



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

Request sketch plat review of our proposed lot line adjustment between to existing lots to create two new lots. One lot is privately held by our client and the other by the City of Albuquerque as open space (foothills of the Sandia Mountains).

APPLICATION INFORMATION

Applicant/Owner: Allan Holmquist		Phone:
Address: 400 Camino de la Sierra NE		Email: aldeckie@msn.com
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: Allan Holmquist + Dexter H. Byrum; CABQ	

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

Lot or Tract No.: Lots 8 and 9	Block: 6	UPC Code: 102305637251910226 (Lot 9)
Subdivision/Addition: Well's Sandia Manor	MRGCD Map No.:	UPC Code: 102305638147810233 (Lot 8)
Zone Atlas Page(s): L-24-Z	Existing Zoning: R-1D; NR-PO-B	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 400 Camnio de la Sierra NE | Between: Piedras Rd NE | and: Sierra Court 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:	Date: 10/28/2024
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.*

- ___ 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

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

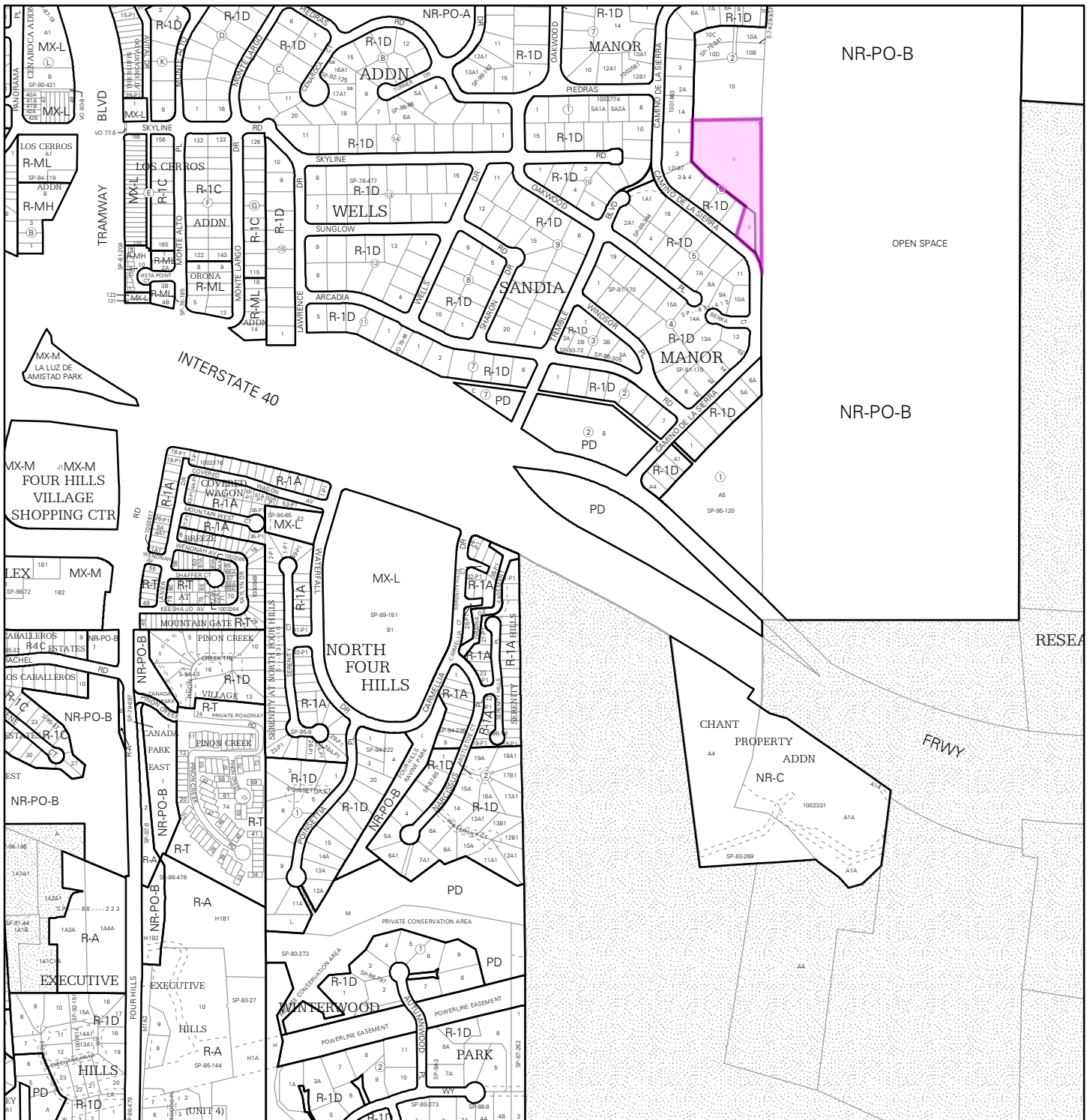
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

