



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 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

Request sketch plat review to create two new tracts from two existing tracts. Property is accessed from San Isidro via private access easement / private roadway.

APPLICATION INFORMATION

| | | |
|--|-------------------------|--------------------------------|
| Applicant/Owner: Toby M. Gallegos | | Phone: |
| Address: 10621 Easy Street NW | | Email: margal05@yahoo.com |
| City: Albuquerque | State: NM | Zip: 87114 |
| Professional/Agent (if any): CSI - Cartisian 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 <u>all</u> owners: | |

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

| | | |
|--|-----------------------|------------------------------------|
| Lot or Tract No.: Tracts 173-B and 173-C | Block: | Unit: |
| Subdivision/Addition: MRGCD Map | MRGCD Map No.: 31 | UPC Code: 101306025752121568 |
| Zone Atlas Page(s): F-13-Z | Existing Zoning: R-A | Proposed Zoning |
| # of Existing Lots: 2 | # of Proposed Lots: 2 | Total Area of Site (Acres): 0.9516 |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4219 San Isidro Dr NW | Between: Griegos Rd NW | and: Calle Los Vecinos NW

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: | Date: September 9, 2024 |
| Printed Name: Ryan J. Mulhall | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

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.*

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- ___ 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

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 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

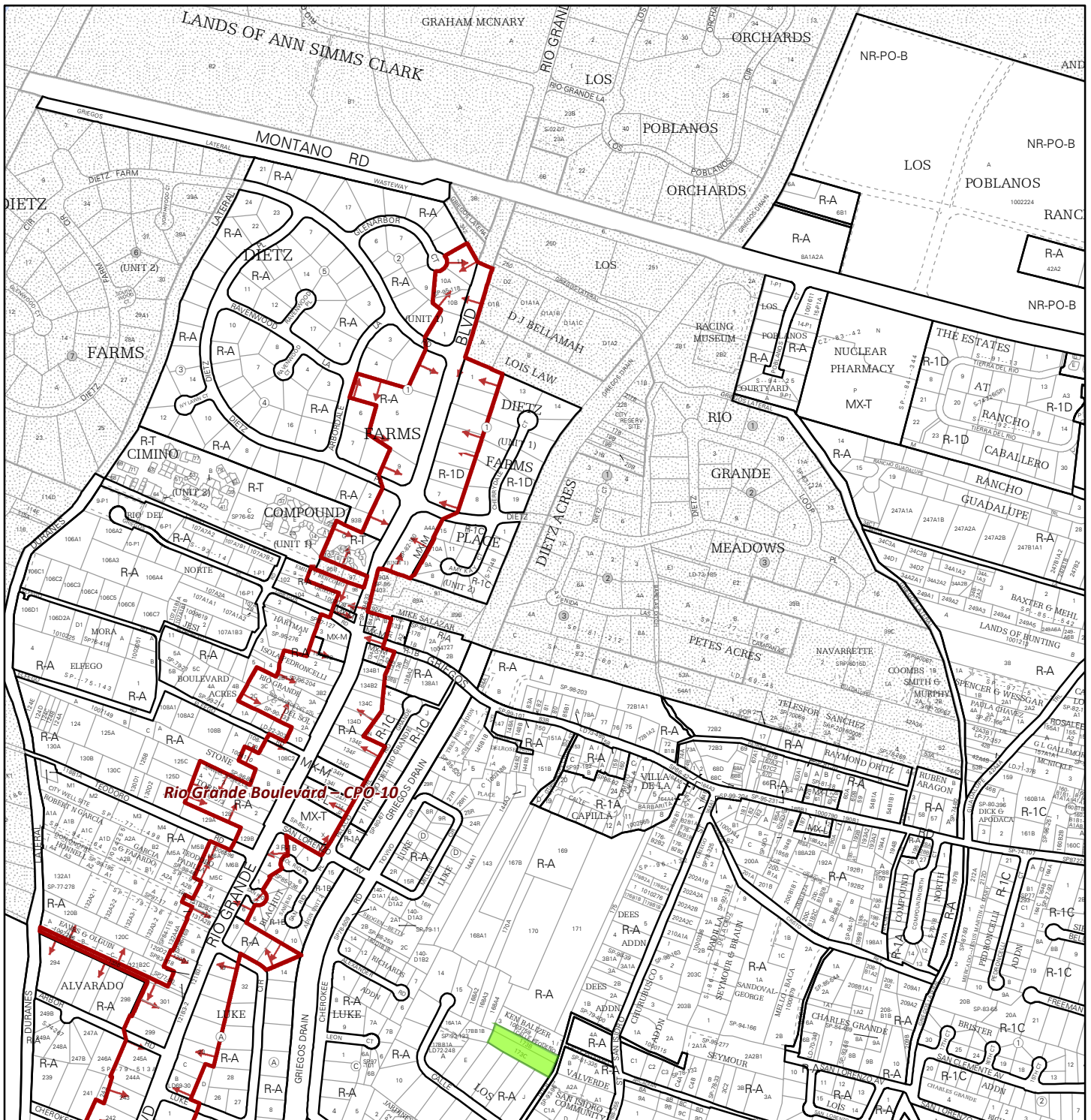
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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy 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.*

