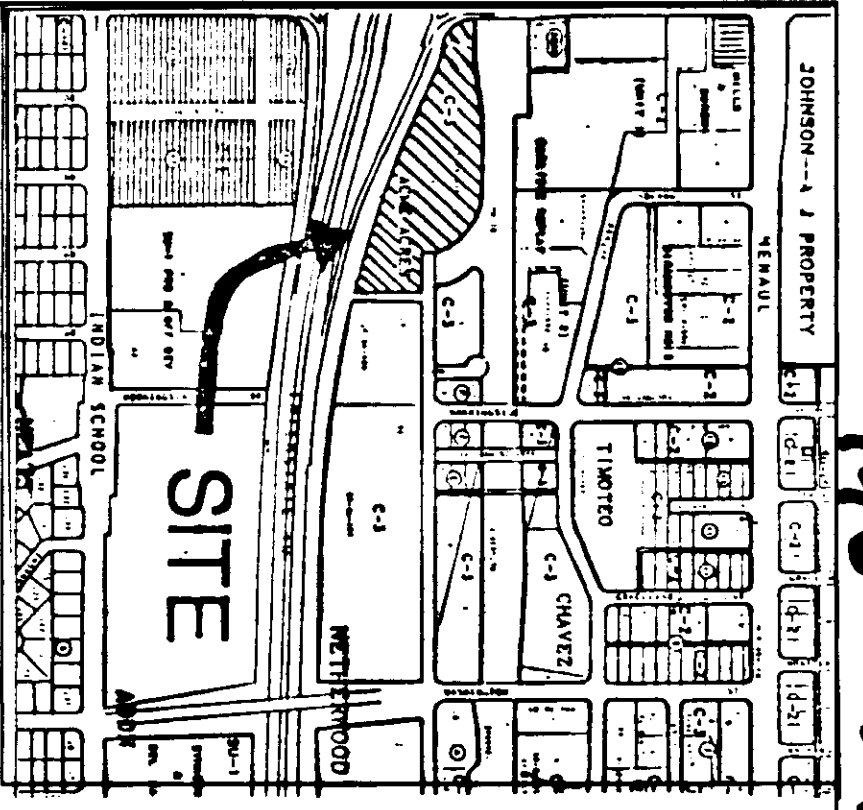
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE ACS CONTROL SURVEYS MONUMENT I-40-11 BEARS S 63°22'51" W, 348.63 FEET AND RUNNING; THENCE, S 29°29'53" E, 16.37 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 8.79 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 14.50 FEET AND A TANGENT OF 4.54 FEET TO A POINT OF TANGENCY; THENCE, S 64°14'25" E, 20.87 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 10.34 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 62°22'58", A RADIUS OF 9.50 FEET AND A TANGENT OF 5.75 FEET; THENCE, S 41°37'11" E, 31.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 42.25 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 82°03'19", A RADIUS OF 29.50 FEET AND A TANGENT OF 25.67 FEET TO A POINT OF TANGENCY; THENCE, S 29°29'53" E, 104.12 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 31.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 60°30'10", A RADIUS OF 29.37 AND A TANGENT OF 17.13 FEET TO A POINT OF TANGENCY; THENCE, S 90°00'00" E, 472.28 FEET; THENCE S 00°24'48" W, 31.13 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N 90°00'00" W, 472.06 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 63.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT SAID ARC HAVING A DELTA OF 60°30'07", A RADIUS OF 60.50 FEET AND A TANGENT OF 35.28 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 103.90 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 46.08 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 43°38'08", A RADIUS OF 60.50 FEET AND A TANGENT OF 24.22 FEET TO A POINT OF REVERSE CURVE; THENCE, NORTHWESTERLY, 19.84 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A DELTA OF 78°22'40", A RADIUS OF 14.50 FEET AND A TANGENT OF 11.82 FEET TO A POINT OF TANGENCY; THENCE, N 64°14'25" W, 10.77 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 21.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 34°44'32", A RADIUS OF 35.50 FEET AND A TANGENT OF 11.11 FEET TO A POINT OF TANGENCY; THENCE, N 29°29'53" W, 24.86 FEET TO THE NORTHWEST CORNER; THENCE, N 82°26'05" E, 22.32 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.7124 OF AN ACRE MORE OR LESS.



Judy D. Woodward Bern. Co. EASE R 25.00

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Bk-9819 Pg-581

99c-59011



VICINITY MAP (N.T.S.)
ZONE ATLAS MAP H-17-2

SUBDIVISION DATA

PLAT CASE NUMBERS: DRB 955271 SP, V.

GROSS ACREAGE: 6.2929

ZONE ATLAS NUMBER: H-17-2

NO. OF EXISTING TRACTS/LOTS: 1

NO. OF TRACTS/LOTS CREATED: 2

NO. OF TRACTS/LOTS ELIMINATED: 0

MILES OF FULL WIDTH STREETS CREATED (PRIVATE ROADWAY): 0.1403

AREA DEDICATED TO CITY OF ALBUQUERQUE: 0.0 AC.

DATE OF FIELD SURVEY: JULY, 1997

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 98111311100270

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SPLIT THE PROPERTY INTO THE TWO (2) TRACTS AS SHOWN.
2. BASIS OF BEARINGS IS BETWEEN TWO FOUND POINTS AS SHOWN.
3. ALL DISTANCES ARE GROUND. ROTATION TO GRID = PLAT BEARINGS +0002'33"
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THIS TRACT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
6. REFERENCES: SPECIAL WARRANTY DEED, FILED OCT. 17, 1985, AS DOCUMENT NO. 85 87302. PLAT OF ACME ACRES, FILED OCTOBER 26, 1998, BK. 98-C, PAGE 314.
7. MAINTENANCE RESPONSIBILITY ON THE PRIVATE ROADWAY WILL BE DONE BY THE PROPERTY OWNERS AS SPECIFIED IN THE ROADWAY EASEMENT AGREEMENT, DATED OCTOBER 30, 1998, AND FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON NOV 25 1998 BK 9819 Pg 581

FREE CONSENT AND DEDICATION

THE SPLIT OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT THE EASEMENTS AS SHOWN ON THIS PLAT WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

PHILIP BRELAND, VICE PRESIDENT, LUMBERMEN INVESTMENT CORP.
OWNER(S) ACKNOWLEDGEMENT



STATE OF TEXAS
COUNTY OF TARRANT
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF November, 1998 BY Philip Breland
MY COMMISSION EXPIRES 11/7/99
Notary Public

99c-59011

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A-1 OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 26, 1998, VOL. 98-C, FOLIO 314, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE, ACC CONTROL MONUMENT NMSHC 1-40-11 BEARS S 34°56'48" W, 172.56 FEET, AND RUNNING: THENCE, S 89°41'33" E, 97.74 FEET; THENCE, N 82°26'05" E, 201.93 FEET; THENCE, S 89°05'32" E, 122.08 FEET; THENCE, S 89°36'52" E, 195.06 FEET; THENCE, S 00°39'14" W, 8.02 FEET; THENCE, S 89°39'36" E, 16.19 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY 258.48 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 44°17'54", A RADIUS OF 334.32 FEET AND A LONG CHORD BEARING S 47°53'55" E, 252.09 FEET; THENCE, S 00°24'48" W, 68.46 FEET; THENCE, S 89°35'49" E, 117.60 FEET; THENCE, S 00°23'08" W, 268.12 FEET TO THE SOUTHEAST CORNER; THENCE, NORTHWESTERLY 728.29 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 3819.72, A DELTA OF 10°55'28" AND A LONG CHORD BEARING N 69°29'02" W, 727.19 FEET; THENCE, N 65°53'18" W, 196.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 138.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 60°07'52", A RADIUS OF 132.00 FEET AND A LONG CHORD BEARING N 37°49'42" W, 132.26 FEET; THENCE, N 03°48'02" E, 38.59 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING AND CONTAINING 6.2929 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINED, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. JONES INTERABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRONIC 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, (ABOVE GROUND 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- I, approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the Properties shown hereon. Consequently, PNM does not waive nor release any assessment or easement rights to which it may be entitled.*

ACCEPTED BY:

U.S. WEST COMMUNICATIONS
12-21-98
DATE

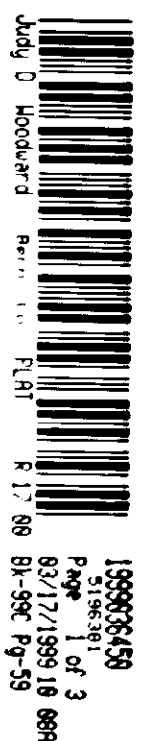
PHILIP BRELAND
12-21-98
DATE

PHILIP BRELAND
12-21-98
DATE

PHILIP BRELAND
12-21-98
DATE

PHILIP BRELAND
12-21-98
DATE

PLAT SHOWING TRACTS
A-1-A, AND A-1-B, ACME ACRES
WITHIN SECTION 11, T10N, R3E, NMPM
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1998



APPROVED AND ACCEPTED BY

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
3-04-99
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
1-18-99
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
11-30-98
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
1-12-98
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
3-04-99
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
12-29-98
DATE

TRACER ENGINEER, TRANSPORTATION DEPARTMENT
1-12-99
DATE

CITY ENGINEER/ENGINEERING DIVISION
1-12-99
DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.
CITY PLANNER: ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
DATE: 1-12-99

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORTEL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, ALONG WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.



Richard A. Borstel
RICHARD A. BORTEL, N.M.R.P.S. 7429
11-13-98

RAB 9782841
11-12-98
BORTEL SURVEYING COMPANY
P.O. BOX 352
LOS LUNAS, NEW MEXICO 87031-0352
(505) 865-0148

99c-59011

99c-59 (21)

99c-59 (21)

