



Effective 12/15/2022

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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Combine two (2) lots into one (1) lot and dedicated easements as shown on the proposed plat

APPLICATION INFORMATION

Applicant/Owner: 27 Hundred LLC, Stephen Brown		Phone: (505) 362-8903
Address: 2501 Phoenix Ave NE		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Juanita Garcia, JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Property Owner	List <u>all</u> owners: 27 Hundred LLC	

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

Lot or Tract No.: Tracts 1 & 2	Block:	Unit:
Subdivision/Addition: Jones Industrial Park	MRGCD Map No.:	UPC Code: 101605921337720516,101605921336420517
Zone Atlas Page(s): H-16	Existing Zoning: NR-LM	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.0324

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Vassar DR NE Between: Phoenix Ave NE and: Los Arboles Ave NE

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

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: <i>Juanita Garcia</i>	Date: 6/28/2023
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ✓ 1) DFT Application form completed, signed, and dated
- ✓ 2) Form S3 with all the submittal items checked/marked
- ✓ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ 4) Letter describing, explaining, and justifying the request
- ✓ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ✓ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

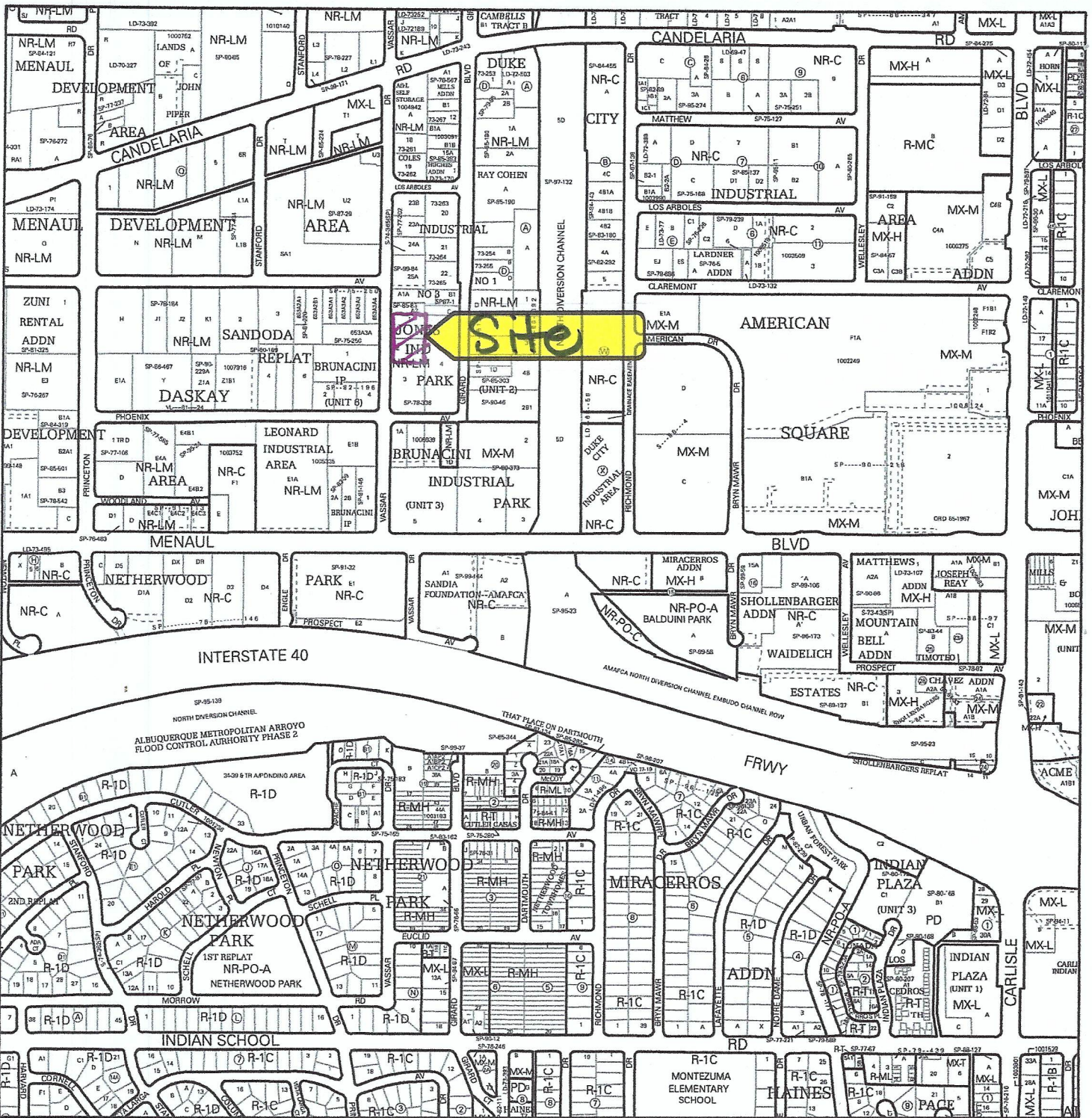
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

