

PROJECT: 1003440

DATE: 11-10-15

APP: 15-70400

REQUEST: P&F PLAT-

PLAT OF LOT A-1, BLOCK 3 SKYLINE HEIGHTS

A REPLAT OF LOT A, BLOCK 3; LOTS 1 & 2, BLOCK 4; AND THE E. 1/2 VACATED GARCIA STREET, SKYLINE HEIGHTS WITHIN SECTION 29, T. 10 N., R. 4 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2015

PROJECT NUMBER: _____

Application Number: _____

City Approvals: _____

Soren N. Rioshaver P.S. 10/27/15 City Surveyor Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFA Date

City Engineer Date

DRB Chairperson, Planning Department Date

Utility Company Approvals: _____

Leonardo Vigil 10-30-15 PNM Date

CenturyLink 10-29-15 Date

Qwest 10/30/15 Date

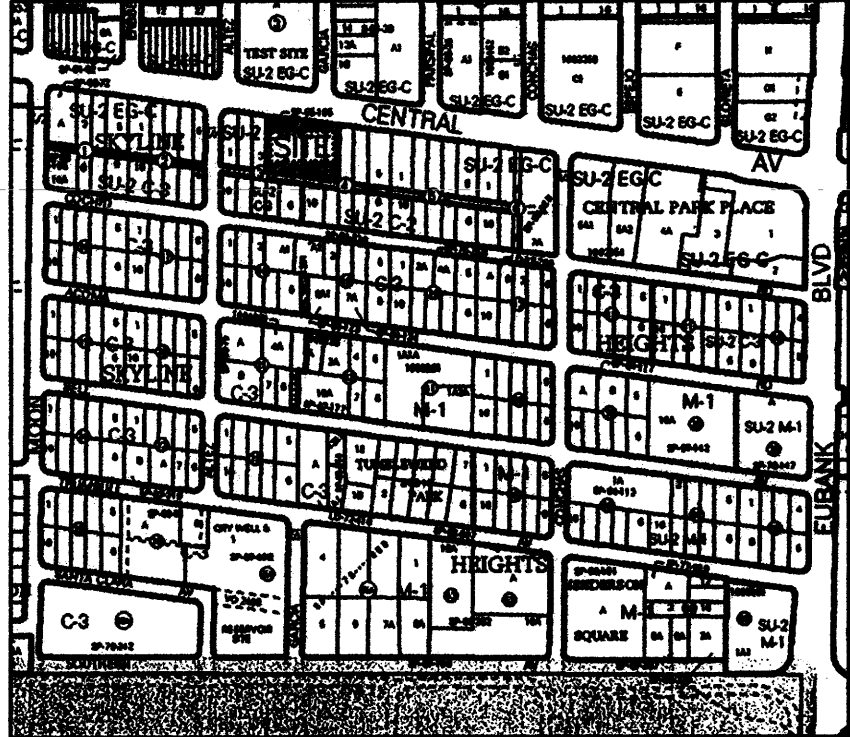
Chris Salley 10-30-15 New Mexico Gas Company Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 10-27-15 Date

VICINITY MAP (L-20) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Section 29, Township 10 North, Range 4 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being known as Lot lettered "A", in Block numbered Three (3), SKYLINE HEIGHTS 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 April 12, 1985, in Volume C26, Folio 195;

TOGETHER WITH: Lots numbered One (1) and Two (2), in Block numbered Four (4), SKYLINE HEIGHTS, and the East 1/2 of Vacated Garcia Street, S.E., 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 July 19, 1945, in Volume C1, Folio 188, and being more particularly described as follows:

BEGINNING at the Northwest corner of the property herein described, being a point on the Southerly right-of-way line of Central Avenue, S.E., from whence the ACS Monument "5_K20" (x=1,553,259.684, y=1,482,001.249, NMSP Central Zone, NAD 83) bears N 75° 18' 00" W, 760.29 feet distant; THENCE along said Southerly right-of-way line, S 82° 17' 06" E, 251.98 feet to the Northeast corner; THENCE leaving said Southerly right-of-way line, S 00° 54' 54" W, 199.81 feet to the Southeast corner, being a point on the Northerly right-of-way line of a Public Alley; THENCE along said Northerly right-of-way line, N 82° 20' 14" W, 252.00 feet to the Southwest corner; THENCE leaving said Northerly right-of-way line, N 00° 55' 51" E, 200.04 feet to the Point of Beginning and containing 1.1485 acres, more or less.