CARLISLE BOULEVARD

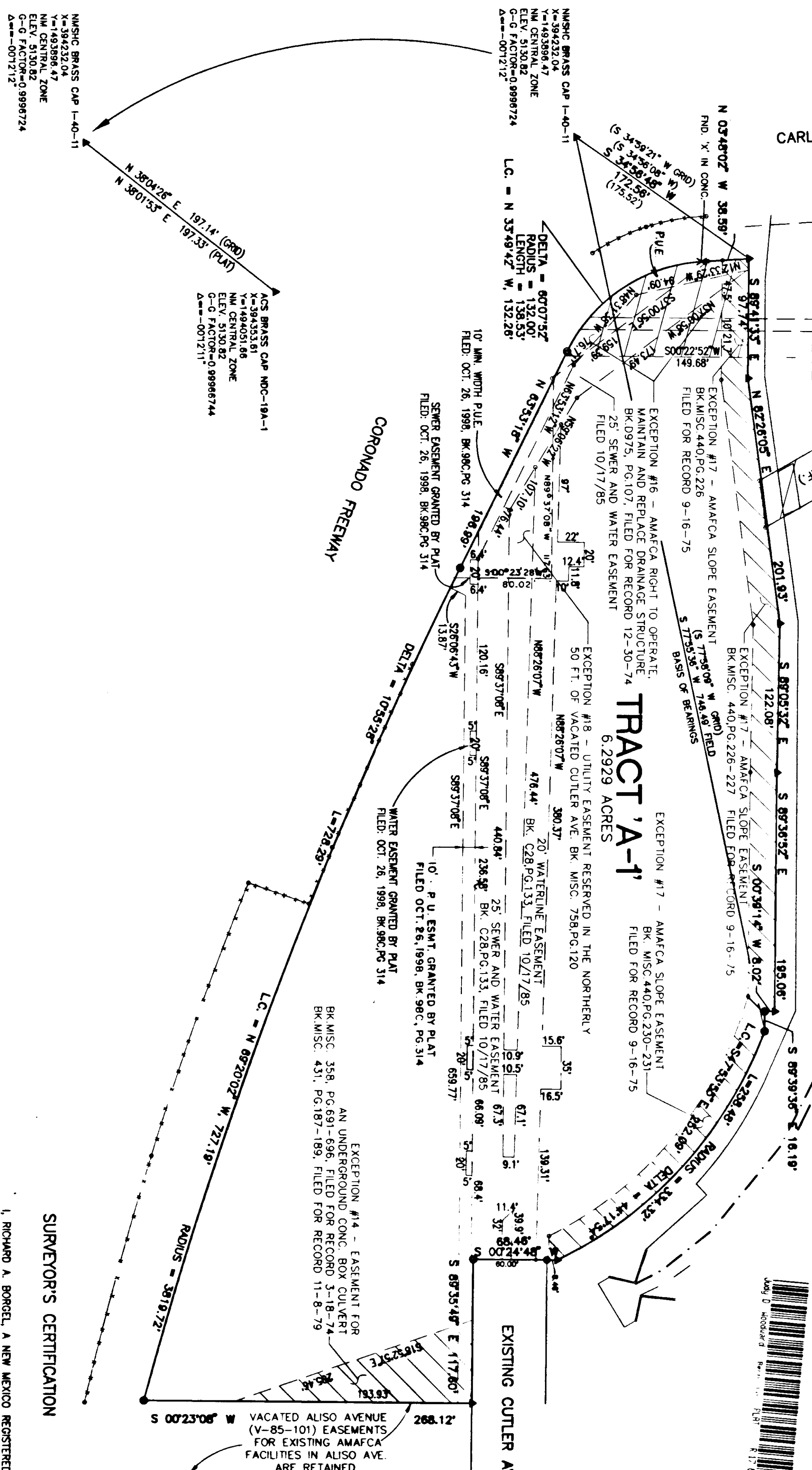
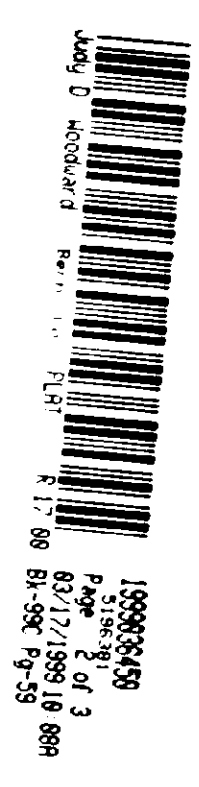
CONCRETE FLOOD CONTROL CHANNEL

EMBUDO DIMENSION CHANNEL

TRACT 'A-1'

6.2929 ACRES

PLAT SHOWING TRACTS A-1-A, AND A-1-B WITHIN SECTION 11, T10N, R3E, NMPM ALBUQUERQUE, NEW MEXICO OCTOBER, 1998



NMSHC BRASS CAP I-40-11
X=394232.04
Y=1493986.47
NM CENTRAL ZONE
ELEV. 5130.82
G-G FACTOR=-0.9998724
Δ=0.001212

ACS BRASS CAP NDC-19A-1
X=394353.81
Y=1494051.66
NM CENTRAL ZONE
ELEV. 5130.82
G-G FACTOR=-0.99986744
Δ=0.001211

NOTE: SHADING INDICATES THOSE PORTIONS OF PUBLIC UTILITY EASEMENTS (P.U.E.) TO BE FOR AERIAL USE ONLY. EXCLUDING WATER AND SANITARY SEWER

- LEGEND**
- SET #5 REBAR W/CAP NPLS 7428
 - FOUND #4 REBAR
 - ▲ FOUND #5 REBAR
 - ▲ FOUND BRASS CAP

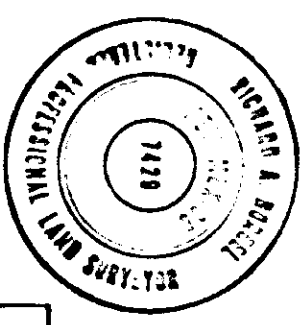
INDEXING INFORMATION FOR COUNTY CLERK

NAME OF OWNER(S)	SECTION	T10N, R3E, NMPM
LUMBERMAN INVESTMENT CORP.	SECTION 11, T10N, R3E, NMPM	
GRANT	N/A	
MRGCD TRACT	N/A	
SUBDIVISION	ACME ACRES	
LOT	TRACT A-1	
BLOCK	N/A	

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORDEL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, ALONG WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

Richard A. Bordel
RICHARD A. BORDEL, N.M.R.S. 7429

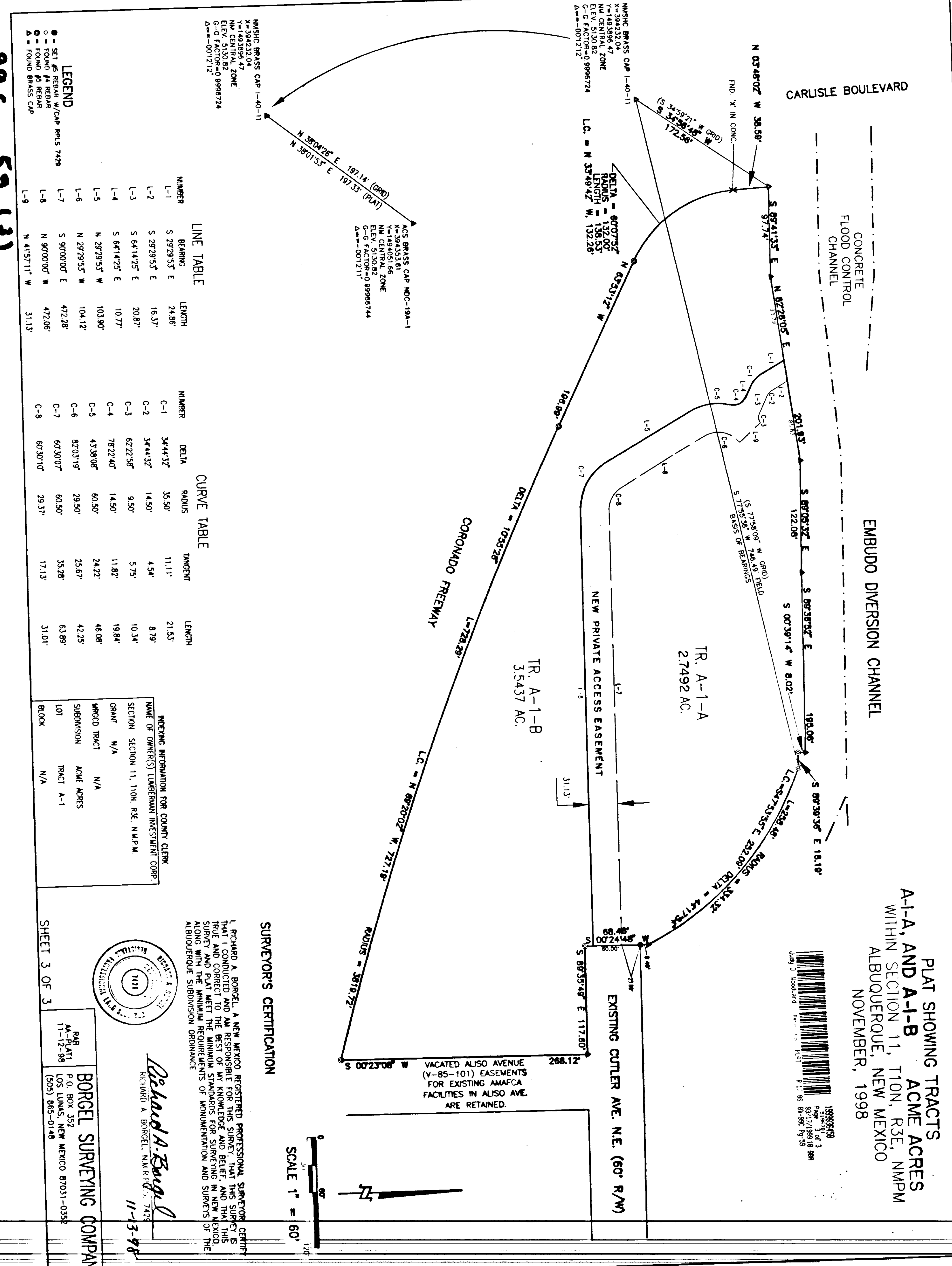
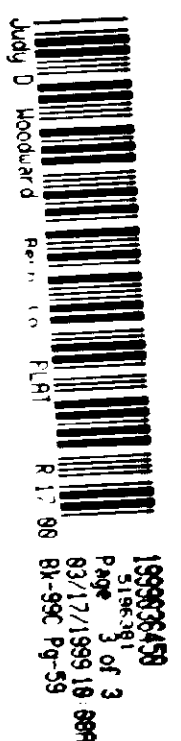


BORDEL SURVEYING COMPANY
P.O. BOX 352
LOS LUNAS, NEW MEXICO 87031-0352
(505) 865-0148

SCALE 1" = 60'

99C-59(31)

PLAT SHOWING TRACTS
A-1-A, AND A-1-B ACME ACRES
 WITHIN SECTION 11, T10N, R3E, NMPM
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 1998



LINE TABLE

NUMBER	BEARING	LENGTH
L-1	S 29°29'53" E	24.86'
L-2	S 29°29'53" E	16.37'
L-3	S 64°14'25" E	20.87'
L-4	S 64°14'25" E	10.77'
L-5	N 29°29'53" W	103.90'
L-6	N 29°29'53" W	104.12'
L-7	S 90°00'00" E	472.28'
L-8	N 90°00'00" W	472.06'
L-9	N 41°57'11" W	31.13'

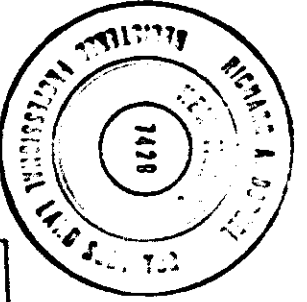
CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	LENGTH
C-1	34°44'32"	35.50'	11.11'	21.53'
C-2	34°44'32"	14.50'	4.54'	8.79'
C-3	62°22'58"	9.50'	5.75'	10.34'
C-4	78°22'40"	14.50'	11.82'	19.84'
C-5	43°38'08"	60.50'	24.22'	46.08'
C-6	82°03'19"	29.50'	25.67'	42.25'
C-7	60°30'07"	60.50'	35.28'	63.89'
C-8	60°30'10"	29.37'	17.13'	31.01'

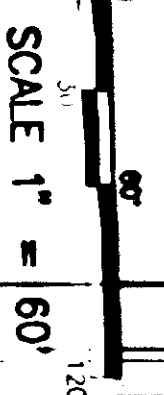
INDEXING INFORMATION FOR COUNTY CLERK
 NAME OF OWNER(S) LUMBERMAN INVESTMENT CORP.
 SECTION SECTION 11, T10N, R3E, NMPM
 GRANT N/A
 MARCO TRACT N/A
 SUBDIVISION ACME ACRES
 LOT TRACT A-1
 BLOCK N/A

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, ALONG WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.