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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

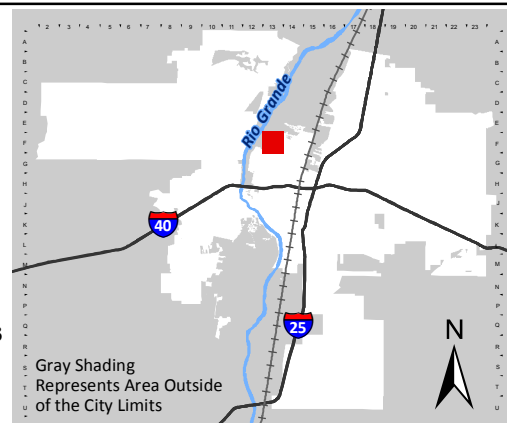


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

40 25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
F-13-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

0 250 500 1,000 Feet

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

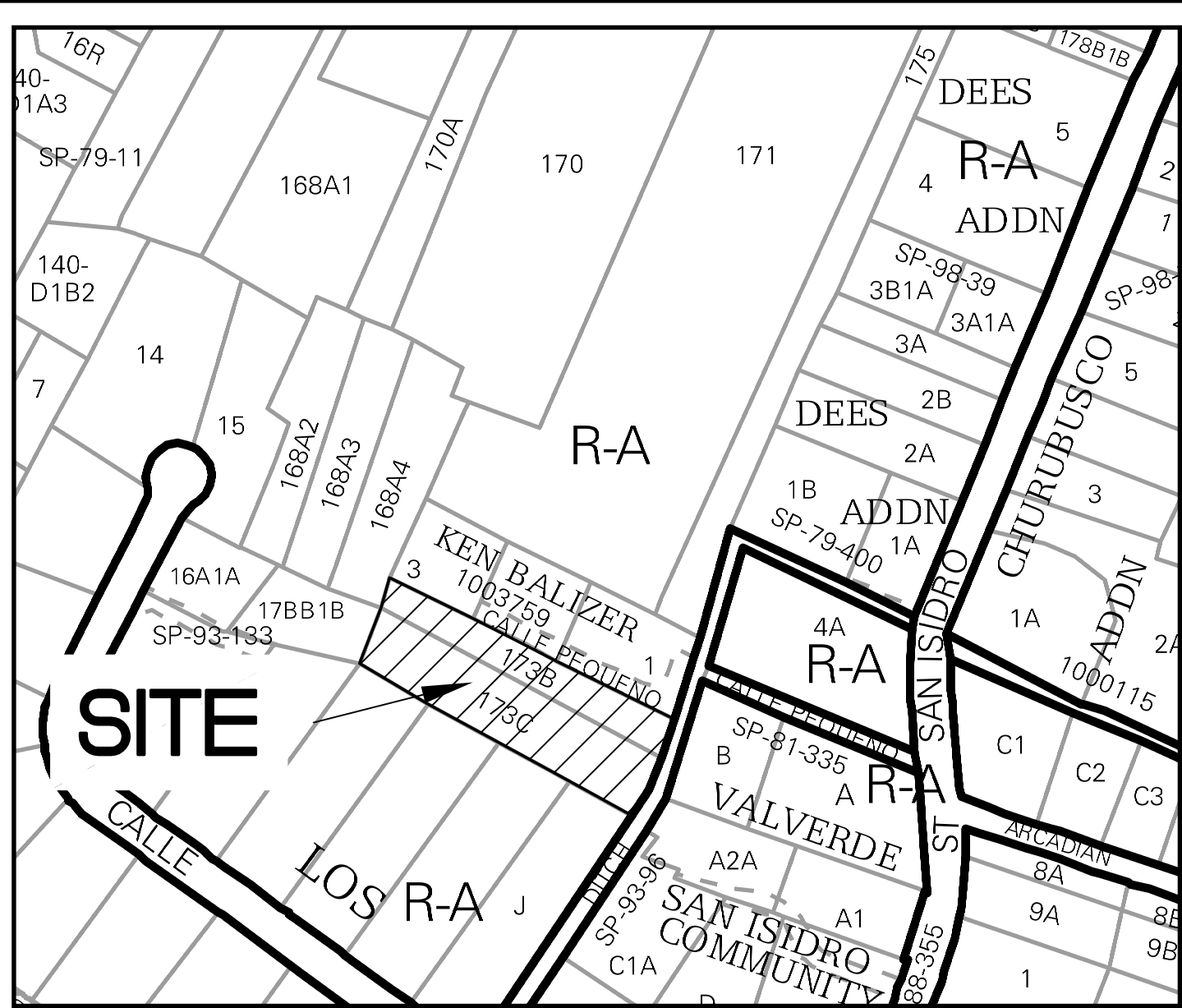
September 9, 2024
Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Subdivision to create two tracts from existing Tracts 173-B and 173-C, MRGCD Map No. 31