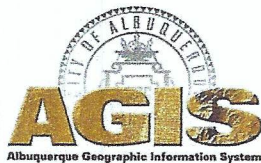
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- ___ 1) DFT Application form completed, signed, and dated
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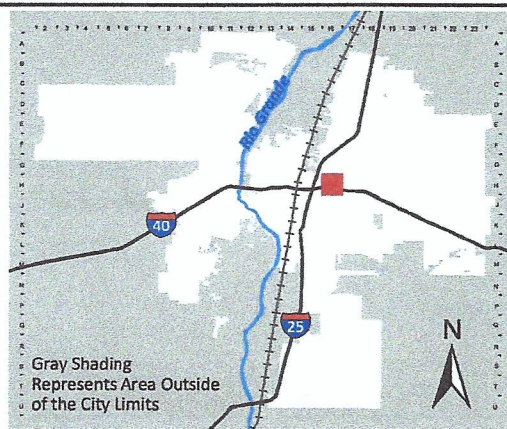


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



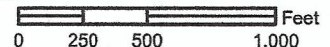
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-16-Z

- 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





June 28, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for 27 Hundred LLC, Stephen Brown, respectfully requests your review of a proposed Sketch Plat Application for the location of two lots located on Vassar DR NE, between Phoenix Ave NE and Los Arboles Ave NE, and legally described as **Tracts 1 & 2, Jones Industrial Park**, containing approximately 1.0324 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

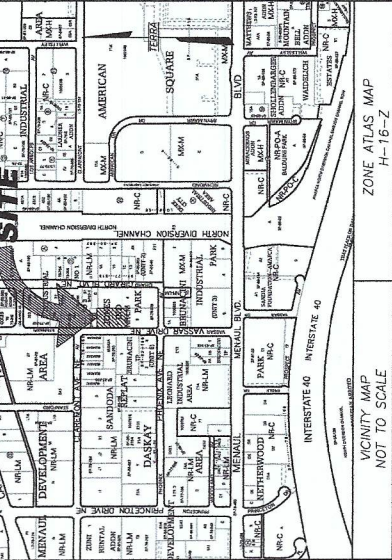
The applicant intends to combine two (2) lots into one (1) lot and dedicate easements, as shown on the proposed plat. The proposed lot will be **Lot 1-A, Jones Industrial Park**, with a minimum lot size of 1.0324 acres.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

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

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 2 OF JONES' INDUSTRIAL PARK INTO 1 CONTIGUOUS LOT AS SHOWN HEREON.

SUBMISSION DATA:
 DRB PROJ. NO. _____
 ZONE ATLAS INDEX NO. H-18-Z _____
 DATE OF SURVEY, APRIL 2023 _____
 TOTAL NO. OF LOTS EXISTING 2 _____
 TOTAL NO. OF LOTS CREATED 1 _____
 TOTAL MILEAGE OF STREETS CREATED 0.0 MILES _____
 TOTAL MILEAGE OF 1/2" WIDTH STREETS CREATED 0.0 MILES _____

NOTES:
 1. FIELD SURVEY PERFORMED IN APRIL 2023.
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALBUQUERQUE CONTROL STATIONS USED:
 ALBUQUERQUE CONTROL STATION "1-4-12" DATA:
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,532,017.843 US SURVEY FEET Y=1,495,236.843 US SURVEY FEET
 ELEV.=5,117.289 US SURVEY FEET (NAD 1988)
 GROUND TO GRID FACTOR = 0.999672575 DELTA ALPHA = (-)0.0123045"
 ALBUQUERQUE CONTROL STATION "CABELARIA" DATA:
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,528,901.060 US SURVEY FEET Y=1,497,091.458 US SURVEY FEET
 ELEV.=5,090.846 US SURVEY FEET (NAD 1988)
 GROUND TO GRID FACTOR = 0.999674070 DELTA ALPHA = (-)0.01232.18"
 4. BASIS OF BEARING - NAD 83 STATE PLANE NW CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (NSR14-46"W).
 5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS "○". UNLESS OTHERWISE INDICATED.
 6. BEARINGS AND DISTANCES SHOWN IN PARENTHESS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
 7. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS). AREAS DETERMINED TO BE WITHIN FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO, FIRM NUMBERED AREAS PANEL 351 OF 625, MAP NO. 35001C0351H, EFFECTIVE DATE AUGUST 16, 2012.