Richard A. Borgel
 RICHARD A. BORGEL, N.M. R.S. 7428
 11-13-98



SHEET 3 OF 3
 RAB
 AC-PLAT1
 11-12-98
BORGEL SURVEYING COMPANY
 P.O. BOX 352
 LOS LUNAS, NEW MEXICO 87031-0352
 (505) 865-0148

99C-59(31)

EXHIBIT "A"

DESCRIPTION

A Sanitary Sewer Easement situate within Section 11, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as described in the PLAT OF TRACTS A-1-B-1, A-1-B-2 AND A-1-B-3, ACME ACRES, as filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 26, 2001 in Book 2001C, Page 286 and being more particularly described as follows:

BEGINNING at a point on the easterly boundary line of the tract herein described, being a point on the easterly boundary of said Tract A-1-B-1 and the southerly right-of-way of Cutler Avenue NE, WHENCE on AMAFCA Brass Disc stamped "NDC-19A-12" bears North 58°18'05" East a distance of 910.41 feet;

Thence along the easterly boundary line of the tract herein described and the easterly line of said Tract A-1-B-1, South 00°00'00" East a distance of 21.55 feet to the southeast corner;

Thence leaving the easterly line of said Tract A-1-B-1 and the southerly boundary line of the tract herein described, North 89°29'45" West a distance of 268.11 feet to the southwest corner being a point on the southerly line of of said Tract A-1-B-1 and the northerly right-of-way line of Interstate 40;

Thence along the westerly boundary line of the tract herein described, the southerly line of said Tract A-1-B-1 and the northerly right-of-way line of Interstate 40, North 65°53'12" West a distance of 185.28 feet to a point;

Thence leaving the southerly line of said Tract A-1-B-1, the northerly right-of-way line of Interstate 40, along the westerly boundary line of the tract herein described, North 18°20'07" West a distance of 156.75 feet to the northwest corner being a point on the northerly line of said Tract A-1-B-1 and the southerly right-of-way line of Embudo Arroyo;

Thence along the northerly boundary line of the tract herein described, the northerly line of said Tract A-1-B-1 and the southerly right-of-way line of Embudo Arroyo, South 89°41'33" East a distance of 55.14 feet to the northeast corner;

Thence leaving the northerly line of said Tract A-1-B-1, the southerly right-of-way line of Embudo Arroyo and along the easterly boundary line of the tract herein described the following seven courses;

South 18°20'07" East a distance of 134.06 feet to a point;
South 58°45'43" East a distance of 96.75 feet to a point;
South 89°25'07" East a distance of 36.87 feet to a point;
South 89°29'46" East a distance of 47.03 feet to a point on the easterly line of said Tract A-1-B-1,
South 29°29'53" East a distance of 2.21 feet to a point of curvature;
63.89 feet along an arc of a tangent curve to the left, having a radius of 60.50 feet, a central angle of 60°30'09" and a chord bearing South 59°44'58" East a distance of 60.96 feet to a found 0.5" Diameter Plastic Cap stamped "8685" being the point of tangency;
North 90°00'00" East a distance of 166.10 feet to the POINT OF BEGINNING.

Tract contains 0.4841 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Robert A. Gromatzky, a New Mexico Registered Land Surveyor No. 16469, do hereby certify that this Easement Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is an Easement Survey for use in granting a new easement.


Robert A. Gromatzky Date
New Mexico Registered Land Surveyor No. 16469



ABCWUA EASEMENT
ACME ACRES TRACT A1B1
1-40 / CARLISLE 87110

ABCWUA #7656
BHI # 20130059.001.01

SHEET: 1 OF 2
DATE: 6/20/2012

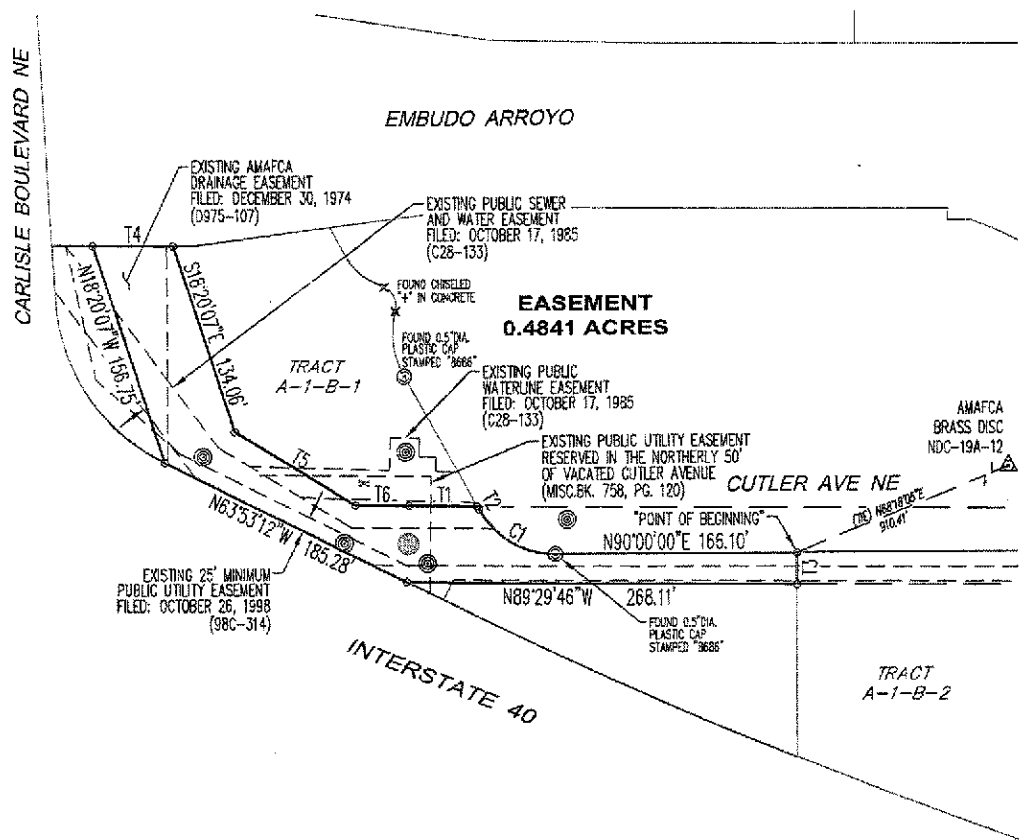
EXHIBIT "A"



0 50 100
SCALE: 1" = 100'

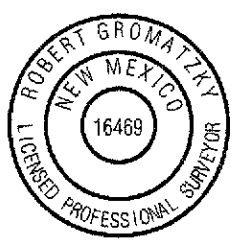
NOTE:

Bearings are New Mexico State Plane Grid Bearings (Central Zone)
NAD 1983.
Basis of Bearings is between City of Albuquerque Control Monuments
"12-J16" and "10-H17". Bearing = N24°41'28"E.



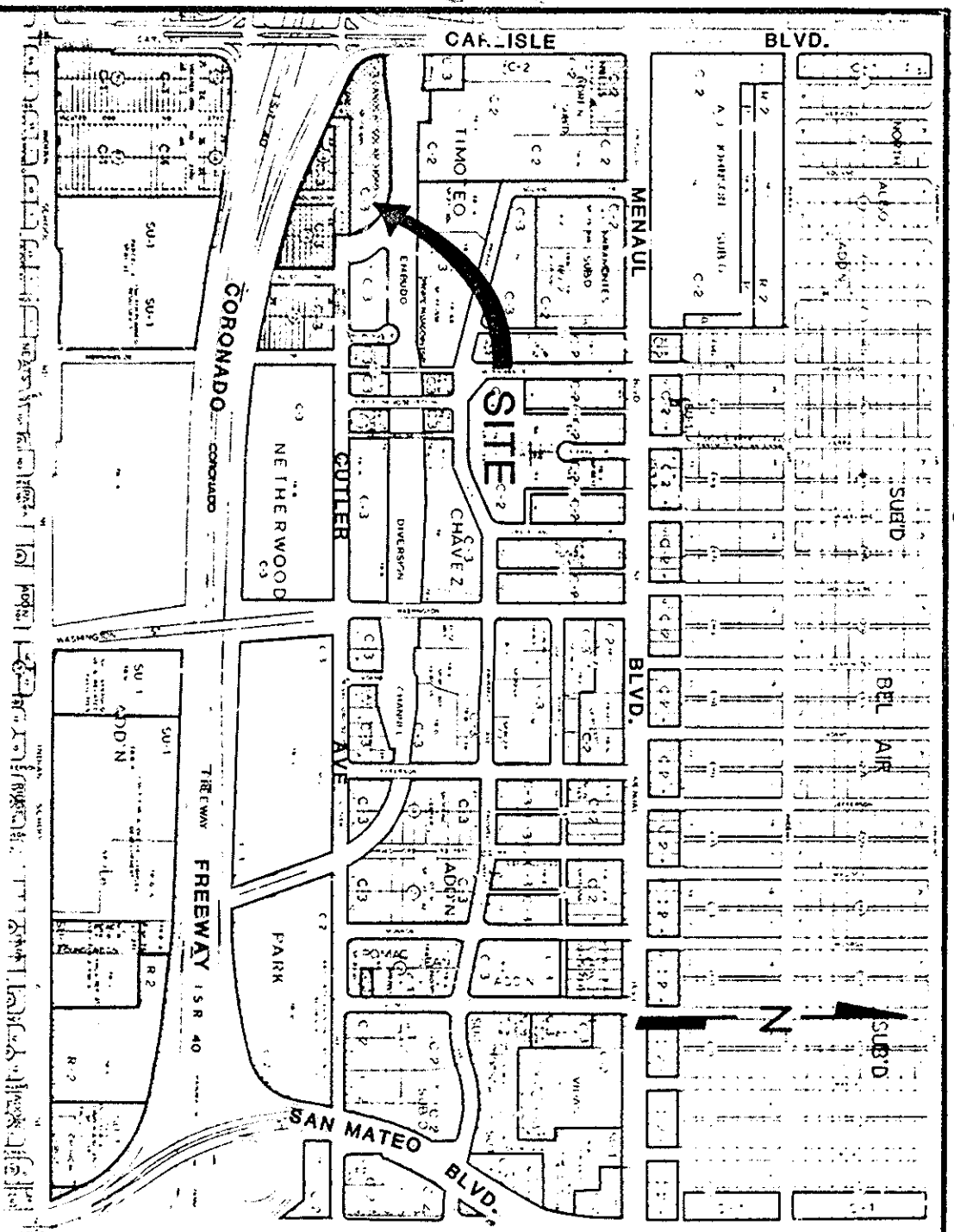
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	60°30'09"	35.28'	63.89'	60.50'	60.96'	S59°44'58"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S89°29'46"E	47.03'
T2	S29°29'53"E	2.21'
T3	S00°00'00"E	21.55'
T4	S89°41'33"E	55.14'
T5	S58°45'43"E	96.75'
T6	S89°25'07"E	36.87'



**ABCWUA EASEMENT
ACME ACRES TRACT A1B1
1-40 / CARLISLE 87110**

ABCWUA #7656	SHEET: 2 OF 2
BHI # 20130059.001.01	DATE: 6/20/2012



VICINITY MAP H-17

ACME ACRES

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 1985

85 87089

State of New Mexico
County of Bernalillo
This instrument was filed for record
on OCT 7 1985
at 10:00 AM in Volume 133
of the County Clerk's Office
at Albuquerque, New Mexico
Deputy Clerk

STATEMENT AND AFFIDAVIT OF OWNERS:

Said replatted TRACT A of ACME'S ACRES being designated with the free consent of, and in accordance with the wishes and desires of the undersigned Owner(s) and/or Proprietor(s) thereof, and said Owner(s) and/or Proprietor(s) do hereby certify that the easements remain as previously dedicated and dedicate the 25' Water and Sewer together with the 20' Waterline easements shown hereon.

