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May 23, 2025

Development Facilitation Team  
City of Albuquerque

**Re: Sketch Plat for Proposed Minor Subdivision Plat of Tracts 194-A-1-A-7-B, 194-B, and 195, MRGCD Map No. 35**

Development Facilitation Team Members:

Cartesian Surveys is acting as an agent for Rosemary A. Morin, Trustee for Morin Revocable Trust, the owner for the below tracts, and we request a sketch plat review to subdivide existing Tracts 194-A-1-A-7-B, 194-B, and 195 of MRGCD Map Number 35 into three new tracts.

Our client's property has an existing residence and casita, which were built long ago. This plat seeks to place those two residences on their own tract instead of being crossed by the existing tracts lines. They share an existing water and sewer service. The properties are zoned R-A.

We also seek to grant easements to provide private access [3] and 25ft water + sewer [4] to the northerly tracts 2 and 3. Finally we grant easement [5] to protect the existing irrigation ditch on the east of the property.

Within the easements, the existing adobe wall, shed, and pump house are to be relocated or removed to allow for the proposed access easement. The stucco building on Tract 2 and partly on Tract 1 will be relocated or removed as well.

Would you please review and let us know what the steps forward for the intended subdivision / lot line adjustments?

Thank you for your consideration,  
Ryan J. Mulhall