Development Facilitation Team Members:

Cartesian Surveys is acting as an agent for Toby Gallegos and we request a sketch plat review of our proposed subdivision to subdivide by adjusting the existing property line between Tract 173-B and 173-C to create two new Tracts 173-B-1 and 173-C-1, MRGCD Map No. 31. The property is located at 4219 San Isidro Drive NW, accessed via a private right-of-way Calle Pequeno NW, which is a short distance south of Griegos Road NW. The property is currently zoned as R-A (Rural and Agricultural), and has an existing residence on the eastern proposed tract, currently bisected by the existing property lines.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas F-13-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2024.
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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. QUITCLAIM DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 15, 2024, AS DOCUMENT NO. 2024047552.

Free Consent and Dedication

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.

TOBY M. GALLEGOS, OWNER

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: TOBY M. GALLEGOS, OWNER

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 6, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: MRGCD Map 31
Owner: Toby M. Gallegos
UPC #: 101306025752121568

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

| | |
|---|--------------|
| GROSS ACREAGE. | 0.9516 ACRES |
| ZONE ATLAS PAGE NO. | F-13-Z |
| NUMBER OF EXISTING TRACTS | 2 |
| NUMBER OF TRACTS CREATED | 2 |
| MILES OF FULL-WIDTH STREETS. | 0.0000 MILES |
| MILES OF HALF-WIDTH STREETS. | 0.0000 MILES |
| RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. | 0.0000 ACRES |
| DATE OF SURVEY. | AUGUST 2024 |

Legal Description (Record)

TRACTS 173-B AND 173-C, MAP 31 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, BEING A POINT IDENTICAL WITH THE NORTHEAST CORNER OF LOT J OF LOS VECINOS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP AND PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 22ND DAY OF MARCH, 1951, AND PROCEEDING:

- THENCE N 60°58' W, ALONG THE NORTH LINE OF LOTS F, G, H, AND J OF SAID LOS VECINOS ADDITION, A DISTANCE OF 364.73 FEET TO THE SOUTHWEST CORNER;
- THENCE N 18°25' E, A DISTANCE OF 68.72 FEET;
- THENCE N 19°18'30" E, A DISTANCE OF 34.25 FEET TO THE NORTHWEST CORNER;
- THENCE S 63°59'30" E, A DISTANCE OF 370.92 FEET TO THE NORTHEAST CORNER, A POINT ON THE WEST LINE OF A MIDDLE RIO GRANDE CONSERVANCY IRRIGATION DITCH;
- THENCE S 18°48' W, ALONG THE WEST LINE OF SAID IRRIGATION DITCH, A DISTANCE OF 85.18 FEET;
- THENCE S 32°41' W, ALONG THE WEST LINE OF SAID IRRIGATION DITCH, A DISTANCE OF 37.12 FEET TO THE POINT AND PLACE OF BEGINNING;

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER 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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0118G, DATED SEPTEMBER 26, 2008.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____ 101306025752121568 _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
Tracts 173-B and 173-C
M.R.G.C.D. Map No. 31
Being Comprised of
Tracts 173-B and 173-C
M.R.G.C.D. Map No. 31
City of Albuquerque
Bernalillo County, New Mexico
September 2024**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

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 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 173-B-1 and 173-C-1
M.R.G.C.D. Map No. 31
 Being Comprised of
Tracts 173-B and 173-C
M.R.G.C.D. Map No. 31
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2024

| Line Table | | |
|------------|-------------------------------|-----------------|
| Line # | Direction | Length (ft) |
| L1 | N 20°33'51" E (N 19°18'30" E) | 35.15' (34.25') |
| L2 | S 35°41'34" W (S 32°41' W) | 37.11' (37.12') |

ACS Monument "14_F13"
 NAD 1983 CENTRAL ZONE
 X=1515687.389*
 Y=1506751.047*
 Z=4975.508* (NAVD 1988)
 G-C=0.999683724
 Mapping Angle=-0°14'24.52"

*U.S. SURVEY FEET

Legend

| | |
|-----------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER QUITCLAIM DEED (7/15/2024, DOC. NO. 2024047552) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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.
- 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.
- 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.