ACME LIMITED PARTNERSHIP (Lands of Solar Homes; Lands of Solar Homes, Tract B; Lots 2, 47 & 48, Block 13; Lots 49, 46, & 47, Block 14; Netherwood Park Addition.)
Bruce J. Pierce & Associates, General Partner
ZMC.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 6th day of August, 1985.

Thomas A. Fowler
Notary Public
My Commission expires: 4-19-88

JAMES ARTHUR HOFFMAN, Trustee of the Jacquiline M. Hoffman Testamentary Trust under the Last Will and Testament of Jacquiline M. Hoffman deceased, and C. A. TONEY AND FAIDYNE M. TONEY, with an undivided one-half interest in Lots 1, 3-11, and 40-46 in Block 13; Lots 1-7 and 48 in Block 14 of Netherwood Park Addition 2nd Filing.

James Arthur Hoffman
JAMES ARTHUR HOFFMAN
Trustee
C. A. Toney
C. A. TONEY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 8th day of October, 1985.
Elizabeth A. Jacobs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/8/86

DESCRIPTION:

The foregoing replat of that certain tract of land situated in the City of ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO in Section 11, Township 10 North, Range 3 East, New Mexico Principal Meridian, being and comprising all of LANDS OF SOLAR HOMES; TRACT B OF LANDS OF SOLAR HOMES; all of LOTS 2, 47, 48 and 42 thru 48 together with portions of LOTS 9 thru 11 and 40 and 41 Block 13; all of LOTS 1 thru 3 and LOT 48 together with portions of LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 thru 47 BLOCK 14 of NETHERWOOD PARK ADDITION 2ND FILING; and those portions of CUTLER AVENUE, HERMOSA DRIVE and SOLANO DRIVE vacated by V-85-49.

Replatted and subdivided and now comprising TRACT A of ACME'S ACRES and being more particularly described using New Mexico State Plane (Central Zone) and bearings and ground distances as follows:

- BEGINNING at the NORTHWEST corner of the tract herein described, the Albuquerque Survey Control monument "NMSHC1-40-11" bears S34°56'00" W 137.37' thence,
S89°36'26"E, 97.78 feet to a point; thence,
N82°24'44"E, 201.90 feet to a point; thence,
S89°06'37"E, 122.08 feet to a point; thence,
S89°37'08"E, 195.04 feet to a point; thence,
S00°22'52"W, 8.00 feet to a point; thence,
S89°37'08"E, 16.13 feet to a point on curve; thence,
SOUTHEASTERLY, 258.38 feet along the arc of a curve, said curve having a radius of 334.32 feet and a long chord which bears S47°54.33"E, 252.00 feet to a point on curve; thence,
S00°22'52"W, 68.42 feet to a point; thence,
S89°37'08"E, 117.57 feet to a point; thence,
S00°22'52"W, 268.29 feet to a point on curve; thence,
NORTHWESTERLY, 728.25 feet along the arc of a curve, said curve having a radius of 3819.72 feet and a long chord which bears N69°19'51"W, 727.15' feet to the point of curvature; thence,
N63°52'08"W, 197.00 feet to a point of curvature; thence,
NORTHWESTERLY, 138.42 feet along the arc of a curve, said curve having a radius of 132.00 feet and a long chord which bears N33°34'37"W, 132.17 feet to a point of curvature; thence,
N03°54'19"W, 38.58 feet to the POINT OF BEGINNING.
- Said tract of land contains 6.2910 Acres, more or less.

APPROVALS:

- Richard D. Davis* SP 85-434
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 8/11/85
- Richard D. Davis*
WATER RESOURCES, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 10/10/85
- Richard D. Davis*
EXECUTIVE ENGINEER, AMAFCA
DATE: 8-6-85
- Richard D. Davis*
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 8-6-85
- Richard D. Davis*
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 8-6-85
- Richard D. Davis*
DIRECTOR OF PARKS AND RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 10-9-85
- Richard D. Davis*
PROJ. MGMT. CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 10-9-85
- Richard D. Davis*
CHIEF CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
DATE: 10-9-85

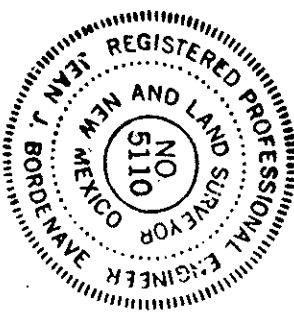
SHEET 1 OF 2

DMJM
5700 Harper Ave. NE, Suite 250
Albuquerque, New Mexico 87109
(505) 922-7955
ENGRS. FILE NO. A7-1512

- NOTES:
- Bearings shown are New Mexico State Plane (Central Zone) Grid Bearings using ACS Control Monuments "STA. 1-40-11" to "STA. 6-H17A" for a baseline w/values as follows:
"STA. 1-40-11" Brass Tablet set in concrete monument flush with ground.
X = 394,232.04 Y = 1,493,896.47 El. = 5135.394
G.F. = 0.99906715 SOURCE: ACS BK. Pg. C-239 w/REV. NO. 2
 - "STA. 6-H17A" Brass Tablet set in concrete post 0.2 feet above ground.
X = 394,252.28 Y = 1,496,042.33 El. = 5148.74
G.F. = 0.9996665 SOURCE: ACS BK. Pg. C-619 w/REV. NO. 5
 - Distances shown are horizontal ground distances.
 - Number of Tracts: 1 created by this plat.
 - Date of Field Survey: June 1985
 - () indicates Record Data.

CLARIFICATION:

J. JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE MINORSUBDIVISION ORDINANCE AND THAT THE PLAT SHOWS ALL EASEMENTS OF RECORD AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.



Jean J. Bordenave
JEAN J. BORDENAVE, N.M.P.E. & L.S. #5110

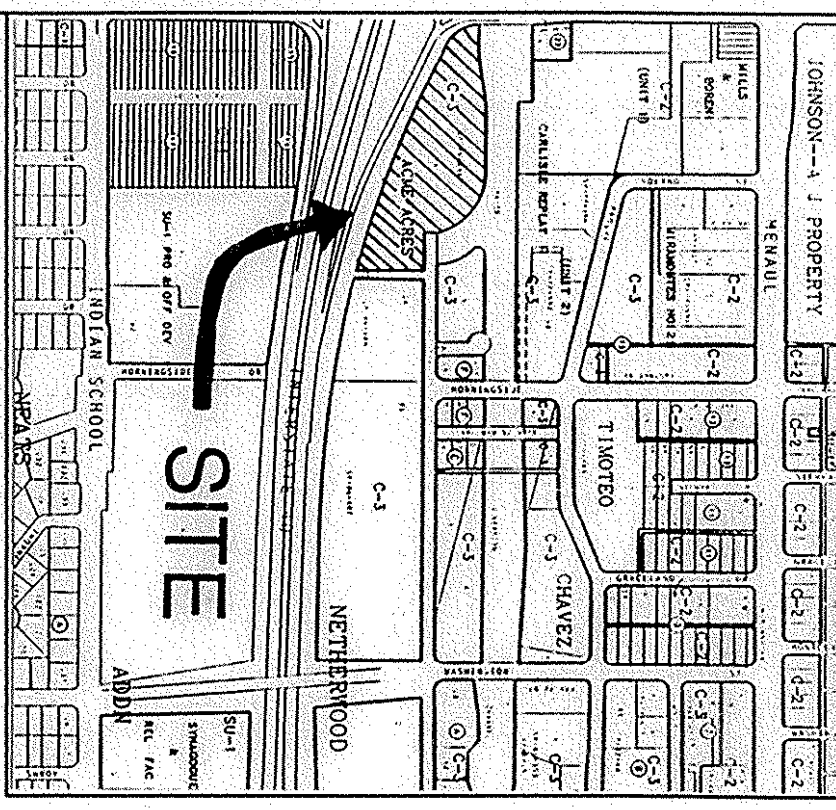
The foregoing instrument was acknowledged before me this 6th day of August, 1985.

Thomas A. Fowler
Notary Public
My Commission expires: 4-19-88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 8th day of October, 1985.
Elizabeth A. Jacobs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/8/86

98c 314 01



VICINITY MAP (N.T.S.)
ZONE ATLAS MAP H-17-Z

SUBDIVISION DATA

PLAT CASE NUMBERS DB8 95-527, SP. V.

GROSS ACREAGE 6.2929

ZONE ATLAS NUMBER H-17-Z

NO. OF EXISTING TRACTS/LOTS 1

NO. OF TRACTS/LOTS CREATED 1

NO. OF TRACTS/LOTS ELIMINATED 0

MILES OF FULL WIDTH STREETS CREATED 0.0182

AREA DEDICATED TO CITY OF ALBUQUERQUE 0.0 AC.

DATE OF FIELD SURVEY JULY, 1997

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 97102013510493

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ACQUIRE NEW EASEMENTS FOR UTILITY IMPROVEMENTS FOR PUBLIC SERVICE COMPANY OF NEW MEXICO, CITY OF ALBUQUERQUE WATER AND SEWER APPROVED AND FILED FOR RECORD.
2. BASIS OF BEARINGS IS BETWEEN TWO FOUND POINTS AS SHOWN.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. BEARINGS AND/OR DISTANCES IN PARENTHESIS ARE RECORD AND ARE SHOWN FOR COMPARISON WITH ACTUAL FIELD CONDITIONS.
5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THIS TRACT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
6. REFERENCES: SPECIAL WARRANTY DEED, FILED OCT. 17, 1985, AS DOCUMENT NO. 85 87302. PLAT OF ACME ACRES, FILED OCTOBER 17, 1985, VOL. C-28, FOLIO 133.

FREE CONSENT AND DEDICATION

THE REPLAT OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT THE EASEMENTS AS SHOWN ON THIS PLAT WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

Philip Breland

PHILIP BRELAND, VICE PRESIDENT, LUMBERMEN INVESTMENT CORP.

