

EXHIBIT A

Legal Description

10' PNM Easement Partial Release

PARTIAL RELEASE OF AN EXISTING 10' PNM EASEMENT LYING AND SITUATE WITHIN TRACT Y-2A-1-B, TAYLOR RANCH, SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SAID EASEMENT GRANTED BY DOCUMENT RECORDED NOVEMBER 19, 2003, IN BOOK 2003C, PAGE 348, AND AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 13, 2008, IN PLAT BOOK 2008C, PAGE 25, SAID EASEMENT RELEASE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT RELEASE FROM WHENCE A TIE TO THE NORTHEAST CORNER OF TRACT Y-2A-1-B BEARS N 13°22'12" E, A DISTANCE OF 340.87 FEET;

THENCE S 21°13'14" W FROM SAID BEGINNING POINT, A DISTANCE OF 25.59 FEET TO AN ANGLE POINT;

THENCE S 30°41'03" E, A DISTANCE OF 124.09 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT RELEASE;


THENCE N 73°59'30" W, A DISTANCE OF 14.58 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT RELEASE;

THENCE N 30°41'03" W, A DISTANCE OF 116.71 FEET TO AN ANGLE POINT;

THENCE N 36°41'35" E, A DISTANCE OF 32.65 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 0.030 ACRES (1315 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED SHEET 2 OF 3, EXHIBIT "A"

Surveyor's Certificate

I, LARRY W. MEDRANO, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.


LARRY W. MEDRANO
N.M.P.S. NO. 11993

7/15/08
DATE



SEE SHEET 3 OF 3 FOR
LINE & CURVE TABLES

1 inch = 100 ft.

[illegible]

L8	N 59°14'19" E	10.00'
L9	N 30°50'48" W	19.25'
L10	N 59°09'11" E	143.53'
L11	N 30°50'49" W	85.11'
L12	N 59°09'11" E	89.67'
L13	N 30°50'49" W	118.00'
L14	S 57°17'57" W	22.94'
L15	S 33°14'58" E	16.55'
L16	S 21°13'14" W	25.59'
L17	S 30°41'03" E	124.09'
L18	N 73°59'30" W	14.58'
L19	N 30°41'03" W	116.71'
L20	N 36°41'35" E	32.65'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1632.08'	60.06'	60.05'	S 14°18'55" E	02°06'30"
C2	1619.08'	442.16'	440.78'	N 25°06'30" W	15°38'49"
C3	25.00'	39.27'	35.36'	S 12°04'11" W	90°00'01"
C4	2.44'	3.55'	3.24'	S 08°19'51" W	83°09'38"

Surveyor's Certificate

I, LARRY W. MEDRANO LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS EASEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.


LARRY W. MEDRANO
N.M.L.S. NO. 11993

7/15/08
DATE



6500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT

THIS INDENTURE made this 8th day of May 2008, ~~2006~~ by and between
Dan Rich

(Grantor) and Public Service Company of New Mexico, a New Mexico corporation for its Electric Services Division. (Grantees)

WITNESSETH:

Grantor, for and in consideration for the sum of One Dollar (\$1.00) in hand paid and other valuable considerations hereby grant a perpetual easement unto Grantee, and its successor, to build, rebuild, construct, locate, remove easement for the transmission and distribution of electric power and energy, together with the free access to, from, and over said easement necessary to maintain such facilities. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows to wit:

PP#

An underground electric easement within Tracts Y-2A-1-A and Y-2A-1-B, of PLAT OF TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C AND Y-2A-1-D TAYLOR RANCH as shown and designated on Plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 2008 in Plat Book 2008C, page 25 and situate in Section 26, T.12 N., R. 2 E., N.M.P.M. and being more particularly described as follow:

An underground electric easement ten (10) feet wide, being five (5) feet on each side of the following described survey line. Beginning at a point on the boundary line of Tract Y-2A-1-B whence the Northeast corner of Tract Y-2a-1-D bears S. 30° 50' 49" E., 10.00 feet distant; running thence as and easement N. 32° 35' 16" E., 67.08 feet; thence N. 06° 01' 32" E., 25.07 feet; thence N. 30° 50' 49" W. 70.00 feet; thence N. 59° 09' 11" E., 15.00 feet to an existing ten foot easement dedicated by said Plat.

