



Effective 3/01/2022

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

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

**BRIEF DESCRIPTION OF REQUEST**

CREATE 2 LOTS FROM 1 EXISTING LOT GRANT 23' EMERGENCY ENTRANCE / EXIT EASEMENT  
 VACATE EXISTING 6' & 10' PNM & MST & T EASEMENTS

**APPLICATION INFORMATION**

|   |                              |
|---|------------------------------|
| Applicant/Owner: LARONER REVOCABLE LIVING TRUST                   | Phone:                       |
| Address: 4741 PAN AMERICAN FWY NE                                 | Email:                       |
| City: ALBUQUERQUE State: NM                                       | Zip: 87109                   |
| Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC | Phone: 505.980.8365          |
| Address: P.O. BOX 25911   | Email: arch.plan@comcast.net |
| City: ALBUQUERQUE State: NM                                       | Zip: 87125                   |
| Proprietary Interest in Site:                                     | List all owners:             |

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

|                                       |                        |                                     |
|---------------------------------------|------------------------|-------------------------------------|
| Lot or Tract No.: TRACT A-1           | Block:                 | Unit:                               |
| Subdivision/Addition: LLD SUBDIVISION | MRGCD Map No.:         | UPC Code: 1.016.061.526.250.103.04  |
| Zone Atlas Page(s): F-16              | Existing Zoning: NR-LM | Proposed Zoning:                    |
| # of Existing Lots: 1                 | # of Proposed Lots: 2  | Total Area of Site (Acres): 3.4632± |

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 4741 PAN AMERICAN NE Between: CHAPPELL DR and: OFFICE BLVD

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

1007063 1000219

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: 8.22.22   |
| Printed Name: DERRICK ARCHULETA | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

### SKETCH PLAT REVIEW AND COMMENT

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

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

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

- A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

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

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

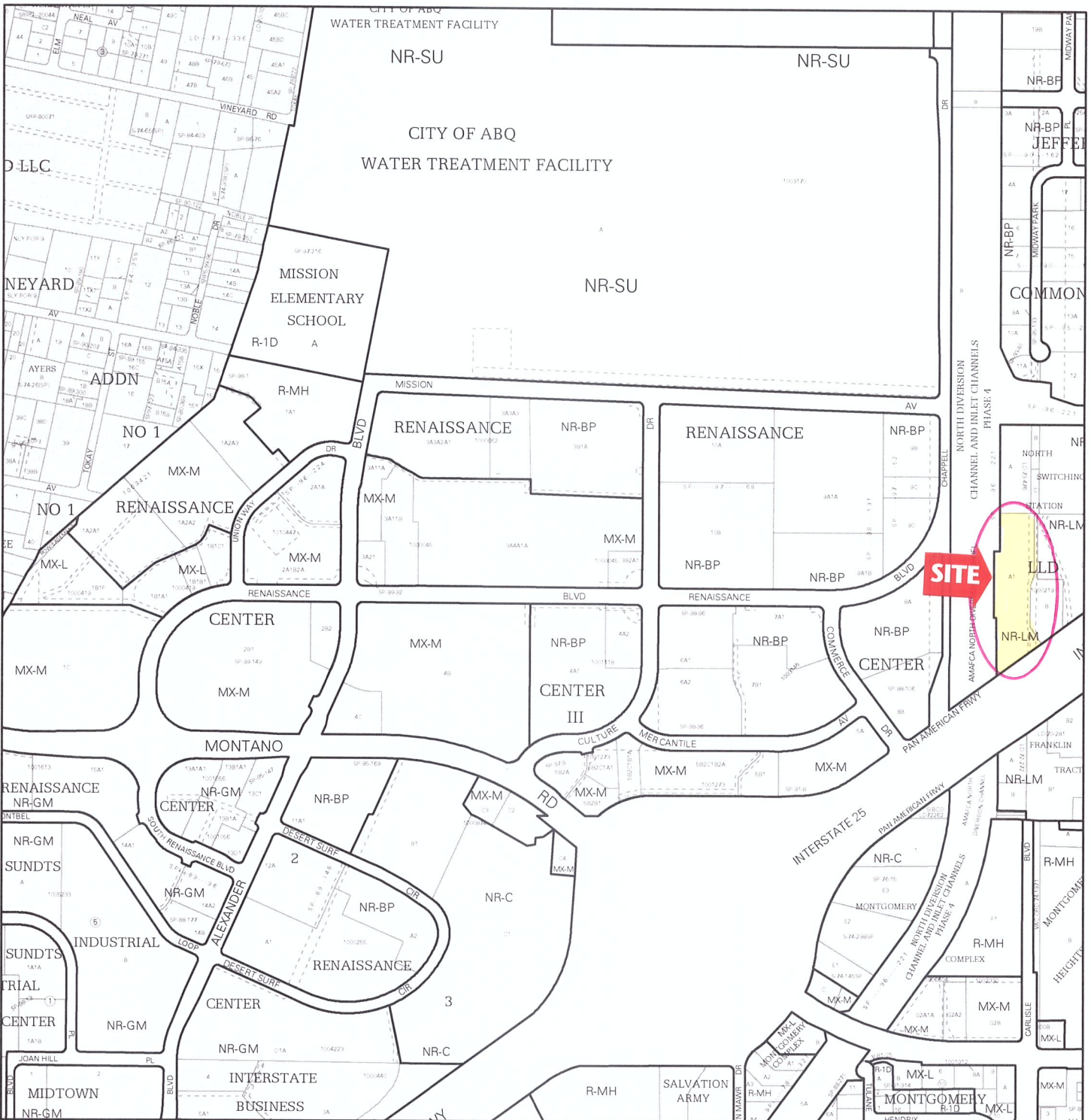
**Note:** Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