OWNER(S) ACKNOWLEDGEMENT

STATE OF NEW TEXAS) SS
COUNTY OF TRAVIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2 DAY OF October 1998 BY Philip Breland

MY COMMISSION EXPIRES 11/7/99 BY Tom Wecker



LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT 'A' OF ACME ACRES, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF ACME ACRES, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 17, 1985, VOL. C-28, FOLIO 133, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE, ACS CONTROL MONUMENT NMSHC L-40-11 BEARS S 34°56'48" W, 172.56 FEET, AND RUNNING, THENCE, S 89°41'33" E, 97.74 FEET; THENCE, N 82°26'05" E, 201.93 FEET; THENCE, S 89°05'32" E, 122.08 FEET; THENCE, S 89°36'52" E, 195.06 FEET; THENCE, S 00°39'14" W, 8.02 FEET; THENCE, S 89°39'36" E, 16.19 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 258.48 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 44°17'54", A RADIUS OF 334.32 FEET AND A LONG CHORD BEARING S 47°53'55" E, 252.09 FEET; THENCE, S 00°24'48" W, 68.46 FEET; THENCE, S 89°35'49" E, 117.60 FEET; THENCE, S 00°23'08" W, 268.12 FEET TO THE SOUTHEAST CORNER; THENCE, NORTHWESTERLY 728.29 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 3619.72, A DELTA OF 10°55'28, AND A LONG CHORD BEARING N 69°20'02" W, 727.19; THENCE, N 63°53'18" W, 196.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 138.53 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A DELTA OF 60°07'52, A RADIUS OF 132.00 FEET AND A LONG CHORD BEARING N 35°49'42" W, 132.26 FEET; THENCE, N 03°48'02" E, 38.59 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING AND CONTAINING 6.2929 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINED, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRONIC 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, (ABOVE GROUND 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

ON APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

ACCEPTED BY:

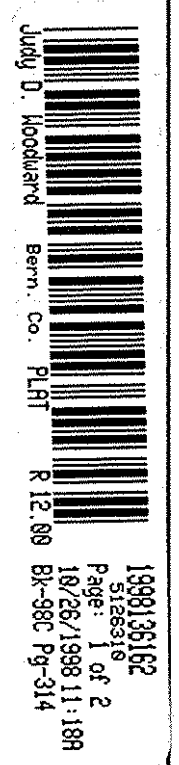
Donald S. Shaver
U.S. WEST COMMUNICATIONS
DATE 10-5-98

Paul P. Kelly
PUBLIC SERVICE COMPANY OF NEW MEXICO PNM ELECTRIC
DATE 10-5-98

Paul P. Kelly
GAS COMPANY OF NEW MEXICO PNM GAS
DATE 10-5-98

David Watson
JONES INTERCABLE INC.
DATE 10-7-98

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PAID ON UPC # 1-021-254, 055 122, 312 12.
PROPERTY OWNER OF RECORD:
John R. Karamanidis
10/26/98
Bernalillo County Treasurer's Office



PLAT SHOWING
TRACT 'A' ACME ACRES
WITHIN SECTION 11, T10N, R3E, NMPM
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1998

APPROVED AND ACCEPTED BY

Y. B. J.
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
DATE 10-12-98

W. C. W.
PARTS AND RECREATION DEPARTMENT
DATE 10-12-98

R. G. A. A.
CITY SURVEYOR, ENGINEERING DIVISION
DATE 10-12-98

W. H. H.
WATER RESOURCES DEPARTMENT
DATE 10-21-98

W. H. H.
PROPERTY MANAGEMENT
DATE 10-21-98

W. H. H.
ALBUQUERQUE METROPOLITAN GROYO FLOOD AUTHORITY
DATE 10-16-98

W. H. H.
CITY ENGINEER, ENGINEERING DIVISION
DATE 10-21-98

W. H. H.
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.
DATE 10-22-98

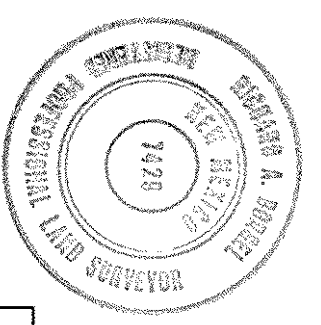
W. H. H.
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
DATE 10-22-98

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORDEL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, ALONG WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF ANY EXISTING TRACT OR TRACTS.

Richard A. Bordel
RICHARD A. BORDEL, N.M.R.P.S. 7429
DATE 10-1-98



97B28AT
R.A.B.
10-20-97
BORDEL SURVEYING COMPANY
P.O. BOX 352
LOS LUNAS, NEW MEXICO 87031-0352
(505) 865-0148

98c - 314 01

98c - 314 01

98c 314 (21)

98c 314 (21)

EXCEPTION #20 - CONDITIONS CONTAINED IN THE FOLLOWING INSTRUMENTS:
 BK. MISC. 225A, PG. 622-625, BK. MISC. 225A, PG. 626-630,
 FILED FOR RECORD 5-2-85.
 & BK. MISC. 281A, PG. 432-435

EXCEPTION #17 - AMAFCA SLOPE EASEMENT
 BK. MISC. 440, PG. 226
 FILED FOR RECORD 9-16-75

EXCEPTION #16 - AMAFCA RIGHT TO OPERATE,
 MAINTAIN AND REPLACE DRAINAGE STRUCTURE,
 BK. D975, PG. 107, FILED FOR RECORD 12-30-74
 25' SEWER AND WATER EASEMENT
 FILED 10/17/85

EXCEPTION #18 - UTILITY EASEMENT RESERVED IN THE NORTHERLY
 50 FT. OF VACATED CUTLER AVE. BK. MISC. 756, PG. 120
 20' WATERLINE EASEMENT
 BK. C28, PG. 133, FILED 10/17/85

EXCEPTION #17 - AMAFCA SLOPE EASEMENT
 BK. MISC. 440, PG. 226-227 FILED FOR RECORD 9-16-75

EXCEPTION #17 - AMAFCA SLOPE EASEMENT
 BK. MISC. 440, PG. 230-231
 FILED FOR RECORD 9-16-75

EXCEPTION #14 - EASEMENT FOR
 AN UNDERGROUND CONC. BOX CULVERT
 BK. MISC. 358, PG. 691-696, FILED FOR RECORD 3-18-74
 BK. MISC. 431, PG. 187-189, FILED FOR RECORD 11-8-79

VACATED ALISO AVENUE
 (V-85-101) EASEMENTS
 FOR EXISTING AMAFCA
 FACILITIES IN ALISO AVE.
 ARE RETAINED.

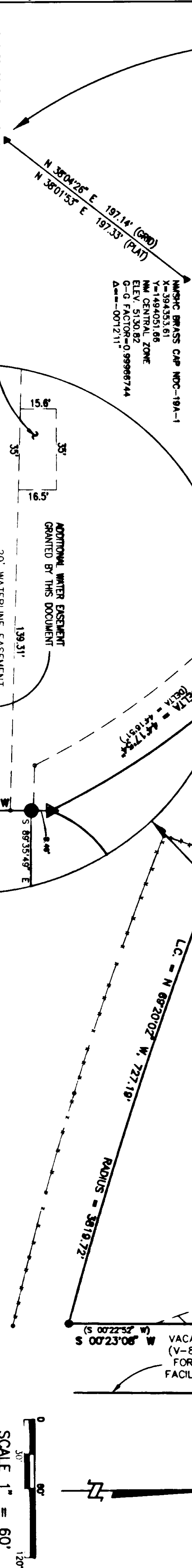
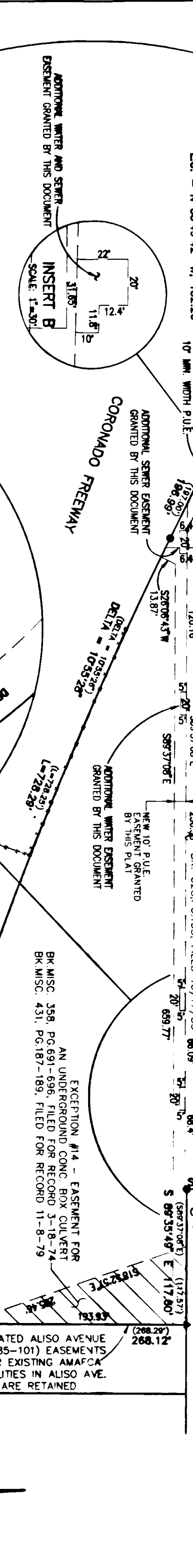
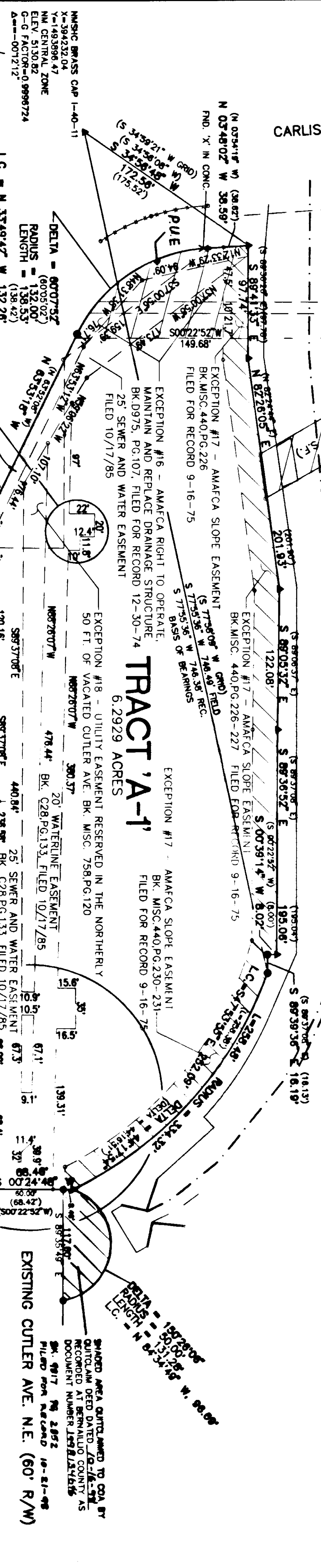
SHADED AREA OUTLINED TO COA BY
 CULDEAM DATED 02-16-57
 RECORDED AT BERNALILLO COUNTY AS
 DOCUMENT NUMBER 159823465
 BK. 9917, PG. 2852
 FILED FROM RECORD 10-21-98

CARLISLE BOULEVARD

EMBUJO DIVERSION CHANNEL

WITHIN SECTION 11, T10N, R3E, NMPM
 ALBUQUERQUE, NEW MEXICO
 OCTOBER, 1998

PLAT SHOWING
 TRACT 'A-1' ACME ACRES



NOTE: SHADING INDICATES THOSE PORTIONS OF PUBLIC UTILITY
 EASEMENTS (P.U.E.) TO BE FOR AERIAL USE ONLY.
 (30 MIN. ABOVE FINISHED GROUND.)

LEGEND

- SET & REBAR W/CAP P.S. 7429
- FOUND #4 REBAR
- FOUND #6 REBAR
- ▲ FOUND BRASS CAP

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, ALONG WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF ANY EXISTING TRACT OR TRACTS.