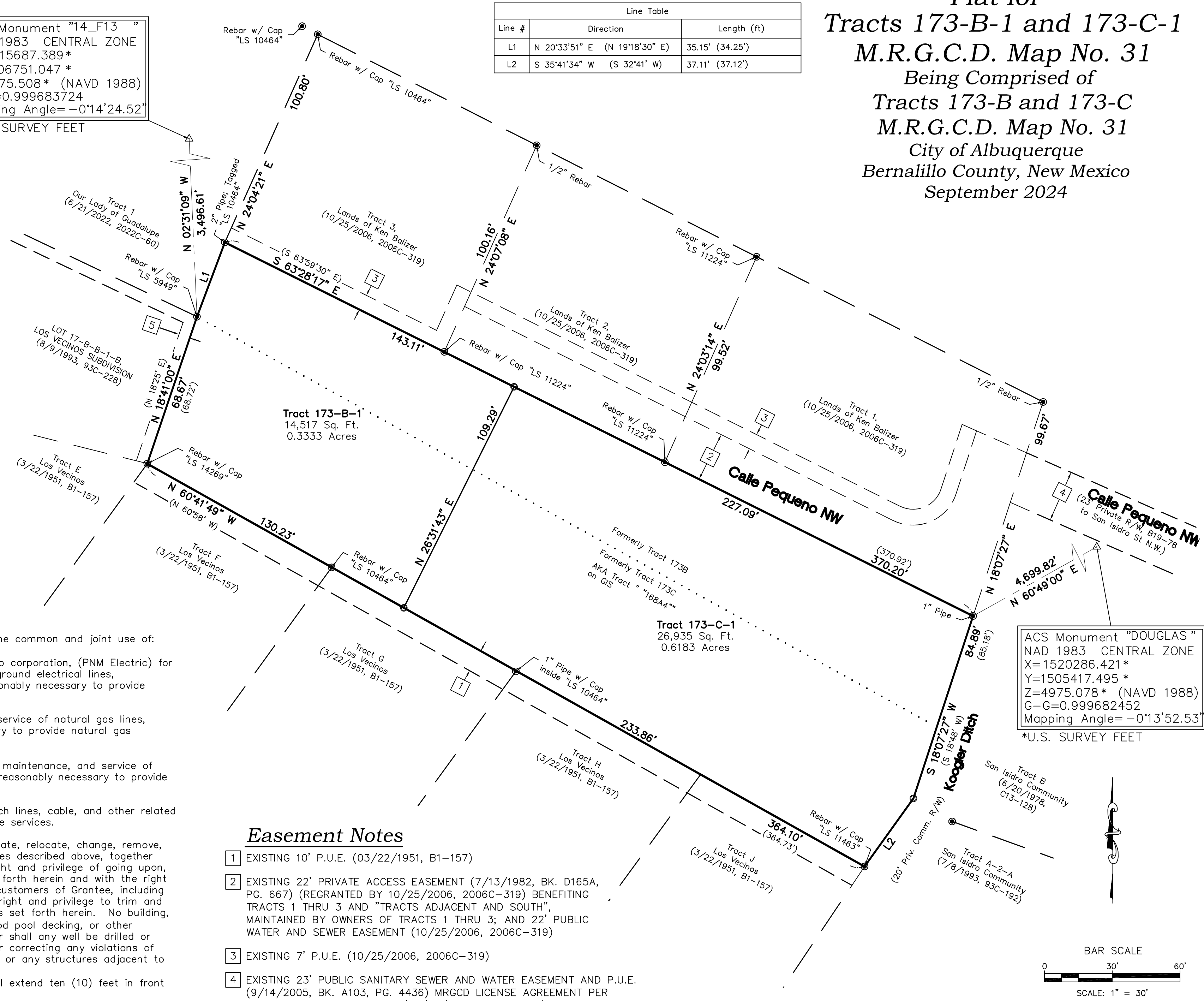
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