All as generally show on drawing attached hereto and made part hereof as EXHIBIT "A"

Grantor hereby covenants that grantor is the true and lawful owner of the land described herein. Grantor will have the right to use the above described easement for purposes not inconsistent with the rights hereby granted.

Grantees shall not have the right to sell, transfer, assign, pledge, mortgage, lease, grant licenses to the rights granted to them by grantors.

WITNESS _____ hand _____ and seal _____ this day _____, 2006.

X [Signature] (SEAL) _____ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo ss

This instrument was acknowledged before me on May 8, ~~2006~~ 2008

By: Dan Rich

My commission expires 9-18-2009.

[Signature]
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL _____

This instrument was acknowledged before me on _____

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

of _____
(Corporation acknowledgement)

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

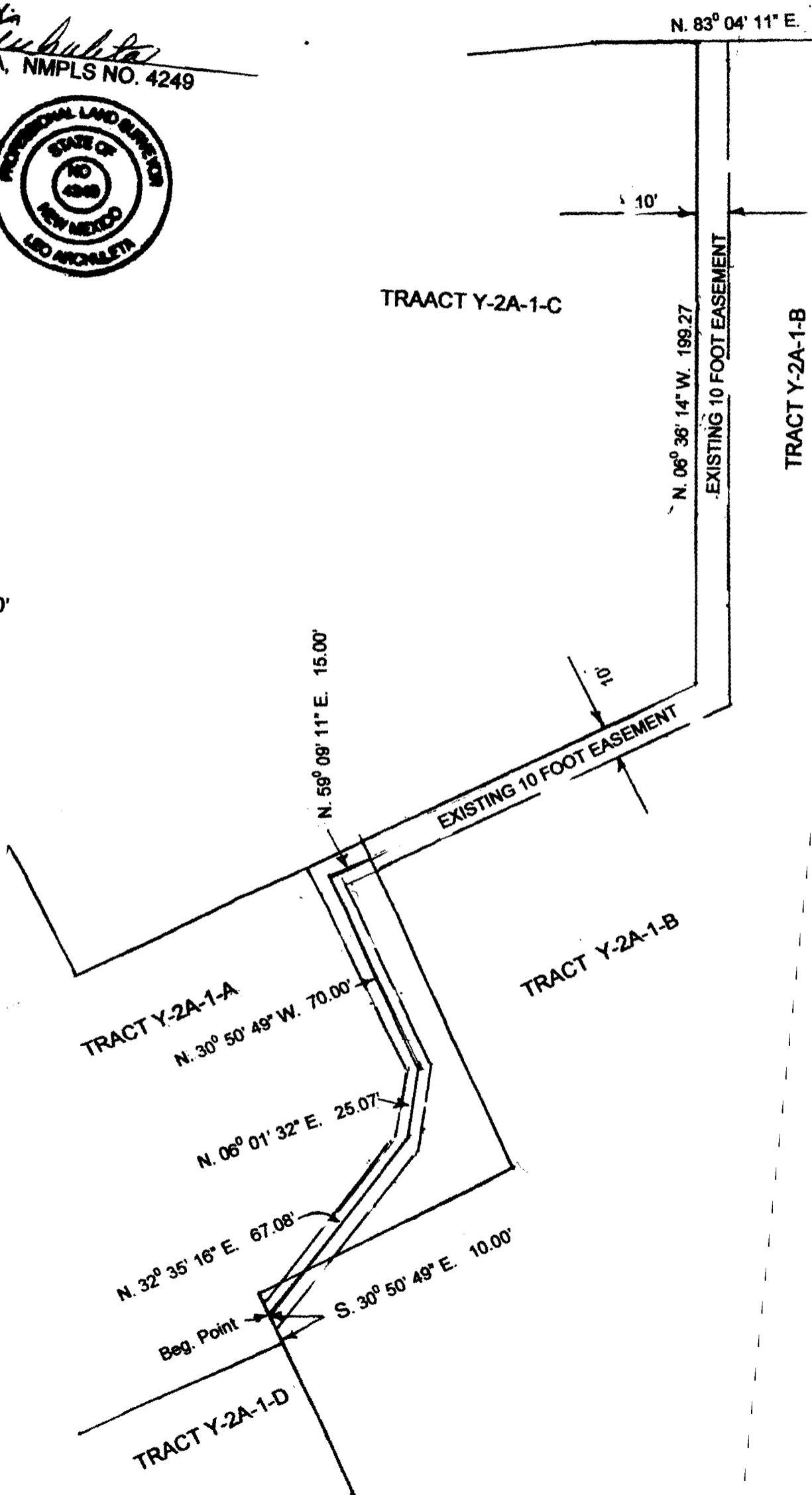
My commission expires _____
Notary Public