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

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



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**F-16-Z**

Gray Shading Represents Area Outside of the City Limits

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

August 22, 2022

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

**RE: TRACT A-1, LLD SUBDIVISION**

Ms. Wolfley and members of the Board:

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

The property owner is interested in the creation of two legal lots of record from existing Tract A-1, LLD Subdivision. Proposed Tract A-1-A at 1.1212± acres and Tract A-1-B at 2.3420± acres on property zoned NR-LM (Non Residential – Light Manufacturing). Combined acreage of properties involved is 3.4632± acres.

The request also includes the granting of a twenty-three (23) foot wide emergency entrance and exist easement along the western lot line of proposed Tract A-1-A. In addition within the same tract, a vacation of an existing six (6) foot and ten (10) foot wide PNM & MST&T easement.

The property is currently developed with a landscaping company known as Rocky Mountain Stone on proposed Tract A-1-B.

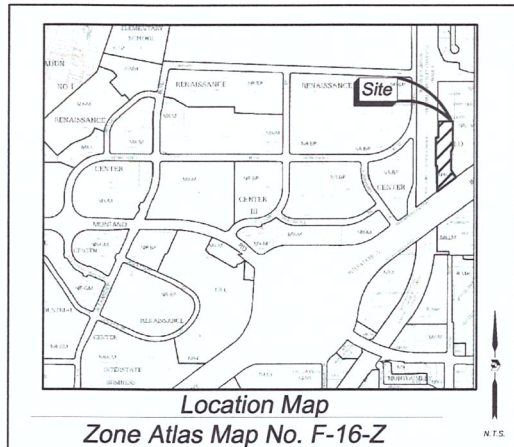
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan and falls within the North I-25 Albuquerque Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



**Subdivision Data:**  
 GROSS SUBDIVISION ACREAGE: 3.4632 ACRES±  
 ZONE ATLAS INDEX NO.: F-16-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

- Notes:**
1. PLAT SHOWS ALL EASEMENTS OF RECORD.
  2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Purpose of Plat**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT AN EASEMENT

**Solar Note:**  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Public Utility Easements**  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 CONVEYING, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREON 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 HEREON, 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 WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.  
 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WALK OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.  
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

RECORDING STAMP

**Legal Description**  
 A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT "A-1", LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN BOOK 2014C, PAGE 109, NOW COMPRISING TRACTS "A-1-A" AND "A-1-B" LLD SUBDIVISION.