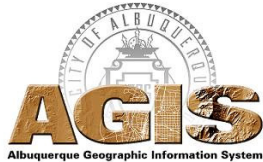
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

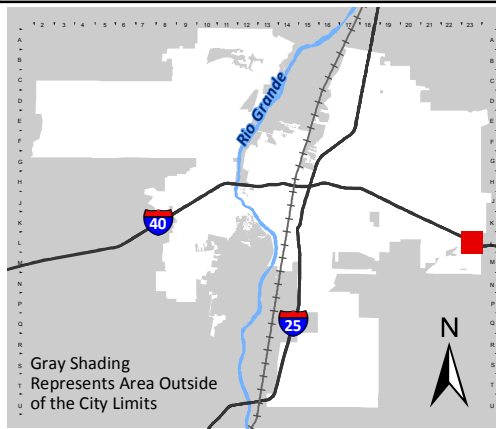


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

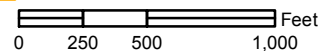


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-23-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



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

October 25, 2023

Development Review Board
City of Albuquerque

Re: Sketch Plat for Proposed Minor Subdivision Plat for Lots 8-A and 9-A, Block 6 of Well's Sandia Manor

Members of the Board:

Cartesian Surveys is acting as an agent for Allan L. Holmquist, the owner of the below parcel, and we request a sketch plat review to subdivide the existing Lots 8 and 9, Block 6 of Well's Sandia Manor into two new lots.

Our client's property (Lot 8, Block 6) is developed as a single-family residence zoned R-1D and Lot 9, Block 6 is a city-owned parcel being open space in the foothills of the Sandia Mountains zoned MX-M. Our plat looks to adjust the lot line between so some of the walls and pavement improvements will fall within his new lot lines. Would you please review and let us know what the steps forward for the purchase and lot line adjustment will be? We have directed our client to consult with Real Property about purchase options, using the attached site sketch as a detailed exhibit of the current conditions.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas L-23-Z



Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER AND OCTOBER 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. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
6. 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. PLAT OF RECORD FOR WELLS SANDIA MANOR, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 1, 1948, IN BOOK D, PAGE 56.
2. PLAT DOCUMENT FOR LOT 9, BLOCK 6, WELLS SANDIA MANOR, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 1, 1978, IN BOOK MISC. 584, PAGES 995-997, DOC. NO. 1978007587.
3. TRUSTEE'S DEED FOR SUBJECT PROPERTY (LOT 8), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 11, 2023, AS DOC. NO. 2023021451.
4. WARRANTY DEED FOR LOT 9, BLOCK 6, WELLS SANDIA MANOR, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1989, IN BOOK D376A, PAGE 723, AS DOCUMENT NO. 1989110149.

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0378G, DATED SEPTEMBER 26, 2008.

Indexing Information

Projected Section 26, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Wells Sandia Manor Subdivision
 Owner: Dexter H. Byrum and Allan L. Holmquist (Lot 8)
 City of Albuquerque (Lot 9)
 UPC #: 102305638147810233 (Lot 8)
 102305637251910226 (Lot 9)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.5481 ACRES
 ZONE ATLAS PAGE NO. L-23-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.000 MILES
 MILES OF HALF-WIDTH STREETS. 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.000 ACRES
 DATE OF SURVEY. OCTOBER 2024

Legal Description

LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED SIX (6) OF WELLS SANDIA MANOR, A SUBDIVISION IN SCHOOL DISTRICT NO. 13, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1948, IN PLAT BOOK D, FOLIO 56.