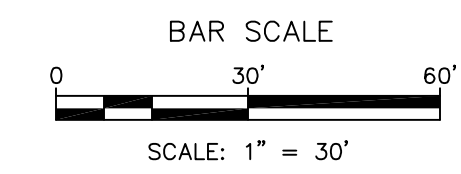
Easement Notes

- EXISTING 10' P.U.E. (03/22/1951, B1-157)
- EXISTING 22' PRIVATE ACCESS EASEMENT (7/13/1982, BK. D165A, PG. 667) (REGRANTED BY 10/25/2006, 2006C-319) BENEFITING TRACTS 1 THRU 3 AND "TRACTS ADJACENT AND SOUTH", MAINTAINED BY OWNERS OF TRACTS 1 THRU 3; AND 22' PUBLIC WATER AND SEWER EASEMENT (10/25/2006, 2006C-319)
- EXISTING 7' P.U.E. (10/25/2006, 2006C-319)
- EXISTING 23' PUBLIC SANITARY SEWER AND WATER EASEMENT AND P.U.E. (9/14/2005, BK. A103, PG. 4436) MRGCD LICENSE AGREEMENT PER CONTRACT NO. 2-256-2005 (10/25/2006, 2006C-319)
- EXISTING 5' P.U.E. (8/9/1993, 93C-228)



ACS Monument "DOUGLAS"
 NAD 1983 CENTRAL ZONE
 X=1520286.421*
 Y=1505417.495*
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 G-C=0.999682452
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September 2024**