SUBDIVISION DATA

- 1. DRB Project No.
2. Zone Atlas Index No. L-20
3. Gross acreage 1.1485 Ac.
4. Existing number of lots 3
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three lots and vacated ROW.

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 020 056 362 515 11528, 1 020 056 353 517 11529

PROPERTY OWNER OF RECORD:
EDDIE RAY INC.
BERNALILLO COUNTY TREASURER'S OFFICE

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Eddie Ray 10-27-15 Date
EDDIE RAY, OWNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

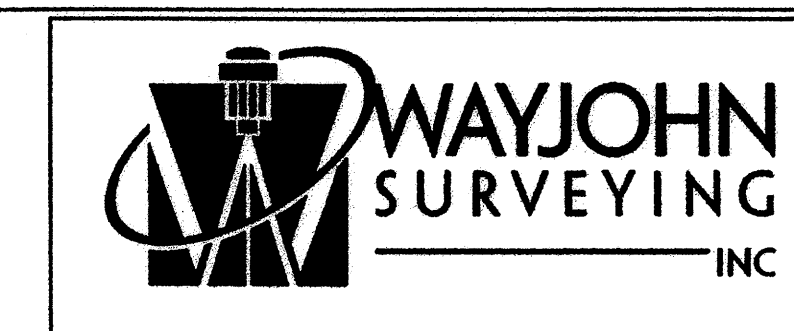
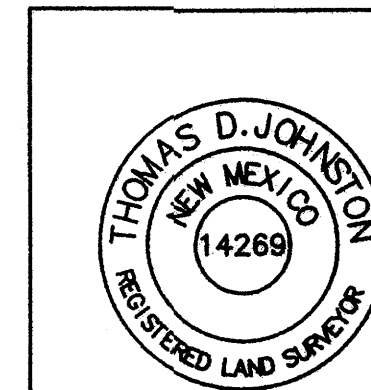
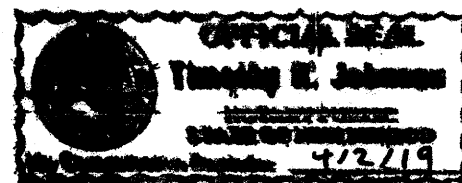
) ss

COUNTY OF BERNALILLO)

On this 27th day of October, 2015, the foregoing instrument was acknowledged by: Eddie Ray, authorized representative of Eddie Ray Inc., a New Mexico corporation.

My Commission expires APRIL 2, 2019

Notary Public



INDEXING INFORMATION FOR COUNTY CLERK
OWNER: EDDIE RAY INC.
LOCATION: SEC. 29, T.10 N., R.4 E., SKYLINE HEIGHTS

DRAWN: T R J
CHECKED: T D J
DRAWING NO. SP100215.DWG

SCALE: 1" = 30'
DATE: 14 OCT 2015

FILE NO. SP-10-02-2015
SHEET 1 OF 2

PLAT OF
LOT A-1, BLOCK 3
SKYLINE HEIGHTS

A REPLAT OF LOT A, BLOCK 3; LOTS 1 & 2, BLOCK 4;
 AND THE E. 1/2 VACATED GARCIA STREET, SKYLINE HEIGHTS
 WITHIN SECTION 29, T. 10 N., R. 4 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2015

COUNTY CLERK RECORDING LABEL HERE

ACS STATION "5_K20"
 x=1,553,259.684
 y=1,482,001.249
 Ground-to-grid:
 0.999652832
 Mapping Angle: -00°10'02.59"
 NMSP CENTRAL ZONE
 NAD 83

N 75° 18' 00" W
 760.29'

CENTRAL AVENUE, S.E.
 (100' R.O.W.)

LOT 3, BLOCK 3, SKYLINE HEIGHTS
 (REC. 7/19/1945 VOL. C1, FOLIO 188)

(200.00'
 200.04'

(N 00° 25' 00" E)
 (N 00° 55' 51" E)

LOT A - 1
 (1.1485 ac.)