EXHIBIT "A"
PNM EASEMENT WITHIN TRACTS Y-2A-1-A & Y-2A-1-B
TAYLOR RANCH ADDITION

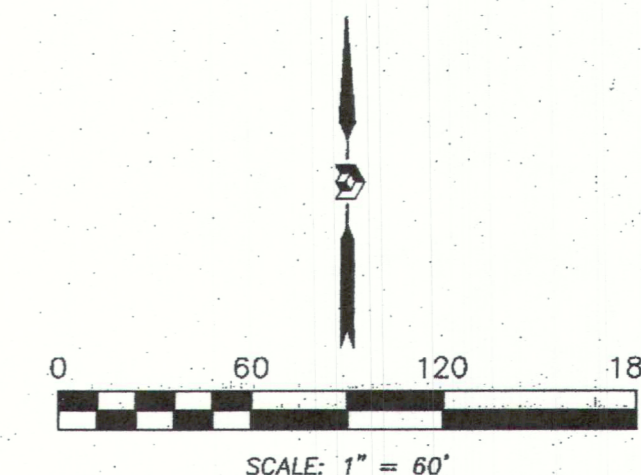
PREPARED BY:
Leo Archuleta
LEO ARCHULETA, NMPLS NO. 4249



SCALE: 1' = 40'



Plat of
Tract Y-2A-1-A-1-A
Taylor Ranch
Town of Atrisco Grant
Projected Section 23, Township 10, Range 2, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2018



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "4-011"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,516,888.466 US SURVEY FT
E=1,504,983.083 US SURVEY FT
EL=NOT PUBLISHED
GROUND TO GRID FACTOR=0.999673154
DELTA ALPHA ANGLE=-0°15'39.68"

A.G.R.S. MONUMENT "NM-448-NB"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,514,900.643 US SURVEY FT
E=1,512,770.228 US SURVEY FT
EL=5021.631 US SURVEY FT
GROUND TO GRID FACTOR=0.999682367
DELTA ALPHA ANGLE=-0°14'45.47"

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BAF HOLDINGS LLC				CREW/TECH: MC	DATE OF SURVEY 04/24/2018
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 23	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME TAYLOR RANCH	UPC 101106334613140928	UPC 101106334613140929		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM						PSI JOB NO. 18-1065P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003223434 GROUND TO GRID: 0.9996777605				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				DISTANCE ANNOTATION: GROUND					
				ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO					

PRECISION
SURVEYS, INC.

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

Vacation of Public Easement

Tract Y-2A-1-A-1-A-1

EXISTING 10' PNM EASEMENT
(08/14/2008, DOC. NO.
2008092239)

PORTION OF 10' PNM
EASEMENT TO BE VACATED

N: 1515088.31
E: 1506725.59

TIE
N 62°59'18" E
57.45'

Line Table

LINE	BEARING	DISTANCE
L1	S 32°34'46" W	33.85'
L2	N 57°27'17" W	9.98'
L3	N 32°32'43" E	30.82'
L4	S 31°16'27" E	7.55'
L5	N 59°26'03" E	7.13'

Tract Y-2A-1-B-1-A



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



SCALE: 1"=30'

PROJECT INFORMATION	
PSI JOB NO. 228096 VA	SHEET NUMBER 1 OF 1

Dan Rich
Homestead Hills Enterprises, LLC
3200 Calle De Laura NW
Albuquerque NM 87104

Albuquerque City Planning Department

Re: Former CABQ PR: 2022-007508

PROPERTY: TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1 TAYLOR RANCH
CONT 5.8787 AC, UPC #: 101106338012240925

April 8th, 2025


JUSTIFICATION FOR REQUEST

Dear City Planning Staff,

This application involves truncating the end of a PNM easement which was established in 2008 at the discretionary request of current owner, based at contemplated future development at that time. Development plans changed and there is no longer a need for the final approximately 30 foot section of this easement. This easement does not have any PNM infrastructure and there will never be a need for such. PNM has is aware of this situation, as they have signed the plat which demonstrates this small portion of the easement being vacated.