AND

LOT NUMBERED NINE (9) IN BLOCK NUMBERED SIX (6) OF WELLS SANDIA MANOR, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 1, 1978, IN BOOK MISC. 584, PAGES 995-997, AS DOCUMENT NO. 1978007587.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF CAMINO DE LA SIERRA N.E., MARKED BY A 1/2 INCH REBAR, WHENCE A TIE TO ACS MONUMENT "8_L22", BEARS S 77°55'06"W, A DISTANCE 3,800.03;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID CAMINO DE LA SIERRA N.E. RIGHT-OF-WAY, N 18°40'21" E, A DISTANCE OF 159.68 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 8, MARKED BY A 1/2 INCH REBAR;

THENCE, N 51°04'05" W, A DISTANCE OF 59.99 FEET, TO AN ANGLE POINT, MARKED BY A 1/2 INCH REBAR;

THENCE, N 51°16'29" W, A DISTANCE OF 290.33 FEET, TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 24°26'29" W, A DISTANCE OF 33.97 FEET, TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 02°20'31" E, A DISTANCE OF 190.21 FEET, TO AN ANGLE POINT, MARKED WITH A REBAR WITH CAP "LS 4577";

THENCE, N 87°47'44" W, A DISTANCE OF 150.13 FEET, TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF CAMINO DE LA SIERRA N.E., MARKED BY A REBAR WITH CAP "LS 6540" AND TAGGED "LS 4577";

THENCE, COINCIDING SAID CAMINO DE LA SIERRA N.E. RIGHT-OF-WAY, N 01°53'43" E, A DISTANCE OF 12.94 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 9, MARKED BY A REBAR WITH CAP "LS 6540";

THENCE, LEAVING SAID CAMINO DE LA SIERRA N.E. RIGHT-OF-WAY, N 89°50'54" E, A DISTANCE OF 498.23 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 9, MARKED BY A 80D NAIL;

THENCE, S 00°38'13" E, A DISTANCE OF 687.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9, POINT LYING ON THE NORTHERLY RIGHT OF WAY OF CAMINO DE LA SIERRA N.E., MARKED BY A 5/8" REBAR;

THENCE, COINCIDING SAID CAMINO DE LA SIERRA N.E. RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

S 88°07'39" W, A DISTANCE OF 31.03 FEET, TO AN ANGLE POINT BEING THE SOUTHEAST CORNER OF SAID LOT 8, MARKED WITH A REBAR WITH CAP "LS 6540";

N 51°45'53" W, A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING, CONTAINING 3.5481 ACRES (154,556 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____ 102305638147810233 _____

_____ 102305637251910226 _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lots 8-A and 9-A, Block 6
 Wells Sandia Manor
 Being Comprised of
 Lots 8 and 9, Block 6
 Wells Sandia Manor
 City of Albuquerque
 Bernalillo County, New Mexico
 October 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

Real Property

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.