LOT LINE EXAMINED BY THIS PLAT

E. 1/2 VACATED GARCIA STREET, S.E.

LOT LINE EXAMINED BY THIS PLAT

LOT LINE EXAMINED BY THIS PLAT

LOT 3, BLOCK 4, SKYLINE HEIGHTS
 (REC. 7/19/1945 VOL. C1, FOLIO 188)

(251.76'
 251.98'

199.81'
 (200.00')

LOT A

N 82° 20' 14" W
 (N 82° 47' 00" W)

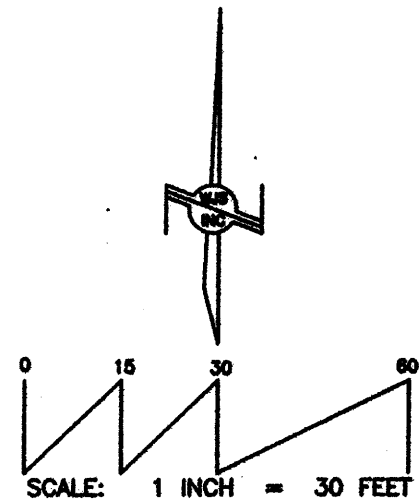
16' ALLEY

LOT 1, BLOCK 4

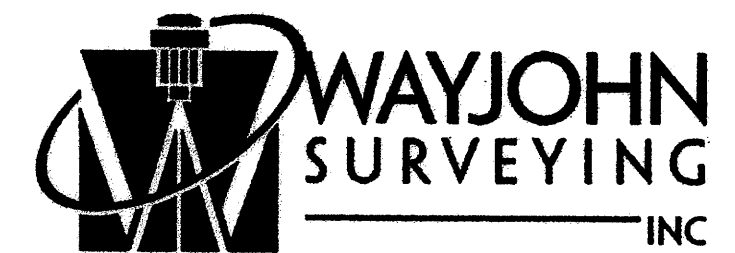
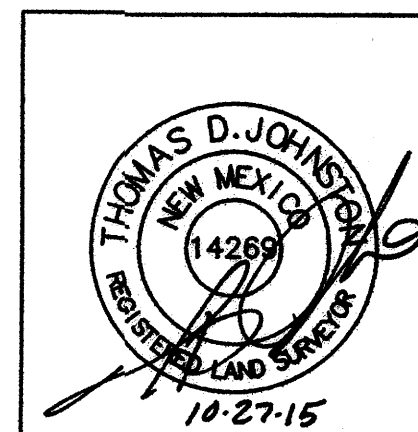
LOT 2, BLOCK 4

252.00'
 (251.76')

(S 00° 54' 54" W)
 (S 00° 25' 00" W)



LEGEND:
 O = FOUND/SET MONUMENT AS NOTED:
 A: FOUND #5 REBAR - NO CAP
 B: FOUND #5 REBAR - ILLEGIBLE CAP
 C: FOUND #4 REBAR AND CAP "LS 6446"