Thank you,

Homestead Hills Enterprises, LLC

 _____ Dated 4/8/2025

Dan Rich
3200 Calle De Laura NW
Albuquerque NM 87104
(505) 304-4516

RE: VAC-2025-00015 (6911 TAYLOR RANCH DR NW Unit:1-12 Albuquerque, NM 87120)

PROPERTY: TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1 TAYLOR RANCH
CONT 5.8787 AC, UPC #: 101106338012240925

April 11th, 2025

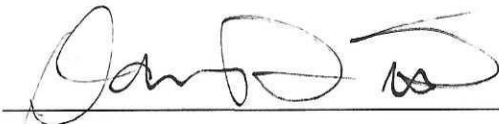
LETTER OF AUTHORIZATION

Dear City Planning Staff,

I give myself authorization to act as agent for the above referenced application.

Thank you,

Dan Rich, individually
Dan Rich, principal of Homestead Hills Enterprises, LLC

 Dated 4/11/2025

Dan Rich
Homestead Hills Enterprises, LLC
3200 Calle De Laura NW
Albuquerque NM 87104

Albuquerque City Planning Department

Re: Former CABQ PR: 2022-007508

PROPERTY: TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1 TAYLOR RANCH
CONT 5.8787 AC, UPC #: 101106338012240925

April 8th, 2025

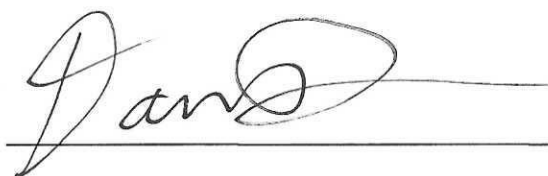
JUSTIFICATION FOR REQUEST

Dear City Planning Staff,

This application involves truncating the end of a PNM easement which was established in 2008 at the discretionary request of current owner, based at contemplated future development at that time. Development plans changed and there is no longer a need for the final approximately 30 foot section of this easement. This easement does not have any PNM infrastructure and there will never be a need for such. PNM has is aware of this situation, as they have signed the plat which demonstrates this small portion of the easement being vacated.

Thank you,

Homestead Hills Enterprises, LLC

A handwritten signature in dark ink, appearing to read "Dan Rich", is written over a horizontal line.