TREASURER'S CERTIFICATE

**Free Consent**  
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.  
 SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

VINCENT J. LARDNER JR. DATE  
 CO-TRUSTEE  
 LARDNER REVOCABLE LIVING TRUST

CYNTHIA MECHEMBIER DATE  
 CO-TRUSTEE  
 LARDNER REVOCABLE LIVING TRUST

**Acknowledgment**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY VINCENT J. LARDNER JR., CO-TRUSTEE, LARDNER REVOCABLE LIVING TRUST

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**Acknowledgment**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY CYNTHIA MECHEMBIER, CO-TRUSTEE, LARDNER REVOCABLE LIVING TRUST

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

Plat of  
 Tracts A-1-A and A-1-B  
**LLD Subdivision**  
 Elena Gallegos Grant, Projected  
 Sections 34 & 35, Township 11 North, Range 03 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2022

**Project No.** \_\_\_\_\_  
**Application No.** \_\_\_\_\_  
**Utility Approvals**

|  |      |
|--|------|
| PNM                                    | DATE |
| NEW MEXICO GAS COMPANY                 | DATE |
| QWEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| COMCAST                                | DATE |

**City Approvals**

|  |      |
|--|------|
| CITY SURVEYOR                                  | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| A.B.C.W.U.A.                                   | DATE |
| PARKS AND RECREATION DEPARTMENT                | DATE |
| AMAFCA   | DATE |
| CITY ENGINEER                                  | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT           | DATE |
| CODE ENFORCEMENT                               | DATE |
| MRGCD  | DATE |

**Surveyor's Certificate**  
 I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE, SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993



|   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| <b>COORDINATE AND DIMENSION INFORMATION</b><br>STATE PLANE ZONE: NM-C GRID<br>HORIZONTAL DATUM: NAD83<br>VERTICAL DATUM: NAVD88<br>CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM<br>COMBINED SCALE FACTOR: GRID TO GROUND: 1.000327624302<br>GROUND TO GRID: 0.999672483005 |  | <b>PLSS INFORMATION</b><br>LAND GRANT: ELENA GALLEGOS GRANT<br>SECTION: 34 & 35 TOWNSHIP: 11 NORTH RANGE: 3 EAST MERIDIAN: NM/PM<br>CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM |  | <b>INDEXING INFORMATION FOR COUNTY CLERK</b><br>PROPERTY OWNER: VINCENT JR & CYNTHIA MECHEMBIER CO TRUSTEES LARDNER REVOCABLE TRUST<br>SUBDIVISION NAME: LLD SUBDIVISION ADDRESS: 4741 PAN AMERICAN FREEWAY, N E |  | <b>PROJECT INFORMATION</b><br>CREWTECH: ML DATE OF SURVEY: 03/15/2022<br>DRAWN BY: JK CHECKED BY: LM<br>PSI JOB NO: 228076P SHEET NUMBER: 1 OF 2 |  |
|---|--|--|--|--|--|--|--|