SOLAR COLLECTOR NOTE:
 NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATE:
 I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S). UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST IN THE SURVEYED PROPERTY HAVE BEEN ADVISED BY ME OF THE SURVEY AND THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702 _____ DATE _____

LEGAL DESCRIPTION:
 LOTS 1 AND 2 OF JONES' INDUSTRIAL PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "JONES INDUSTRIAL PARK" RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 05, 1978, IN VOLUME C32, FOLIO 100, BERNALILLO COUNTY, NEW MEXICO, SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 1.0324 ACRES (44,972 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT 1-A OF JONES' INDUSTRIAL PARK, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) TO BE DIVIDED INTO LOTS 1 AND 2, AS SHOWN ON THIS PLAT, AND THAT THEY HOLD AMONG THEIR COMPLETE AND/OR INDEFEASIBLE TITLE IN FREE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: 27 HUNDRED, LLC _____ DATE _____
 LOT 1-A, JONES' INDUSTRIAL PARK

ACKNOWLEDGMENT
 STATE OF _____)
 COUNTY OF _____) SS. _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY 27 HUNDRED, LLC, LOT 1-A, JONES' INDUSTRIAL PARK

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

DOCUMENTS USED:
 1. PLAT ENTITLED, "JONES INDUSTRIAL PARK," FILED ON JUNE 5, 1978, IN VOLUME B14, FOLIO 198 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
 2. PLAT ENTITLED "PLAT OF TRACTS A-1-A AND B-1 OF COLE'S INDUSTRIAL SUBDIVISION NO. 3," FILED ON JANUARY 7, 1987, IN VOLUME C32, FOLIO 102 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
 3. PLAT ENTITLED "REPLAT OF TRACT 3," NOW LOTS A-1 AND A-2, COLE'S INDUSTRIAL SUBDIVISION NO. 3," FILED ON MARCH 3, 1986, IN VOLUME C28, FOLIO 153 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
 4. PLAT ENTITLED "PLAT COLE'S INDUSTRIAL SUBDIVISION NO. 3," FILED ON MARCH 18, 1966, IN VOLUME C6, FOLIO 112 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.

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 ANY 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 CENTURILINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. COMCAST 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, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REPAIR, 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 THE FULL EXTENT OF THE SAME FOR THE PURPOSES SET FORTH HEREIN, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR, REPLACE, WITH THE RIGHT AND PRIVILEGE TO TOW AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PROPER OPERATION OF SUCH FACILITIES. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACED), 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 STANDARD CODE OF CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A CENTURILINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, AND SOLELY BY PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURILINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT DISCLAIMER NOTE:
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, EASEMENTS, COVENANTS, OR BINDING AGREEMENTS RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION, SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVISION, THE SUBDIVISION SHALL BE BOUND BY THE OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

INDEXING INFORMATION FOR THE COUNTY CLERK:
 OWNER: 27 HUNDRED, LLC
 LEGAL: LOT 1-A, JONES' INDUSTRIAL PARK
 LOCATION: SECTION 10, T.10N., R.3E., N.M.P.M.

NEW MEXICO
 PROFESSIONAL REGISTERED SURVEYOR
 15702

SKETCH PLAT FOR LOT 1-A
JONES' INDUSTRIAL PARK
SITUATE WITHIN
SECTION 10, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2023