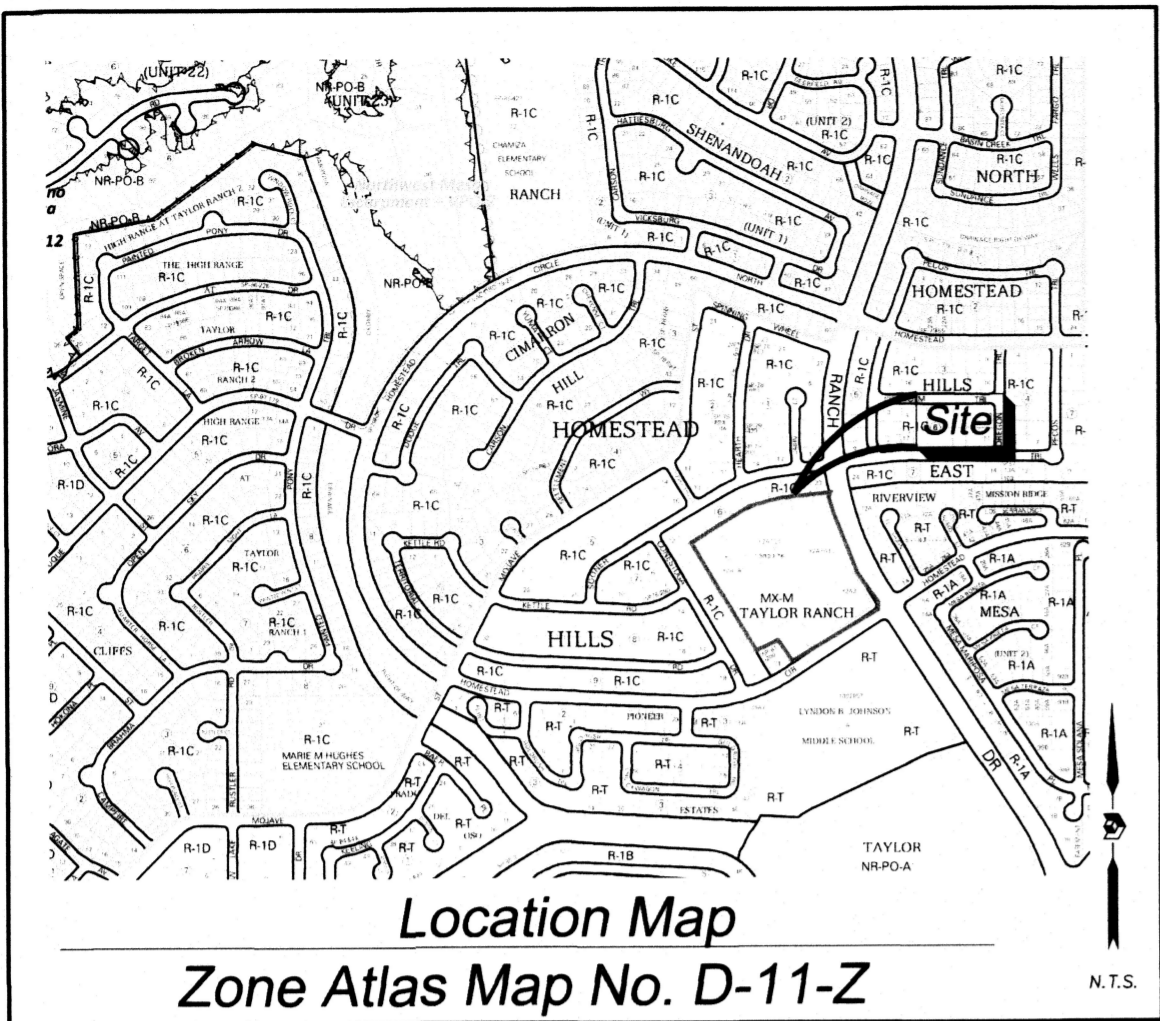
Dated

4/10/2025

RE: VAC-2025-00015 (6911 TAYLOR RANCH DR NW Unit:1-12 Albuquerque, NM 87120)

“Provide the proof of pre-application meeting with city Staff per IDO Section 14-16-6-4 (B)”

Explanation: Applicant was part of the April 9th DHO agenda for PR-2018-001227/MINOR_PLT-2025-00007 #5. At that meeting the this current application VAC-2025-00015 (6911 TAYLOR RANCH DR NW Unit:1-12 Albuquerque, NM 87120) was referenced and it was expressed by Planning Staff that this April 9th meeting would suffice as fulfilling the requirement of the pr-application meeting for the vacation of public easement application.



Subdivision Data:

ZONING:
GROSS SUBDIVISION ACREAGE: 10.1152 ACRES±
ZONE ATLAS INDEX NO: D-11-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, TO VACATE A PORTION OF AN EXISTING EASEMENT, AND TO GRANT A NEW EASEMENT.

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.

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 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 ERRECTED 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 WAIVE 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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0112G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT Y-2A-1-A-1-A 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 OCTOBER 19, 2018, IN BOOK 2018C, PAGE 134, AND TRACT Y-2A-1-B-1, TAYLOR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON FEBRUARY 15, 2013, IN MAP BOOK 2013C, PAGE 12, NOW COMPRISING OF TRACT Y-2A-1-A-1-A-1 AND Y-2A-1-B-1-A.

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.

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.

DAN RICH
MEMBER
BAF HOLDINGS, LLC

DAN RICH
MEMBER
HOMESTEAD HILLS ENTERPRISES

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2024 BY DAN RICH, MEMBER, BAF HOLDINGS, LLC

BY [Signature] MY COMMISSION EXPIRES: 12-13-2026

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2024 BY DAN RICH, MEMBER, HOMESTEAD HILLS ENTERPRISES

BY [Signature] MY COMMISSION EXPIRES: 12-13-2026

Plat of
Tracts Y-2A-1-A-1-A-1 & Y-2A-1-B-1-A

Taylor Ranch

Town of Atrisco Grant

Projected Section 23, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
January 2024

Project No. PR-2018-001227

Application No. PLT-2025-00007

DHO Approval Date.