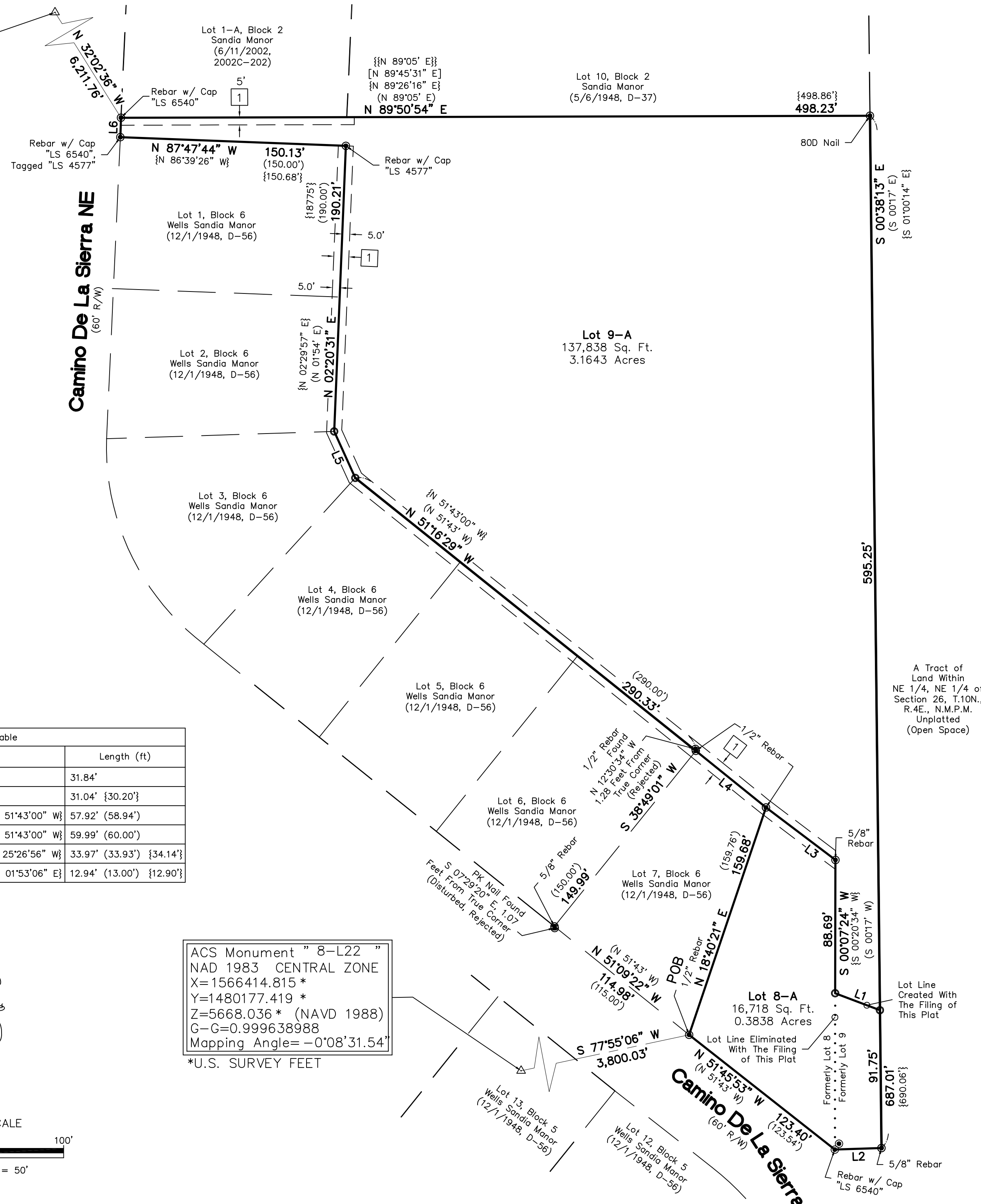
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



**Plat for
Lots 8-A and 9-A, Block 6
Wells Sandia Manor
Being Comprised of
Lots 8 and 9, Block 6
Wells Sandia Manor
City of Albuquerque
Bernalillo County, New Mexico
October 2024**

ACS Monument " 2-J23 "
NAD 1983 CENTRAL ZONE
X=1566456.996*
Y=1486846.258*
Z=5771.991 * (NAVD 1988)
G-G=0.999634015
Mapping Angle=-0°08'31.60"

*U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/1/1948, D-56)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT DOCUMENT (2/1/1978, BK. MISC. 584, PG. 995-997, DOC. NO. 1978007587)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (6/11/2002, 2002C-202)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (5/6/1948, D-37)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

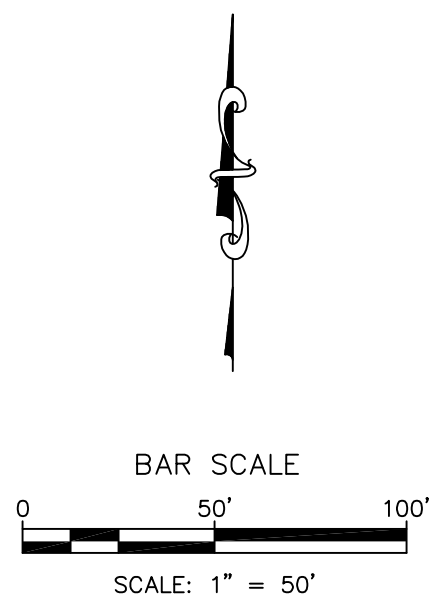
Line #	Direction	Length (ft)
L1	S 69°14'51" E	31.84'
L2	S 88°07'39" W {S 89°42'46" E}	31.04' {30.20'}
L3	S 52°55'54" E (S 51°43' E) {N 51°43'00" W}	57.92' (58.94')
L4	N 51°04'05" W (N 51°43' W) {N 51°43'00" W}	59.99' (60.00')
L5	N 24°26'29" W (N 24°53' W) {N 25°26'56" W}	33.97' (33.93') {34.14'}
L6	N 01°53'43" E (N 01°54' E) {N 01°53'06" E}	12.94' (13.00') {12.90'}