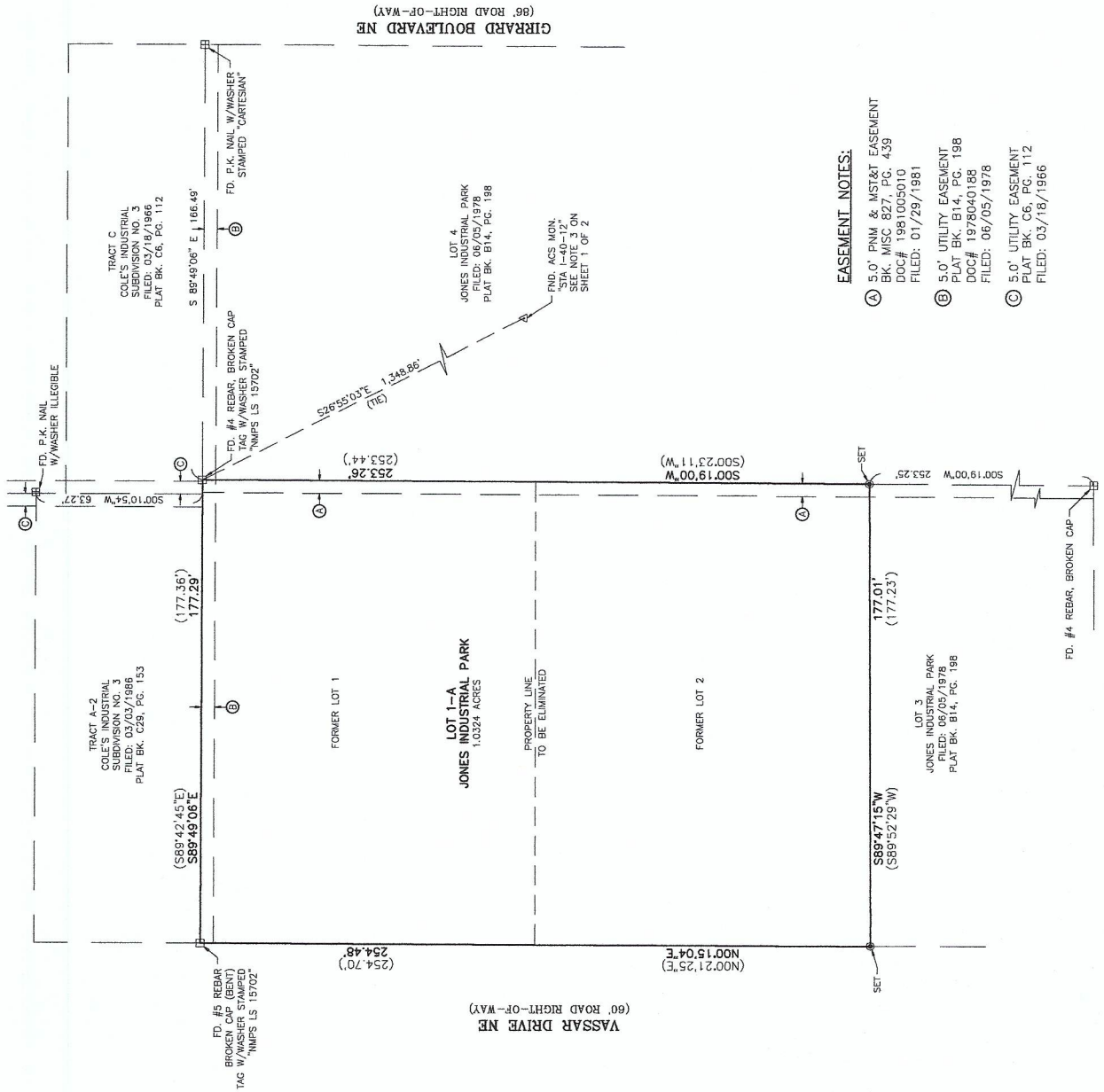
PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS: _____	DATE _____
PUBLIC SERVICE OF NEW MEXICO _____	DATE _____
NEW MEXICO GAS COMPANY _____	DATE _____
QWEST CORPORATION D/B/A CENTURY LINK _____	DATE _____
COMCAST _____	DATE _____
CITY APPROVALS: _____	DATE _____
CITY OF ALBUQUERQUE SURVEYOR _____	DATE _____
MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____	DATE _____
CODE ENFORCEMENT _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____	DATE _____
PARKS & RECREATION DEPARTMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CITY ENGINEER _____	DATE _____
HYDROLOGY _____	DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE § 1-016-059-213372-2-05-16 & 1-016-059-213364-2-05-17
 PROPERTY OWNER OF RECORD: 27 HUNDRED, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: _____

TERRA LAND SURVEYS, LLC
 P.O. BOX 2832 • CORRALES, NM 87408 • (505) 792-4513

SKETCH PLAT FOR
 LOT 1-A
 JONES INDUSTRIAL PARK
 SITUATE WITHIN
 SECTION 10, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2023



EASEMENT NOTES:

- ① 5.0' PNM & MST&T EASEMENT
 BK MSC 827, PG. 459
 DCC# 19410050019
 FILED: 01/29/1981
- ② 5.0' UTILITY EASEMENT
 PLAT BK B14, PG. 198
 DCC# 1978040198
 FILED: 06/05/1978
- ③ 5.0' UTILITY EASEMENT
 PLAT BK C6, PG. 112
 FILED: 03/18/1966