**OFFICE LOCATION:**  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

RECORDING STAMP

Plat of  
**Tracts A-1-A and A-1-B**  
**LLD Subdivision**

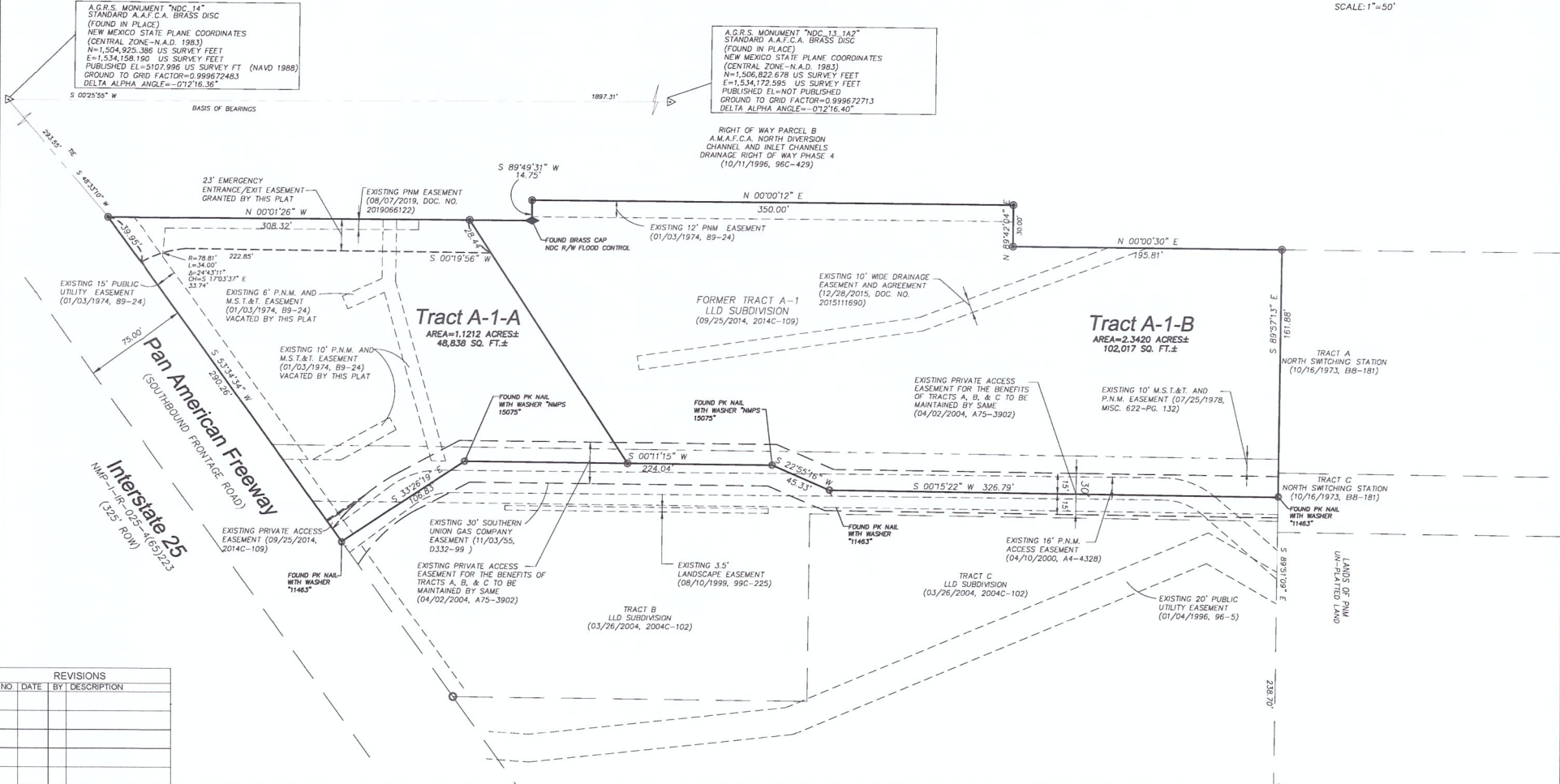
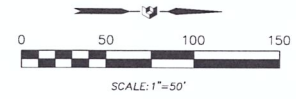
Elena Gallegos Grant, Projected  
 Sections 34 & 35, Township 11 North, Range 03 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2022

**Legend**

- MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "NDC-14"  
 STANDARD A.A.F.C.A. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,504,925.386 US SURVEY FEET  
 E=1,534,158.150 US SURVEY FEET  
 PUBLISHED EL=5107.896 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999672483  
 DELTA ALPHA ANGLE=-071°16.36'

A.G.R.S. MONUMENT "NDC-13, 1A2"  
 STANDARD A.A.F.C.A. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,506,822.678 US SURVEY FEET  
 E=1,534,172.595 US SURVEY FEET  
 PUBLISHED EL=NOT PUBLISHED  
 GROUND TO GRID FACTOR=0.999672713  
 DELTA ALPHA ANGLE=-071°16.40'



| REVISIONS |      |                |
|-----------|------|----------------|
| NO.       | DATE | BY DESCRIPTION |
|           |      |                |
|           |      |                |
|           |      |                |