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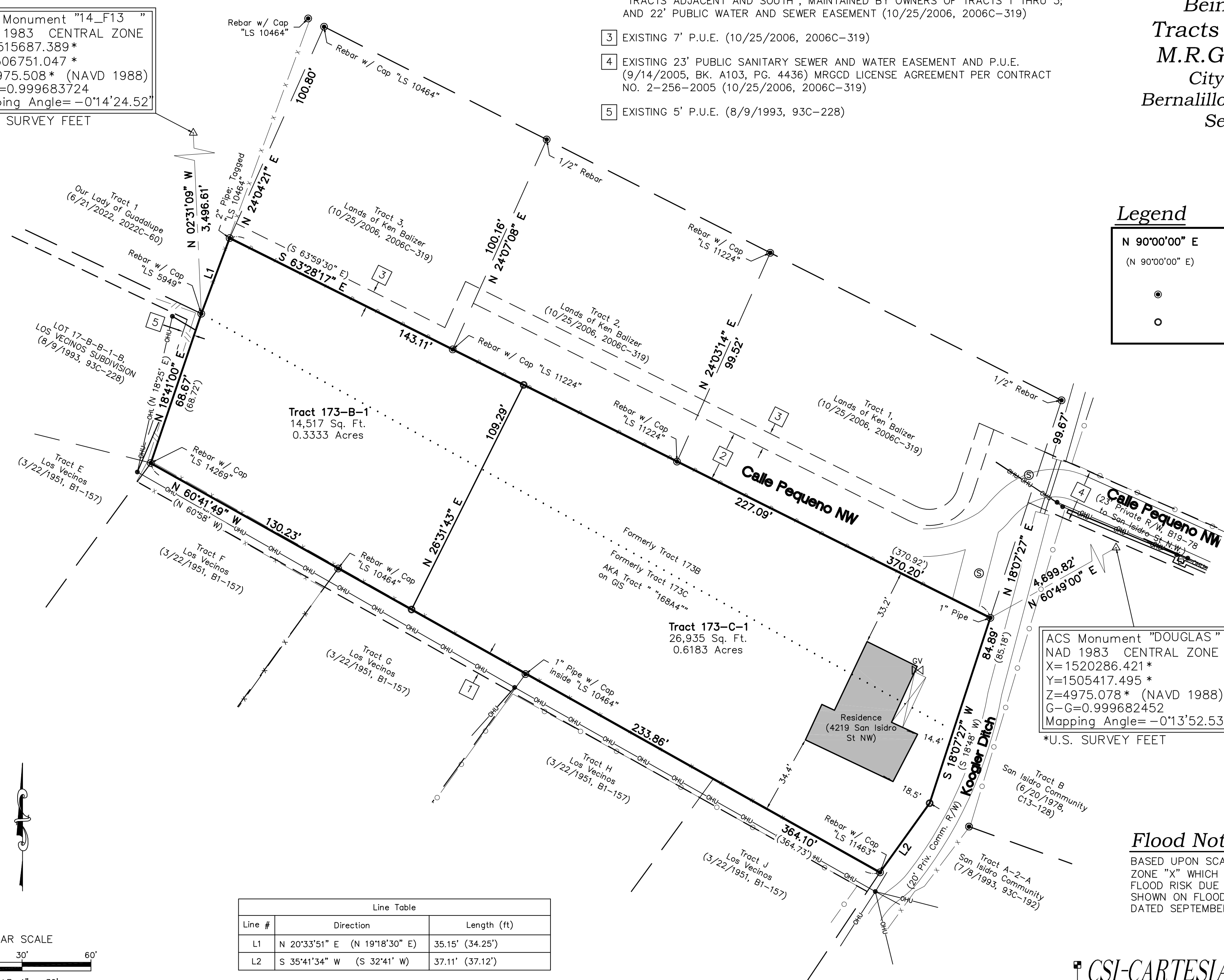
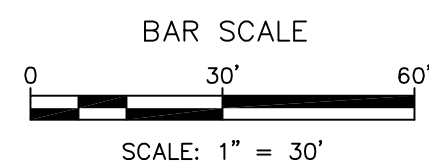
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| ● | FOUND MONUMENT AS INDICATED |
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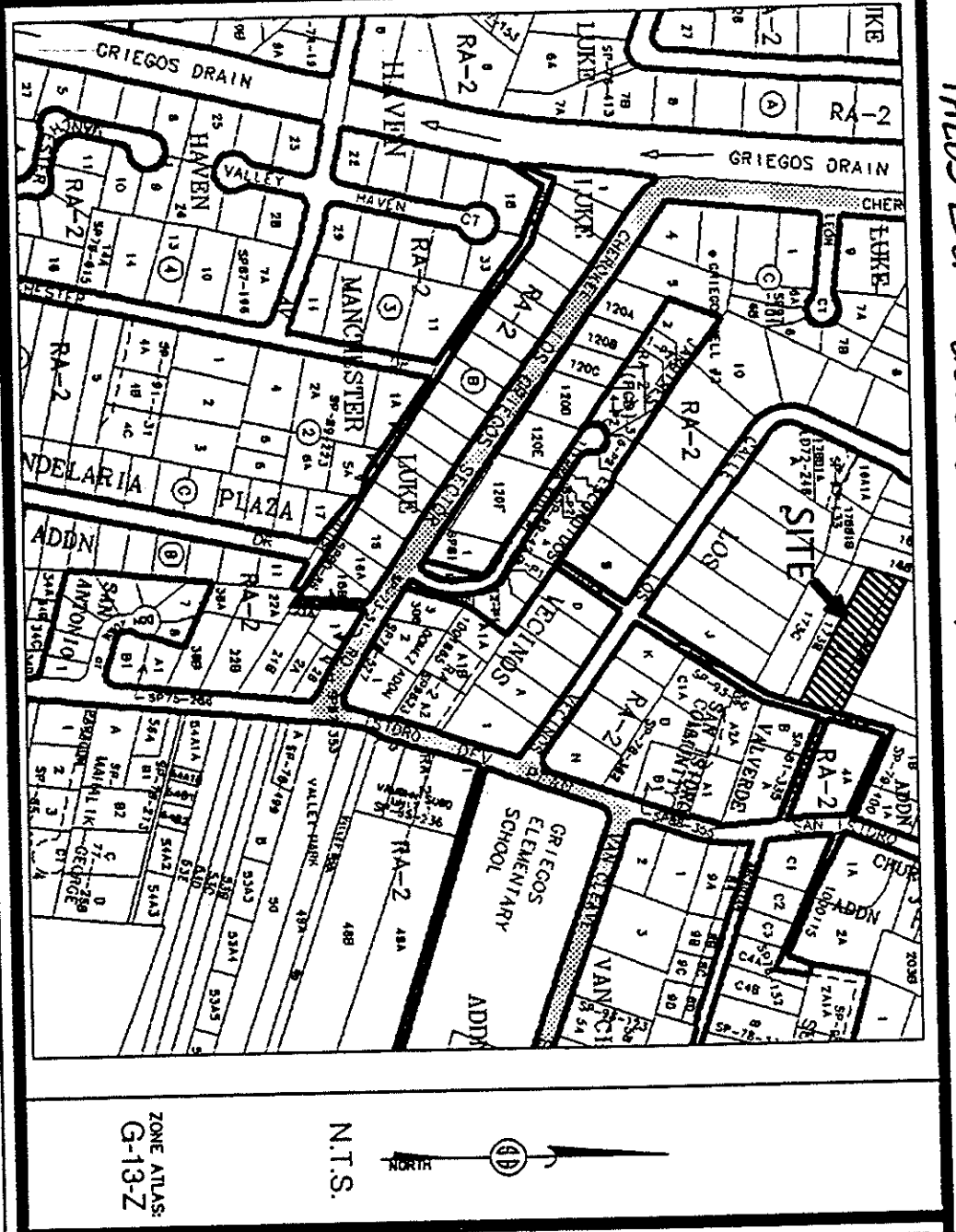
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cartesianbrian@gmail.com