Utility Approvals

PNM 3/18/25
NEW MEXICO GAS COMPANY 3/13/2025
QWEST CORPORATION D/B/A CENTURYLINK QC 3/13/25
COMCAST 3/13/25

City Approvals

Dan Rich for Loren Risenhoover 3/13/25
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE
AMAFCA 3/14/2025

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT 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 MEETING 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 02/02/2024
N.M.P.S. No. 11993 DATE

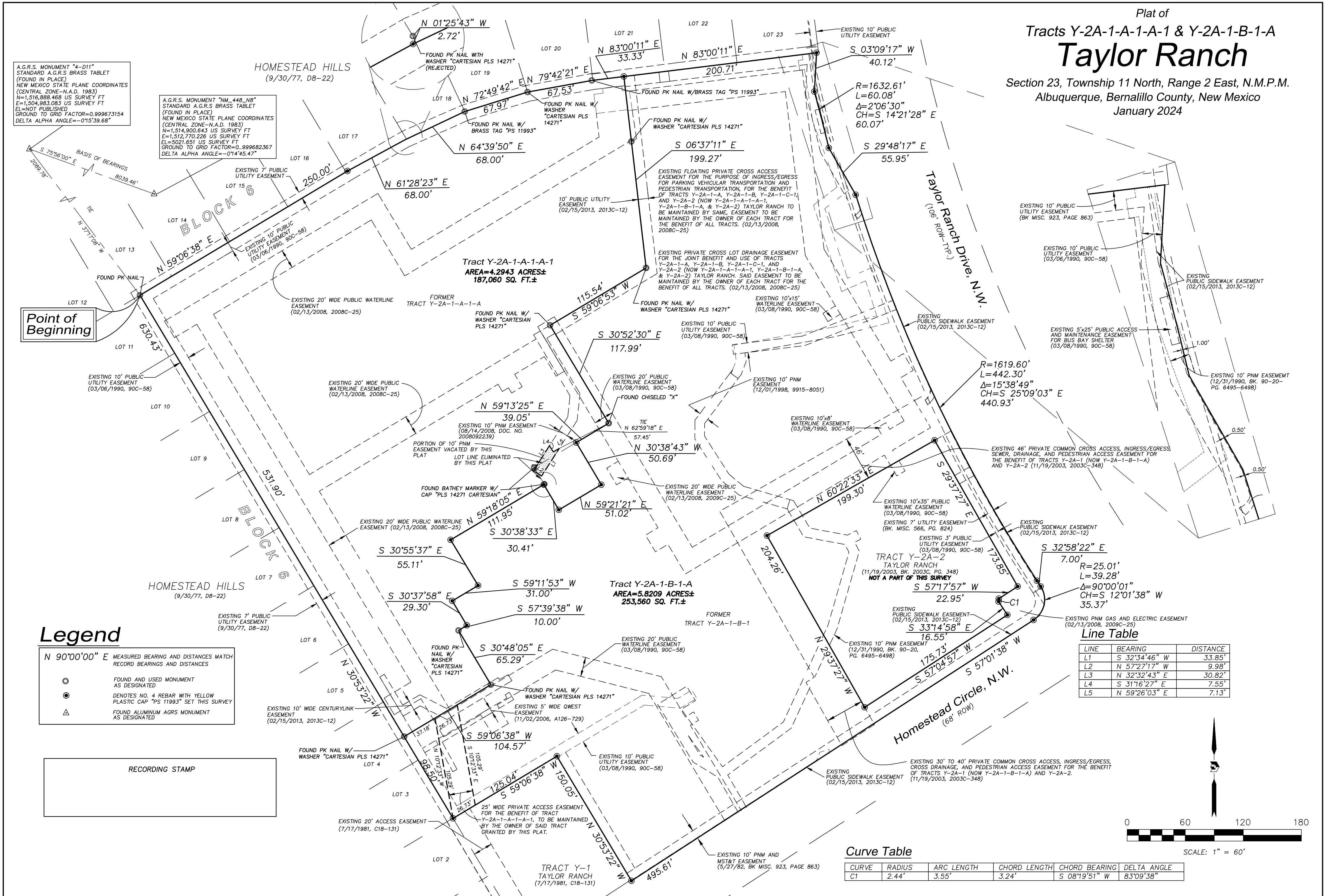


COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BAF HOLDINGS LLC HOMESTEAD HILLS ESTATES				CREW/TECH: MC	DATE OF SURVEY 03/28/2022
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 23	TOWNSHIP 11 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME TAYLOR RANCH				DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE				PSI JOB NO. 228096P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003223434 GROUND TO GRID: 0.9996777605				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ELEVATIONS VALID: NO					
								UPC 101106336033240928				UPC 101106338012240925	