ACS Monument " 8-L22 "
NAD 1983 CENTRAL ZONE
X=1566414.815*
Y=1480177.419*
Z=5668.036* (NAVD 1988)
G-G=0.999638988
Mapping Angle=-0°08'31.54"

*U.S. SURVEY FEET

Easement Notes

- 1 EXISTING 10' P.U.E., BEING 5FT ON EACH SIDE OF LOT LINES (12/1/1948, D-56)



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
Lots 8-A and 9-A, Block 6
Wells Sandia Manor
Being Comprised of
Lots 8 and 9, Block 6
Wells Sandia Manor
City of Albuquerque
Bernalillo County, New Mexico
October 2024**

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.

JENNY JACKSON, MRA MANAGER, DATE
CITY OF ALBUQUERQUE (OWNER OF LOT 9)

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JENNY JACKSON, MRA MANAGER, CITY OF ALBUQUERQUE (OWNER OF LOT 9)

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

DEXTER H. BYRUM DATE
OWNER, LOT 8

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: DEXTER H. BYRUM, OWNER OF LOT 8

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

ALLAN L. HOLMQUIST DATE
OWNER, LOT 8

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: ALLAN L. HOLMQUIST, OWNER OF LOT 8

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

 **CSI-CARTESIAN SURVEYS INC.**

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

Easement Notes

- 1 EXISTING 10' P.U.E., BEING 5FT ON EACH SIDE OF LOT LINES (12/1/1948, D-56)

**Site Sketch for
Lot 8-A and 9-A, Block 6
Wells Sandia Manor
Being Comprised of
Lot(s) 8 (and 9), Block 6
Wells Sandia Manor
City of Albuquerque
Bernalillo County, New Mexico
October 2024**

Purpose of Plat

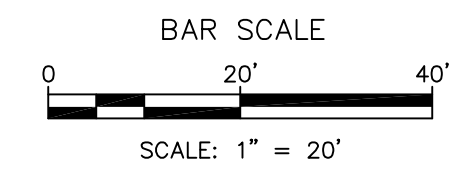
- 1. SUBDIVIDE AS SHOWN HEREON.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/1/1948, D-56)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/1/1978, BK. MISC. 584, PG. 995-997, DOC. NO. 1978007587)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	CONCRETE
▨	BLOCK WALL
-x-	WIRE FENCE
-//-	WOOD FENCE
□	UTILITY PEDESTAL
-OHU-	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
⊕	ELECTRIC METER
Ⓜ	MAILBOX
Ⓢ	SANITARY SEWER MANHOLE
⊗	WATER VALVE
⊕	WATER METER
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0378G, DATED SEPTEMBER 26, 2008.



Line #	Direction	Length (ft)
L1	S 69°14'51" E	31.84'
L2	S 88°07'39" W {S 89°42'46" E}	31.04' {30.20'}
L3	S 52°55'54" E (S 51°43' E) {N 51°43'00" W}	57.92' (58.94')
L4	N 51°04'05" W (N 51°43' W) {N 51°43'00" W}	59.99' (60.00')