Richard A. Borgel 10-1-98
 RICHARD A. BORGEL, N.M.R.P.S. 7429

BORGEL SURVEYING COMPANY
 P.O. BOX 352
 LOS LUNAS, NEW MEXICO 87031-0352
 (505) 865-0148

SCALE 1" = 60'

SHEET 2 OF 2

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT

Original

THIS INDENTURE made this 10th day of DECEMBER, 19 98 by and between

ALBHI Limited Partnership, a Texas limited partnership

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division, and US WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communication purposes only.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, 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 the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in BERNALILLO County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No. A-8503

An easement within TRACT A-1 of the Plat of ACME ACRES, situate in Section 11, T. 10 N., R. 3 E., N.M.P.M. Bernalillo County, New Mexico, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 98C, Page 314, on October 26, 1998 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the electric line as installed and for the transformer site, the easement is ten (10) feet wide in front of the transformer doors and five (5) feet wide on the other sides of the transformer all as installed within said TRACT A-1.

Easement location is generally shown on the attached EXHIBIT "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto, Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 10th day of DECEMBER, 19 98

ALBHI Limited Partnership

(SEAL)

By: X Argyre Albarran, LTD (SEAL)

Argyre Albarran, LTD

(SEAL)

Title: Under Secretary, President (SEAL)

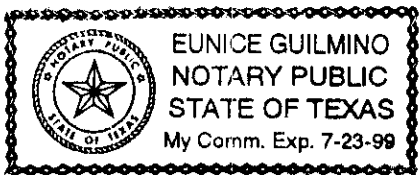
ACKNOWLEDGEMENT FOR ~~INDIVIDUAL~~ PARTNERSHIP

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on 10th DECEMBER, 19 98

By H. Drake Leddy

My commission expires:
(Seal)



Eunice Guilmino
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

This instrument was acknowledged before me on _____, 19 _____

By _____ (Name of Officer) _____ (Title of Officer)

of _____ (Corporation Acknowledgement)

a _____ (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

FOR RECORDER'S USE ONLY

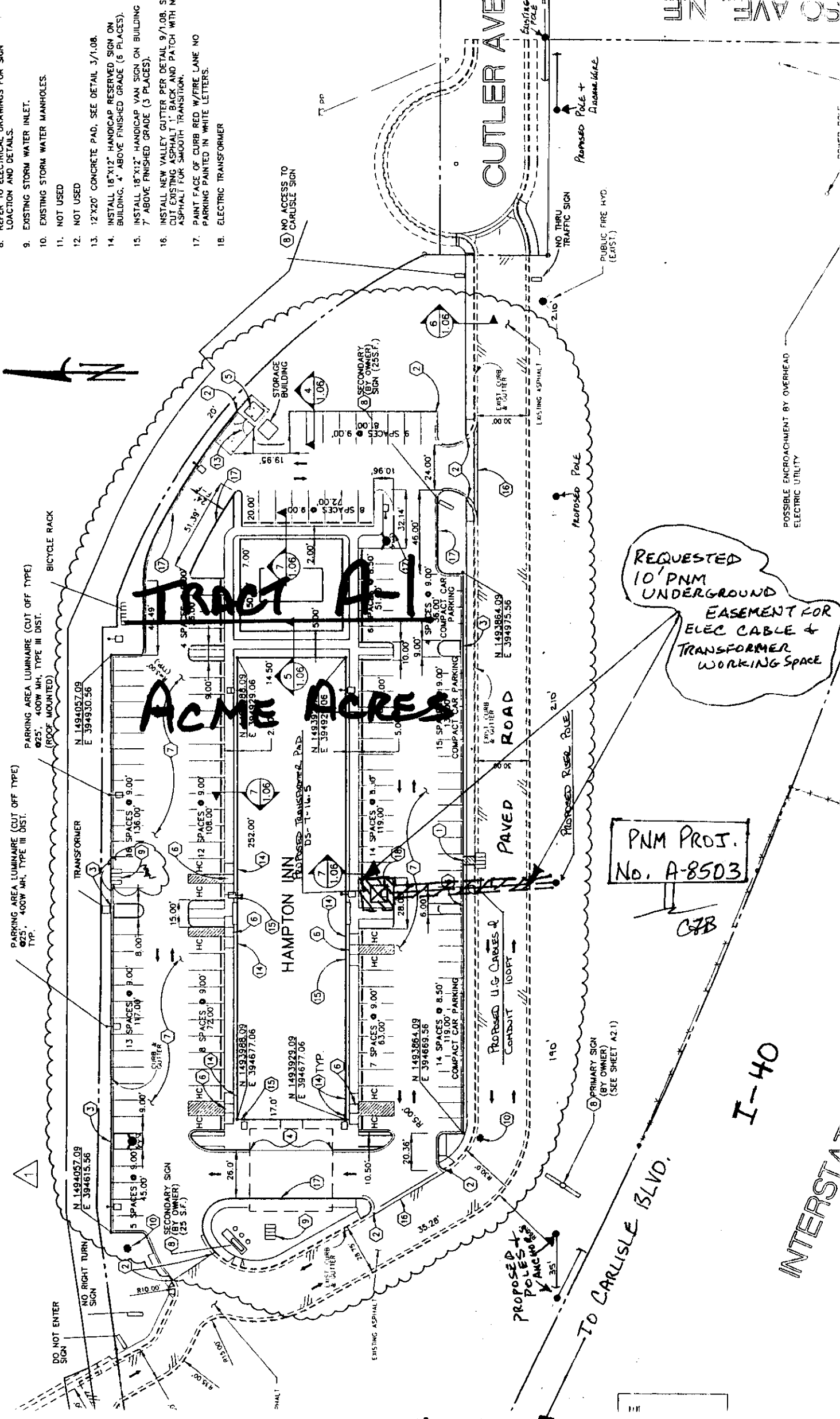


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Page: 1 of 2
12/17/1998 02:53P
Bk-9820 Pg-784

EMBUDO DIVERSION CHANNEL

AS

5. SEE SHEET 2-12 FOR TRASH ENCLOSURE DETAIL.
6. SEE 8/1.08 FOR HANDICAP RAMP DETAIL.
7. FOR ASPHALT PAVING, SEE DETAIL 2/1.08.
8. REFER TO ELECTRICAL DRAWINGS FOR SIGN LOCATION AND DETAILS.
9. EXISTING STORM WATER INLET.
10. EXISTING STORM WATER MANHOLES.
11. NOT USED
12. NOT USED
13. 12"x20" CONCRETE PAD, SEE DETAIL 3/1.08.
14. INSTALL 18"x12" HANDICAP RESERVED SIGN ON BUILDING, 4' ABOVE FINISHED GRADE (6 PLACES).
15. INSTALL 18"x12" HANDICAP VAN SIGN ON BUILDING 7' ABOVE FINISHED GRADE (3 PLACES).
16. INSTALL NEW VALLEY GUTTER PER DETAIL 9/1.08, SEAM CUT EXISTING ASPHALT BACK AND PATCH WITH NEW ASPHALT FOR SMOOTH TRANSITION.
17. PAINT FACE OF CURB RED W/FIRE LANE NO. PARKING PAINTED IN WHITE LETTERS.
18. ELECTRIC TRANSFORMER



REQUESTED 10' PNM UNDERGROUND EASEMENT FOR ELEC CABLE & TRANSFORMER WORKING SPACE

PNM PROJ. No. A-8503

G7B

EXHIBIT - "A"



DECLARATION OF ADJACENT LAND ROADWAY EASEMENT

THIS DECLARATION OF ADJACENT LAND ROADWAY EASEMENT (the "**Declaration**") is made by GREEN JEANS, LLC, a New Mexico limited liability company ("**Green Jeans**"), and Terrapin Operator, a Delaware Corp ("**Hampton Inn Owner**").
ABQ EAST LLC.

Introductory Provisions

A. Green Jeans, LLC, a New Mexico limited liability company is the contract purchaser and owner of equitable title to Tract A-1-B-1, as shown on the Plat of Tracts A-1-B-1, A-1-B-2 and A-1-B-3, ACME ACRES, within Section 11, T. 10 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as same is shown and designated on the plat of said Addition (the "**2001 Plat**") filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 26, 2001, in Volume 2001C, Folio 286 ("**Tract A-1-B-1**").

B. Hampton Inn Owner is the owner of Tract A-1-A, upon which is constructed a Hampton Inn Hotel (the "**Hotel**"), as such tract is shown on the Plat Showing Tracts A-1-A and A-1-B, ACME ACRES, within Section 11, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, as same is shown and designated on the plat of said Addition (the "**1999 Plat**") filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July, 1999, in Volume 99C, Folio 59 ("**Tract A-1-A**").

C. On October 30, 1998, ALBHI Limited Partnership, Texas limited partnership, the Hampton Inn Owner's predecessor in title as owner of Tract A-1-A, and Lumbermen's Investment Corporation, a Delaware corporation, the then-owner of Tract A-1-B as shown on the 1999 Plat ("**Tract A-1-B**"), executed that certain Roadway Easement Agreement filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 25, 1998, in Book 9819, Page 581 as Document No. 98-152423 (the "**Roadway Easement Agreement**") which creates an easement on a portion of Tract A-1-A (the "**Easement Property**") for a private roadway known as "Cutler Avenue N.E." (the "**Existing Paved Roadway**") which provides access to Tracts A-1-A and A-1-B-1, as well as to Tract A-1-B-2 as shown on the 2001 Plat ("**Tract A-1-B-2**") and Tract A-1-B-3 as shown on the 2001 Plat ("**Tract A-1-B-3**").

D. A portion of the Existing Paved Roadway adjacent to the northeastern portion of Tract A-1-B-1 deviates from its otherwise linear alignment directly opposite the driveway entrance to the Hotel located on Tract A-1-A, along the eastern boundary of Tract A-1-B-1 which protrudes to the east. This protruding portion of the eastern boundary of Tract A-1-B-1 is referred to herein as the "**Adjacent Land**," and is depicted on Exhibits A1 and A2 and Exhibit B attached hereto and incorporated by reference.

E. Green Jeans desires to enhance the utility and safety of the Existing Paved Roadway by improving and paving the Adjacent Land to make it a part of the Existing Paved Roadway, and by granting to all parties who have the right to use the Existing Paved Roadway and the Easement Property the right to use the Adjacent Land and Adjacent Easement (hereinafter defined) for the same purposes and in the same manner and to the same extent as they are entitled to use the Easement Property pursuant to the Roadway Easement Agreement and the Existing Paved Roadway. The Hampton Inn Owner desires to cooperate with and accommodate Green Jeans to achieve the foregoing, as provided hereinafter.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Green Jeans and Hampton Inn Owner declare and agree as follows:



Declaration and Agreements

1. Incorporation. The Introductory Provisions set forth above and all exhibits attached hereto are incorporated herein by reference and made a part hereof.

2. Grant of Easement. Green Jeans does hereby grant to the Hampton Inn Owner and the owners of Tracts A-1-B-2 and A-1-B-3, and their respective successors in title and Permittees (hereinafter defined), a perpetual non-exclusive easement (the "**Adjacent Easement**") appurtenant to each such tract to use the Adjacent Land for the same purposes and in the same manner and to the same extent as they are entitled to use the Easement Property pursuant to the Roadway Easement Agreement and the Existing Paved Roadway; provided, however, that physical access to use the Adjacent Easement and the Adjacent Land and the rights of use granted hereunder shall not commence until Green Jeans has completed the Construction Work (hereinafter defined) and has opened the Adjacent Easement and Adjacent Land for use as a part of the Existing Paved Roadway.