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

Plat of
Tracts Y-2A-1-A-1-A-1 & Y-2A-1-B-1-A
Taylor Ranch
Section 23, Township 11 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
January 2024



Legend


- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

LINE	BEARING	DISTANCE
L1	S 32°34'46" W	33.85'
L2	N 57°27'17" W	9.98'
L3	N 32°32'43" E	30.82'
L4	S 31°16'27" E	7.55'
L5	N 59°26'03" E	7.13'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2.44'	3.55'	3.24'	S 08°19'51" W	83°09'38"

COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PRECISION SURVEYS, INC.				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT N.A				PROPERTY OWNER BAF HOLDINGS LLC HOMESTEAD HILLS ESTATES				<div><div>PRECISION SURVEYS, INC.</div></div> <div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</div> <div>505.856.5700 PHONE 505.856.7900 FAX</div>		CREW/TECH: MC		DATE OF SURVEY 03/28/2022	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SUBDIVISION NAME TAYLOR RANCH				DRAWN BY: JK				CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM						BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE						PSI JOB NO. 228096P		SHEET NUMBER 2 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003223434 GROUND TO GRID: 0.9996777605				DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		COUNTY BERNALILLO		STATE NM		UPC 101106336033240928		UPC 101106338012240925			



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



PLAN SNAPSHOT REPORT VAC-2025-00015 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation **Project:** PR-2022-007508 (PR-2022-007508) **App Date:** 04/08/2025
Work Class: Public Easement(s) **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Truncating a small portion of a PNM easement which is obsolete and not required **Expire Date:**

Parcel: 101106338012240925	Main	Address: 6911 Taylor Ranch Dr Nw 1-12	Main	Zone:
Albuquerque, NM 87120				
Applicant Dan Rich Home: (505) 304-4516	Applicant Ladera enterprises, LLC Dan Rich 3200 Calle De Laura NW Albuquerque, NM 87104 Business: (505) 304-4516	Agent Dan Rich Home: (505) 304-4516	Owner Dan Rich Home: (505) 304-4516	

Plan Custom Fields

Existing Project NumberPR 2022-007508 (If unknown, type N/A)		Number of Existing Lots1		Total Area of Site in Acres5.87	
Site Location Located Between Streets	Homestead Circle NW and Sooner Trail NW	Detailed Description of Vacated Easement	The final portion of this PNM easement was requested in 2008 at the discretionary request of current owner, based at contemplated future development at that time. Development plans have changed and there is no longer a need for the final approximately 30 foot section of this easement. It does not have any PNM infrastructure and there will never be a need for such.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	Y2A1B1	Block Number	0000	Subdivision Name and/or Unit Number	TAYLOR RANCH
Legal Description	TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1TAYLOR RANCH CONT 5.8787 AC	Existing Zone District	MX-M	Zone Atlas Page(s)	D-11
Acreage	5.8787	Calculated Acreage	5.87957	Council District	1
Community Planning Area(s)	Northwest Mesa	Development Area(s)	Consistency	Current Land Use(s)	03 Commercial Retail
Pre-IDO Zoning District C-2		Pre-IDO Zoning Description	(SC)	Major Street Functional 4 - urban major collector Classification	
FEMA Flood Zone	X				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Dan__4/8/2025.jpg	04/08/2025 14:16	Rich, Dan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Add drawing from the proof of sketch plat to the plans "copy of document which created the easement"-provide # to be vacated-provide proof of pre-application meeting with staff (Sketch plat)	Renee Zamora	04/10/2025 16:06

PLAN SNAPSHOT REPORT (VAC-2025-00015)

2. Submittal has been reviewed and is ready to be processed.

Renee Zamora

04/11/2025 11:10

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014873	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Vacation of Public Easement	\$300.00	\$300.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
Total for Invoice INV-00014873		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	online via zoom	04/23/2025	Scheduled	DHO Meeting for Vacation of Public Easment