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

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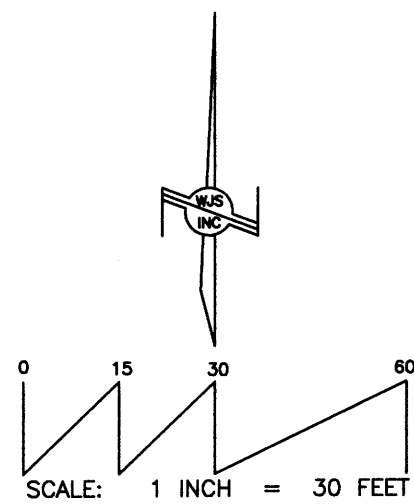
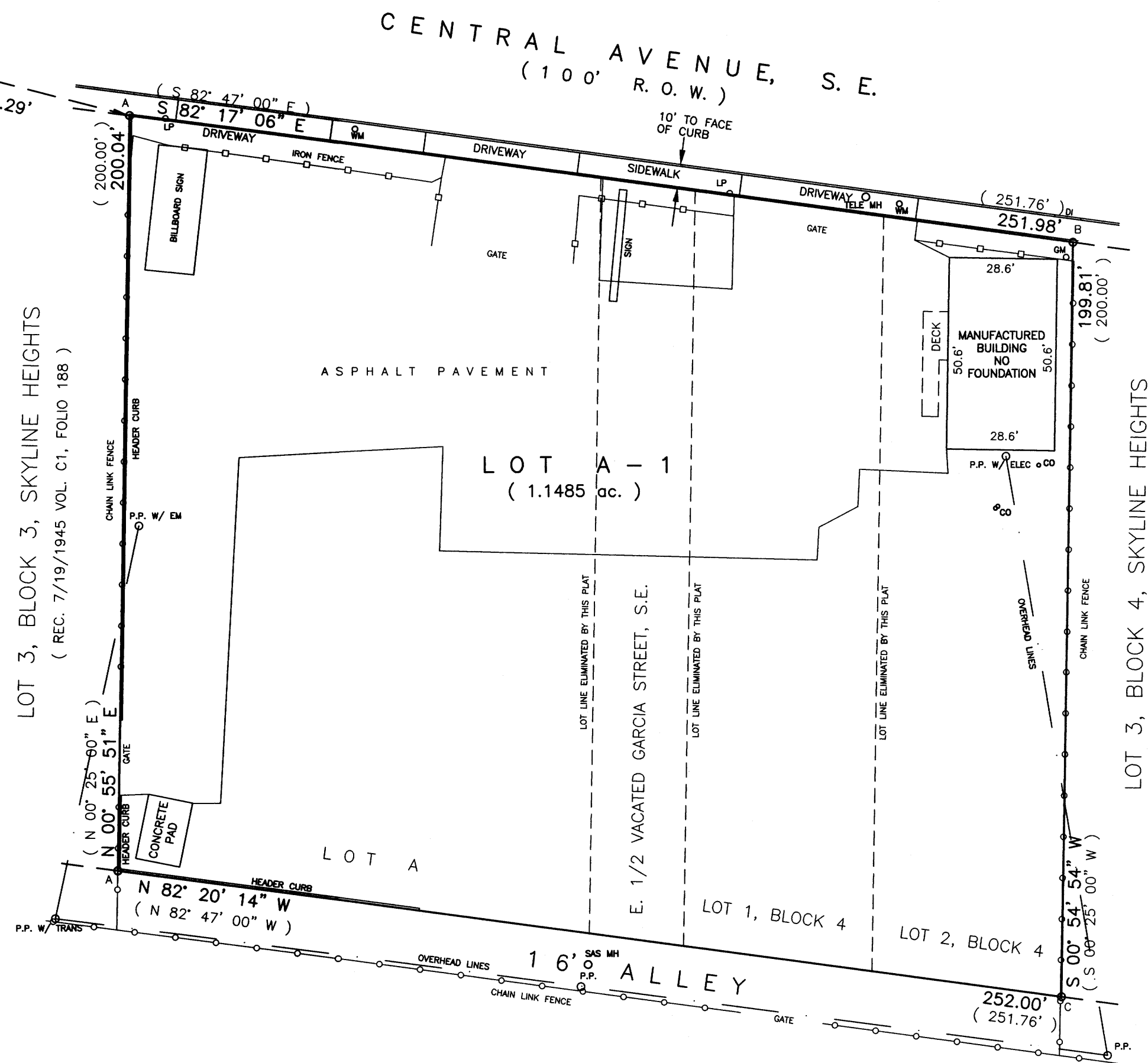
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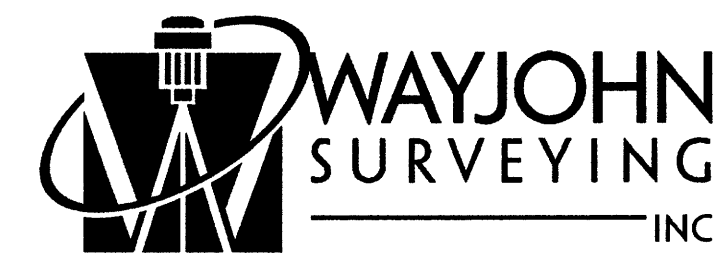
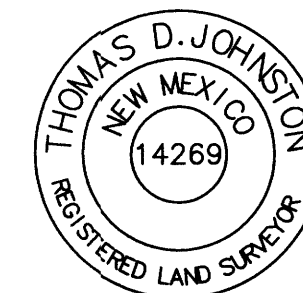
ACS STATION "5_K20"
 x=1,553,259.684
 y=1,482,001.249
 Ground-to-grid:
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 Mapping Angle: -00°10'02.59"
 NMSP CENTRAL ZONE
 NAD 83



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 C: FOUND #4 REBAR AND CAP "LS 6446"

EASEMENT LINE INFORMATION		
LINE NO.	LENGTH	BEARING
EL1	16.76'	S 77°35'30" E
EL2	5.00'	S 12°24'30" W
EL3	18.89'	N 77°35'30" W

EXISTING
 CONDITIONS



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