3. Temporary Construction Easement. The Hampton Inn owner grants to Green Jeans a temporary construction easement on the Existing Paved Roadway in order to undertake the Construction Work. Green Jeans shall make all practical efforts to reasonably minimize interference with the use of the Existing Paved Roadway during the Construction Work.

4. Construction Work. Green Jeans, at its sole cost and expense, shall remove the existing curb on the western boundary of the Existing Paved Roadway, install new curb on the Adjacent Land and construct and pave the surface of the Adjacent Land so as to effectively expand the paved area of the Existing Paved Roadway onto the Adjacent Land (the "**Construction Work**"). The Construction Work shall be undertaken in compliance with all applicable laws, rules, regulations, codes, and ordinances, and all directives and orders of any governmental agency with jurisdiction over the Tracts A-1-B-1 and A-1-A. Green Jeans shall keep Tract A-1-A free from any liens arising out of the Construction Work, and shall indemnify, defend and hold harmless the Hampton Inn Owner from and against any claim, loss or expense incurred by Hampton Inn Owner as a result of or arising out of the Construction Work.

5. Maintenance and Repair. The Hampton Inn Owner, and all successor owners of Tract A-1-A, shall be responsible for performing all necessary repairs and maintenance of the paved surface, curb and any other improvements on the on the Adjacent Easement and Adjacent Land in the same manner and to the standards as the Hampton Inn Owner, as owner of Tract A-1-A, is obligated pursuant to Section 7 of the Roadway Easement Agreement to repair and maintain the Existing Paved Roadway. Notwithstanding the foregoing, the costs of repairing and maintaining the paved surface, curb and any other improvements on the Adjacent Land shall be allocated solely to Green Jeans and its successors in title, and the Hampton Inn Owner and owners of Tracts A-1-B-2 and A-1-B-3 shall bear no part of such costs.

6. Property Taxes. Green Jeans and its successors in title to Tract A-1-B-1 shall be responsible for paying all of the property taxes assessed against Tract A-1-B-1, including without limitation the Adjacent Land. The Hampton Inn Owner and the owners of Tracts A-1-B-2 and A-1-B-3 shall bear no responsibility to contribute to the taxes assessed against Tract A-1-B-1, including the Adjacent Land.

7. Reservations and Exceptions. The grant of easement by Green Jeans is subject to the following reservations and exceptions:

A. Reserved Rights. Green Jeans reserves the right to continue to use and enjoy the Adjacent Property in combination with its ownership of Tract A-1-B-1, including but not limited to (i) use of the paved roadway surface thereon, and (ii) the installation, repair and maintenance of water, wastewater, electricity, telephone, gas and other utilities, and any necessary drainage facilities within the Adjacent Easement, so long as such use and enjoyment does not materially interfere with or interrupt the use and enjoyment of the Adjacent Easement as granted herein.

B. Exception. The Adjacent Easement is subject to all other present and recorded easements, rights-of-way, restrictive covenants and other documents of record, and all zoning and other municipal ordinances and regulations applicable to the Adjacent Land.

8. Successors and Assigns. This Agreement is binding upon and will inure to the benefit of Green Jeans, the Hampton Inn Owner and the owners of Tracts A-1-B-2 and A-1-B-3 and their respective successors and assigns. All references to a specific owner of a tract of land affected hereby shall be understood to include the successors and assigns of each such party. The rights and benefits granted to and reserved by the parties hereto with respect to each tract shall run with the land and automatically pass to any subsequent owner of such tract of land. The parties hereto shall be released of the duties and obligations with respect to the easement upon the conveyance of their title to such tracts of land giving rise to such duties or obligations, and such duties and obligations shall thereafter be assumed by the grantee thereof.

9. Permittees. The rights and benefits granted herein to Hampton Inn Owner and the owners of Tracts A-1-B-2 and A-1-B-3, and the rights and benefits reserved herein by Green Jeans, shall also be available to their respective tenants, customers, agents, employees, licensees, guests and invitees, all of whom are collectively referred to herein as "Permittees." However, no provision herein shall be construed or deemed to create any easement or other rights for the use or benefit of the public generally.

10. Access to Tract A-1-B-1. Green Jeans shall be entitled to use the Adjacent Easement and the Adjacent Land as a means of access to Tract A-1-B-1 by means of driveways, curb cuts and other access points so long as such access complies with all applicable requirements of the City of Albuquerque and all other governmental entities having jurisdiction over the Adjacent Land.

11. Remedies. The rights granted and reserved hereunder may be enforced by Green Jeans, the Hampton Inn Owner and the owners of Tracts A-1-B-2 and A-1-B-3 by all legal and equitable means available under New Mexico law. If a party retains an attorney to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, costs of court and expenses relating thereto. In no event, however, shall any party have the right to file or assert a security interest against the Adjacent Land or Tract A-1-A that would have priority over the mortgage or deed of trust lien or other security interest held by any contract seller or lender having an interest in such tracts. No breach of this Declaration shall entitle an owner to cancel, rescind or otherwise terminate this Declaration.

(Signature Page Follows)

EXHIBIT A1

Depiction of Adjacent Land

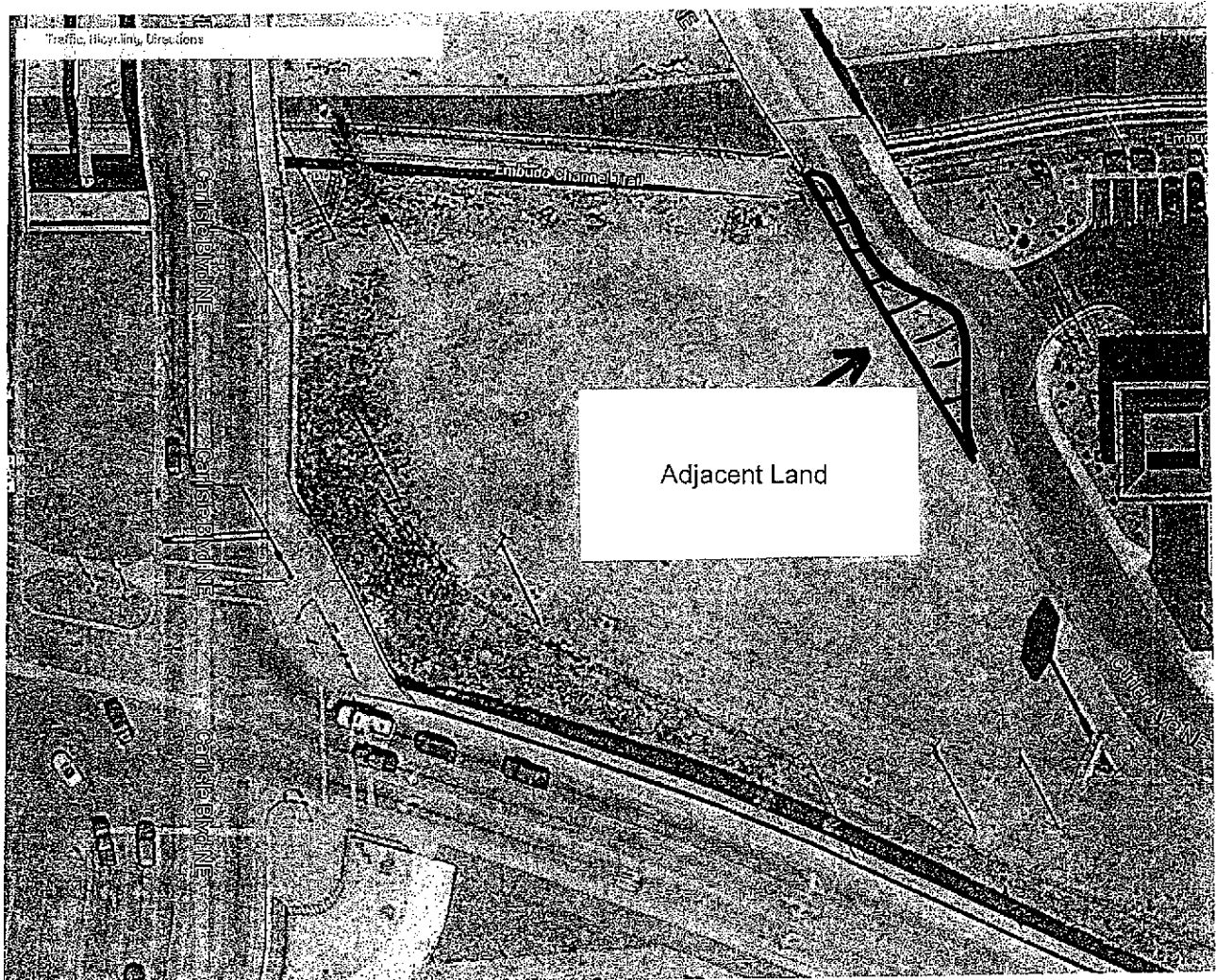
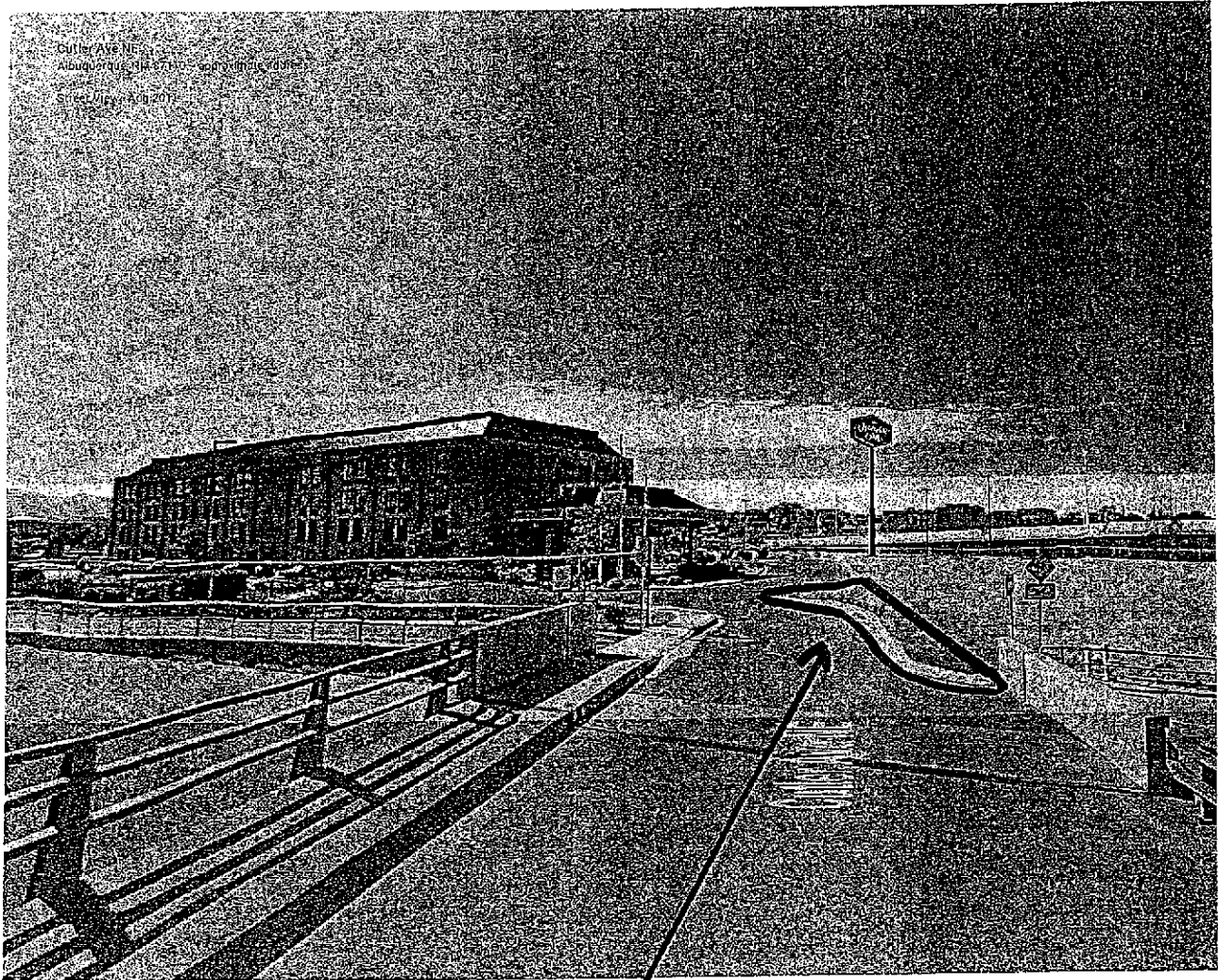