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/11/2025 11:10	
Associate Project Number v.1	Generic Action		04/11/2025 11:10
Screen for Completeness v.1	Generic Action		04/11/2025 13:58
Verify Payment v.1	Generic Action		04/11/2025 13:59
Application Review v.1		04/11/2025 13:59	
DHO Hearing v.1	Hold Hearing	04/11/2025 13:59	
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT

THIS INDENTURE made this 8th day of May, 2008 by and between
Dan Rich

(Grantor) and Public Service Company of New Mexico, a New Mexico corporation for its Electric Services Division. (Grantees)

WITNESSETH:

Grantor, for and in consideration for the sum of One Dollar (\$1.00) in hand paid and other valuable considerations hereby grant a perpetual easement unto Grantee, and its successor, to build, rebuild, construct, locate, remove easement for the transmission and distribution of electric power and energy, together with the free access to, from, and over said easement necessary to maintain such facilities. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows to wit:

PP# 2195582-01 ROWT 16947

An underground electric easement within Tracts Y-2A-1-A and Y-2A-1-B, of PLAT OF TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C AND Y-2A-1-D TAYLOR RANCH as shown and designated on Plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 2008 in Plat Book 2008C, page 25 and situate in Section 23, T11 N., R. 2 E., N.M.P.M. and being more particularly described as follow:

An underground electric easement ten (10) feet wide, being five (5) feet on each side of the following described survey line. Beginning at a point on the boundary line of Tract Y-2A-1-B whence the Northeast corner of Tract Y-2a-1-D bears S. 30° 50' 49" E., 10.00 feet distant; running thence as and easement N. 32° 35' 16" E., 67.08 feet; thence N. 06° 01' 32" E., 25.07 feet; thence N. 30° 50' 49" W. 70.00 feet; thence N. 59° 09' 11" E., 15.00 feet to an existing ten foot easement dedicated by said Plat.

All as generally show on drawing attached hereto and made part hereof as EXHIBIT "A"

Grantor hereby covenants that grantor is the true and lawful owner of the land described herein. Grantor will have the right to use the above described easement for purposes not inconsistent with the rights hereby granted.

Grantees shall not have the right to sell, transfer, assign, pledge, mortgage, lease, grant licenses to the rights granted to them by grantors.

WITNESS hand and seal this day, 2008

Dan Rich (SEAL) _____ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo ss

This instrument was acknowledged before me on May 8, 2008

By: Dan Rich

My commission expires 9-18-2009

Leo Chappuleta
Notary Public



ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANDOVAL

This instrument was acknowledged before me on _____

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

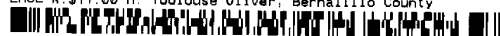
of _____
(Corporation acknowledgement)

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

My commission expires _____
Notary Public

Doc# 2008092239

08/14/2008 03:01 PM Page: 1 of 2
EASE R: \$11.00 M. Toulouse Oliver, Bernalillo County



PREPARED BY: Leo Archuleta
LEO ARCHULETA, NMPLS NO. 4249



This is a survey map of Tract Y-2A-1-C, which is a 10-foot wide easement. The map shows the following details:

- Tract Y-2A-1-C:** The central easement, 10 feet wide.
- Tract Y-2A-1-B:** Located to the right of the easement.
- Tract Y-2A-1-A:** Located to the left of the easement.
- Tract Y-2A-1-D:** Located at the bottom left of the easement.
- Bearings and Distances:**
 - N. 83° 04' 11" E. (Top boundary)
 - N. 06° 36' 14" W. 189.27' (Right boundary)
 - N. 58° 08' 11" E. 15.00' (Left boundary)
 - N. 30° 50' 49" W. 70.00' (Left boundary)
 - N. 06° 01' 32" E. 25.07' (Left boundary)
 - N. 32° 35' 16" E. 67.08' (Left boundary)
 - S. 30° 50' 49" E. 10.00' (Bottom boundary)
- Easements:**
 - EXISTING 10 FOOT EASEMENT (Right boundary)
 - EXISTING 10 FOOT EASEMENT (Left boundary)
- Other Features:**
 - A "Beg. Point" (Beginning Point) is marked at the bottom left corner of the easement.
 - A "10'" dimension is shown at the top right corner of the easement.

#16947