| COORDINATE AND DIMENSION INFORMATION                    |                |                |                       | PLSS INFORMATION  |            |          |                    | INDEXING INFORMATION FOR COUNTY CLERK                               |                  |                                |            | PROJECT INFORMATION |  |                     |  |
|---|----------------|----------------|-----------------------|---|------------|----------|--------------------|---|------------------|--------------------------------|------------|---------------------|--|---------------------|--|
| STATE PLANE ZONE  | GRID           | GEIOD          | ABQ GEIOD             | LAND GRANT  | SECTION    | TOWNSHIP | RANGE              | MERIDIAN  | SUBDIVISION NAME | ADDRESS                        | CREW/TECH: | DATE OF SURVEY      |  |                     |  |
| NM-C  |                |                |                       | ELENA GALLEGOS GRANT  | 34 & 35    | 11 NORTH | 3 EAST             | NMPM  | LLD SUBDIVISION  | 4741 PAN AMERICAN FREEWAY, N E | ML         | 03/15/2022          |  |                     |  |
| HORIZONTAL DATUM  | VERTICAL DATUM | ROTATION ANGLE | MATCHES DRAWING UNITS | CITY  | COUNTY     | STATE    | UPC                |   |                  |                                | DRAWN BY:  | CHECKED BY:         |  |                     |  |
| NAD83   | NAVD88         | 0° 00' 00.00"  | YES                   | ALBUQUERQUE   | BERNALILLO | NM       | 101606152625010304 |   |                  |                                | JK         | LM                  |  |                     |  |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM     |                |                |                       | PROPERTY OWNER: VINCENT JR & CYNTHIA MECHEMBIER CO TRUSTEES |            |          |                    | OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 |                  |                                |            | PSI JOB NO. 228076P |  | SHEET NUMBER 2 OF 2 |  |
| COMBINED SCALE FACTOR: GROUND TO GROUND: 1.000327624302 |                |                |                       | LARDNER REVOCABLE TRUST                                     |            |          |                    | 505.856.5700 PHONE  |                  |                                |            |                     |  |                     |  |
| GROUND TO GRID: 0.999672483005                          |                |                |                       |   |            |          |                    | 505.856.7900 FAX  |                  |                                |            |                     |  |                     |  |
| BEARING ANNOTATION: GRID                                |                |                |                       |   |            |          |                    |   |                  |                                |            |                     |  |                     |  |



**PROPERTY OWNER'S AGENT AUTHORIZATION**

August 18, 2022

To Whom It May Concern:

We, Vincent J. Lardner Jr. & Cynthia Mechenbier, as Co-Trustees of the Lardner Revocable Living Trust, are the Legal Owners of the property described below which is situated within the City of Albuquerque.

We authorize **Precision Surveys, Inc., and Arch + Plan Land Use** to serve on our behalf as the duly authorized agents for the below-mentioned property and to make such filings and submittals to the City of Albuquerque Planning and Zoning Department and such other departments and agencies, as necessary, to obtain the approvals from said departments and agencies, and to make payments for the intended use of the property, including any re-zoning, vacations, or replat.

**UPC:** 101606152625010304

**ADDRESS:** 4741 PAN AMERICAN FWY NE ALBUQUERQUE, NM 87109

**LEGAL DESCRIPTION:** TR A-1 PLAT OF TR A-1 LLD SUBD CONT 3.4630 AC

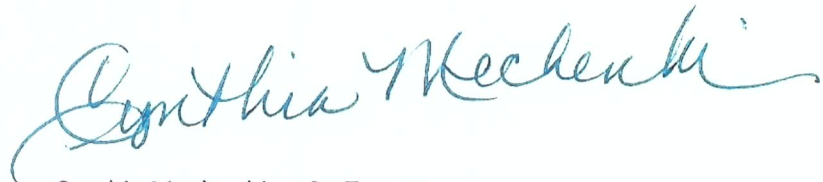
If additional information is required, please contact John Lardner at 505-991-1193.

Sincerely,



Vincent J. Lardner Jr., Co-Trustee  
Lardner Revocable Living Trust  
4741 Pan American Fwy  
Albuquerque, NM 87109

Sincerely,



Cynthia Mechenbier, Co-Trustee  
Lardner Revocable Living Trust  
4741 Pan American Fwy  
Albuquerque, NM 87109