TRACS LOG # 2005-0105-019



Vicinity Map

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-E13 AND 14-F13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.8347 ACRES
6. NUMBER OF EXISTING TRACTS: 4
7. NUMBER OF TRACTS CREATED: 3
8. THE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS 1, 2 & 3 AND TRACTS ADJACENT AND SOUTH AND IS TO BE MAINTAINED BY SAID OWNERS OF TRACTS 1, 2 & 3.
9. PROPERTY IS ZONED RA-2

LEGAL DESCRIPTION
 A certain tract of land being and comprised of Tracts 174A, 174B, 1734A, 1734B, designated on the Middle Rio Grande District Property Map No. 31 situate within Section 6, T10N, R3E, NMPM and being more particularly described as follows:
 BEGINNING at the Northwest corner of said tract whence City ACS Monument 14-F13 bears N 03° 31' 01" W, 337.412 feet distant, thence from said point of beginning S 63° 07' 54" E, 359.81 feet to the Northeast corner of said tract; thence S 18° 03' 25" W, 99.65 feet to the Southeast corner of said tract; thence N 63° 28' 11" W, 370.22 feet to the Southwest corner of said tract; thence N 24° 06' 03" E, 100.79 feet to the point of beginning and containing 0.8347 acres, more or less.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Kenneth A. Balizer DATE: 10/10/06
 OWNER(S) PRINT NAME: Kenneth A. Balizer
 ADDRESS: 1912 Tewa Vista, Albuquerque, NM 87103
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 Sarah Anatio
 Notary Public
 My Commission Expires: 10/11/09

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2006.
 BY: Kenneth A. Balizer Sarah Anatio
 My COMMISSION EXPIRES: 10/11/09 NOTARY PUBLIC

PLAT OF
TRACTS 1, 2 & 3
LANDS OF KEN BALIZER
 WITHIN SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2006
 SHEET 1 OF 2

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO THREE (3) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.



CITY APPROVALS: PROJECT NO.: #1003759 APPLICATION NO. 05028-00294

CITY SURVEYOR: [Signature] DATE: 10-11-06
 TRAFFIC ENGINEERING: [Signature] DATE: 10-12-06
 PARKS & RECREATION DEPARTMENT: [Signature] DATE: 10/18/06
 UTILITIES DEPARTMENT: [Signature] DATE: 10/24/06
 A.M.A.F.C.A.: [Signature] DATE: 10/24/06
 CITY ENGINEER: [Signature] DATE: 10/18/06
 DRG CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 10/19/06
 MR.G.C.D. [Signature] DATE: 10/19/06

SURVEYORS CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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.

[Signature] DATE: 10-10-06
 Mitchell W. Reynolds
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 6

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER 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.

APPROVED: [Signature] DATE: 10/19/06

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 11001101 1-01286/558003/4010
 PROPERTY OWNER OF RECORD: Deborah & Matthew
 BERNALILLO COUNTY TREASURERS OFFICE
[Signature] 10/25/06