EXHIBIT A2

Depiction of Adjacent Land



Adjacent Land

EXHIBIT B
ADJACENT LAND
 SEPTEMBER 3, 2014

TRACY AREA
 FILED UNDER 20, 2011 IN COUNTY P. 284

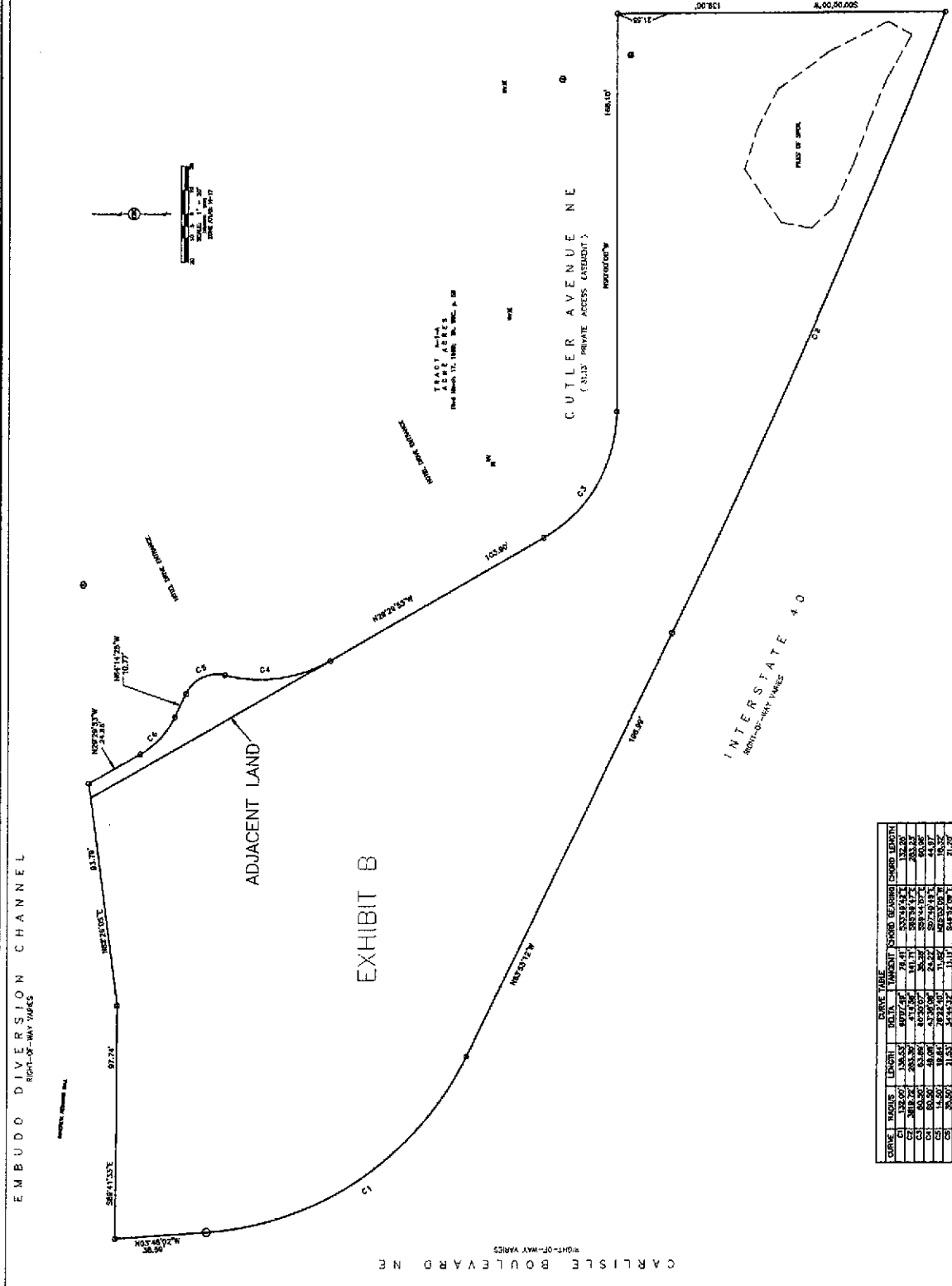
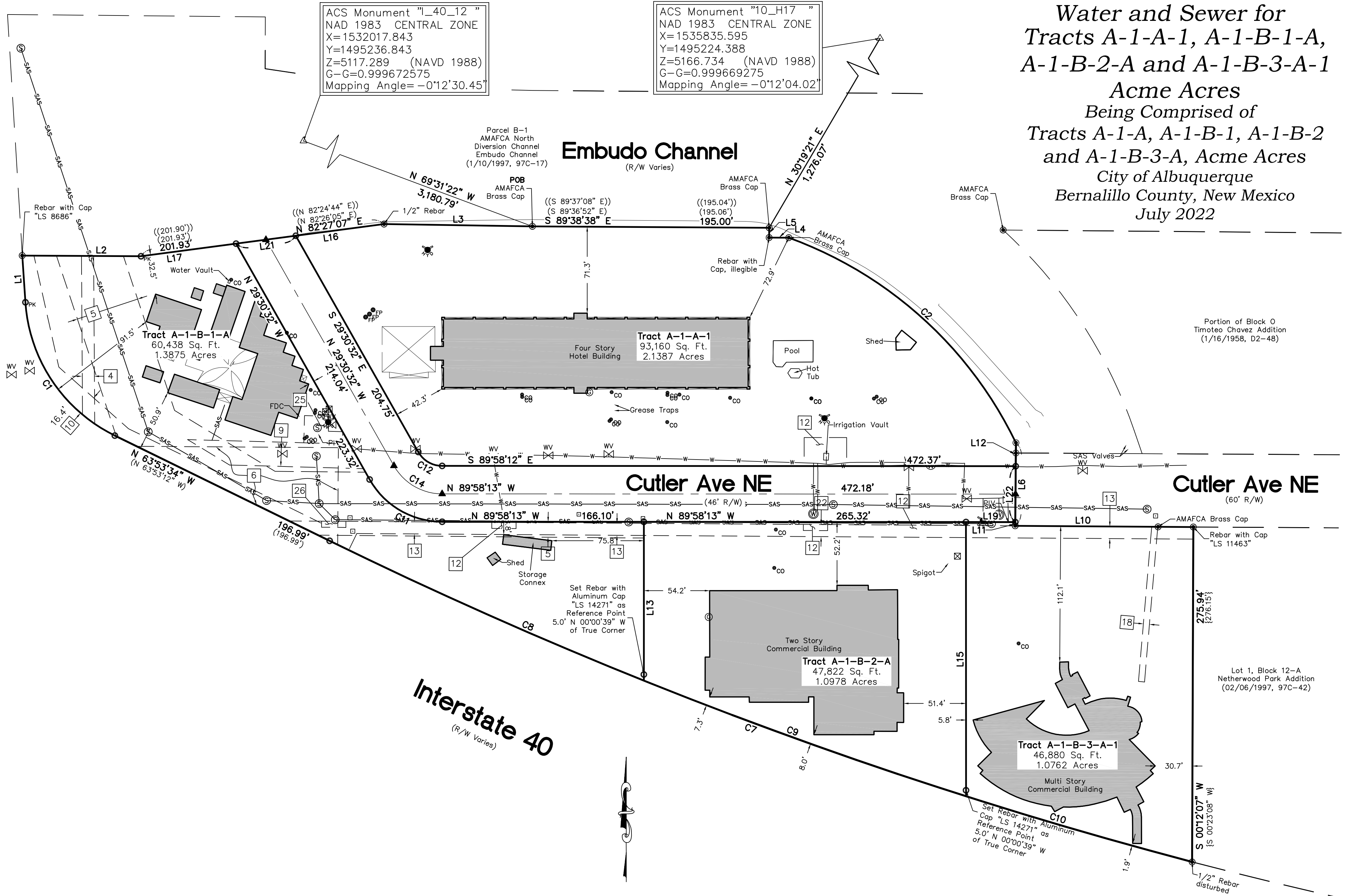


EXHIBIT B

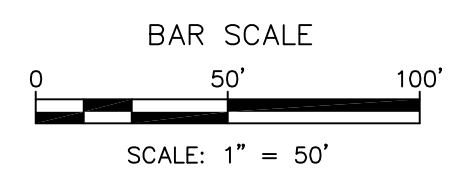
CURVE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH	AREA
C1	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C2	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C3	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C4	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C5	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C6	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C7	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C8	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C9	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'
C10	S89°11'32"E	38.26'	S89°11'32"E	38.26'	132.00'

**Water and Sewer for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
July 2022**

Carlisle Blvd NE
(R/W Varies)



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



Easement Notes

- 1] EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231)
- 2] EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107)
- 3] INTENTIONALLY OMITTED
- 4] EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5] EXISTING 25' PUBLIC WATER & SEWER EASEMENT (10/11/2012, DOC. NO. 2012106287)
- 6] EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7] EXISTING 31.13' PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59)
- 8] EXISTING 25' PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133)
- 9] EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133)
- 10] EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11] INTENTIONALLY OMITTED
- 12] EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314)
- 13] EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14] EXISTING AMAFCA PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 15] EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16] EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17] EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18] EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19] EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662)
- 20] EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400)
- 21] EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22] EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23] EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24] EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618)
- 25] EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26] EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27] 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Water and Sewer for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
July 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48(258.48)((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' {194.00'} [194.00']	3819.72' {3819.72'} [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W [S 00°27'38" W]	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E [S 89°35'49" E]	146.66' {147.60'}
L11	S 00°27'38" W [S 00°24'48" W]	3.08'
L12	N 00°27'38" E [S 00°24'48" W] ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W [N 90°00'00" E]	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] {S 00°00'00" E}	225.98'
L16	N 82°27'07" E [N 82°26'05" E]	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] {S 00°00'00" E}	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W [S 00°27'38" W]	8.45'

Line Table		
Line #	Direction	Length (ft)
L21	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	49.65'
L22	S 00°27'38" W [S 00°27'38" W]	46.04'

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