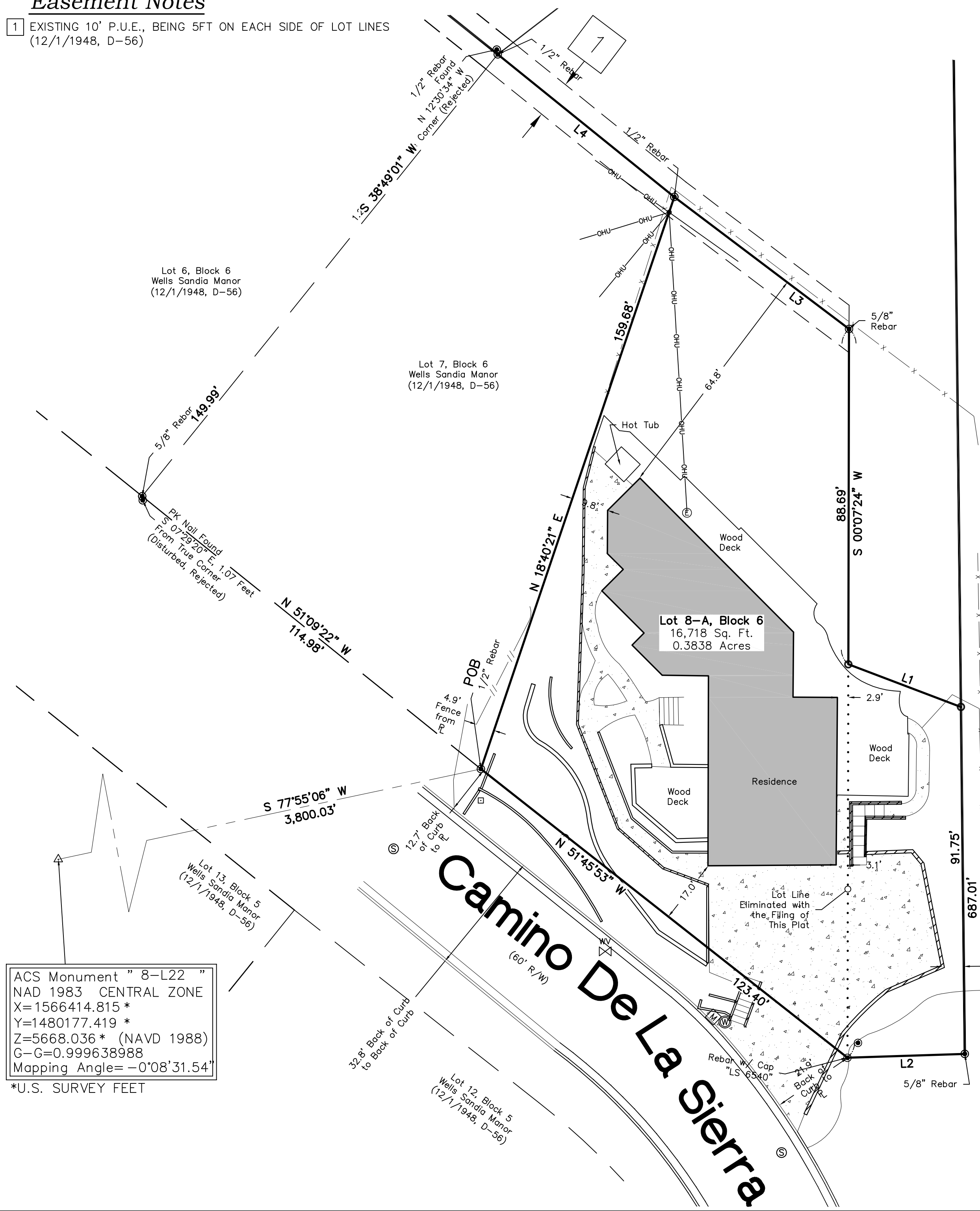
Legal Description

LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED SIX (6) OF WELL'S SANDIA MANOR, A SUBDIVISION IN SCHOOL DISTRICT NO. 13, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1948, IN PLAT BOOK D, FOLIO 56.

AND

LOT NUMBERED NINE (9) IN BLOCK NUMBERED SIX (6) OF WELL'S SANDIA MANOR, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 1, 1978, IN BOOK MISC. 584, PAGES 995-997, AS DOCUMENT NO. 1978007587.

ACS Monument " 8-L22 " NAD 1983 CENTRAL ZONE
X=1566414.815 *
Y=1480177.419 *
Z=5668.036 * (NAVD 1988)
G-G=0.999638988
Mapping Angle=-0°08'31.54"
*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

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