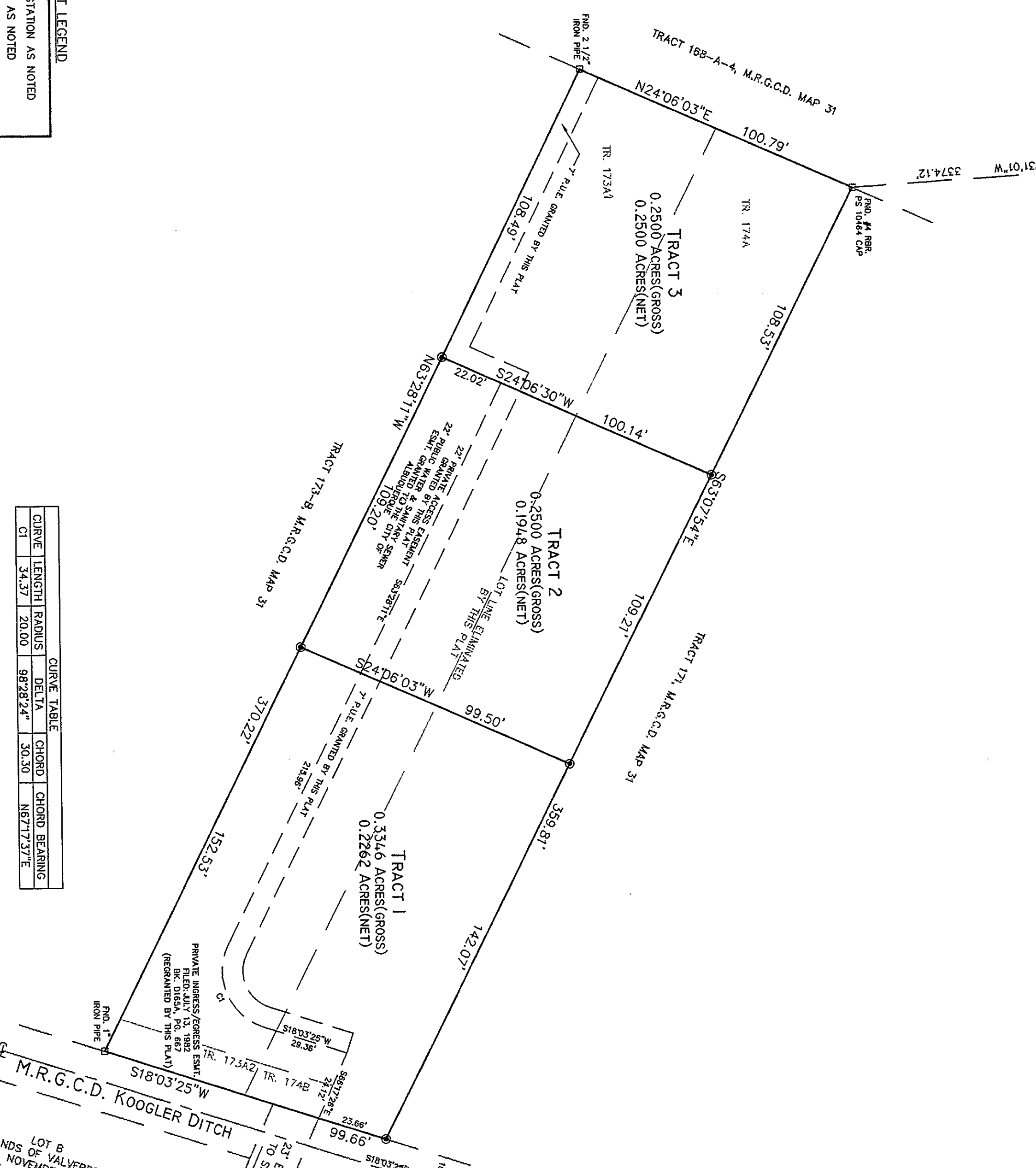
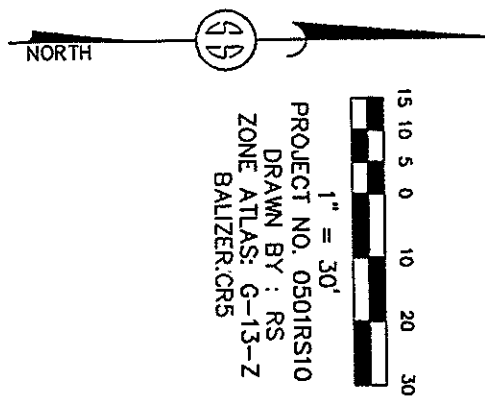
PROJECT NO. 0501RS10
 DRAWN BY: RS
 ZONE ATLAS: G-13-Z

**PLAT OF
TRACTS 1, 2 & 3
LANDS OF KEN BALIZER
WITHIN SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2006
SHEET 2 OF 2**

STATION: ACS 5-E13
 X = 3761812.2
 Y = 1506888.54
 GROUND TO GRID = 0.99967969
 DELTA ALPHA = -001418"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: ACS 14-F13
 X = 375441.56
 Y = 1506888.54
 GROUND TO GRID = 0.99967969
 DELTA ALPHA = -001418"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

(BASIS OF BEARINGS)
 N16°37'25"E 2582.52'
 N03°31'01"W 3374.12'



CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|-----------|-------|---------------|
| C1 | 34.37 | 20.00 | 98°28'24" | 30.30 | N67°17'37"E |

- MONUMENT LEGEND**
- △ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224"
 - UNLESS OTHERWISE NOTED

2006102847
 Page 2 of 2
 10/25/2006 09:39
 Henry Herrera
 Bernalillo Co. PLM
 R 12.00 BK-58000 Pg-319

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 6

23' PUBLIC SANITARY SEWER & WATER EASEMENT & P.U.E. FILED: SEPTEMBER 14, 2005 BK. A103, PG. 456
 M.R.G.C.D. LICENSE AGREEMENT PER CONTRACT NO. 2-256-2005 TO SAN ANTONIO STREET N.W.

23' EXISTING PRIVATE ROAD (819-78)

PRIVATE ACCESS/EGRESS EASEMENT BK. D165A, PG. 662 (RESERVED BY THIS PLAT)

LOT B LANDS OF VALVERDE FILED: NOVEMBER 16, 1981 VOL. 819, FOLIO 78