

VICINITY MAP (NOT TO SCALE) ZONE PAGE A-16-Z

LEGAL DESCRIPTION

The foregoing subdivision of that certain parcel of land situate in the Northeast Quarter (NE 1/4) of Section 29, Township 10 North, Range 4 East of the New Mexico Principal Meridian (N.M.P.M.) and being and comprising all of Lots numbered Four (4) and Five (5), in Block numbered Twenty-one (21) of SKYLINE HEIGHTS, a Subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat of Blocks 19 to 36, Inclusive, of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1946 (B1-112).

GENERAL NOTES

- Uniform Property Code No. (U.P.C.): Lot 4, Block 21: 102005637044710921;
- Uniform Property Code No. (U.P.C.): Lot 5, Block 21: 102005637044710921;
- Utility Council Location System (U.C.L.C.) Log No: 2006-18-01-26;
- Bearings as shown hereon are grid bearings based upon the New Mexico State Plane Coordinate System (NAD 1927), City of Albuquerque ACS Station "5-K20" (Brass Cap in place), Central Zone, having coordinates X=413,013.85, Y=1,481,938.56, Ground to Grid Factor = 0.99964908 (Horizontal data revised by ACS, December 1987; Azimuth data based on City of Albuquerque ACS Station "SUSAN", coordinates X=413,805.44, Y=1,479,969.78, Ground to Grid Factor = 0.99964807, Central Zone.
- Distance are ground. U.S. Survey Feet.
- Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parenthesis. Field measurements are shown in bold print.
- Unless otherwise indicated all property corners were set with a No. 5 rebar, 18" in length, with a yellow cap stamped R.H.C., L.S. No. 4577.
- Vacated Garcia Street S.E., (as shown hereon) was vacated by the City Commission, June 04, 1957, V-137 (See Z-449).
- Existing zoning of Lot "4-A", Block 21, Skyline Heights Subdivision is C-3 (Heavy Commercial Zone).
- No additional right-of-way has been dedicated by this plat.
- No additional public utility easements have been granted by this plat.

DISCLOSURE STATEMENT

The purpose and intent of this replat is to vacate the existing common lot line between Lots 4 and 5, Block 21, Skyline Heights Subdivision, and create one (1) lot to be designated as Lot "4-A", Block 21, Skyline Heights Subdivision.

PLAT DATA:

Number of Existing Lots: Two (2)
 Number of Lots Created: One (1)
 Gross Lot Area: 0.3090 Ac. ±
 City Zone Atlas No: L-20-Z
 Existing Zoning: C-3 Zoning (Heavy Commercial Zone)
 Date of Survey: April 2006



PLAT OF
 LOT "4-A", BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL 2006

CITY APPROVALS

DRB APPLICATION NO. 1004864
 DRB PROJECT NO. 06 DRB-00589
Christine Sandoval 5/04/06
 DRB CHAIRPERSON, PLANNING DEPARTMENT
Christine Sandoval 5/3/06
 PARKS AND RECREATION DEPARTMENT
Bradley L. Bingham 5-3-06
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
Bradley L. Bingham 5/3/06
 CITY ENGINEER, ENGINEERING DIVISION
Bradley L. Bingham 5/3/06
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Robert J. ... 5/3/06
 UTILITY DEVELOPER
Robert J. ... 4-25-06
 CITY SURVEYOR

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) thereof, and said owner(s) and proprietor(s) do hereby dedicate public right-of-way (if applicable) as shown hereon to the City of Albuquerque in Fee Simple with warranty covenants and so hereby grant, all access, utility and drainage easements shown hereon, including utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried and/or overhead distribution lines, and including the right of ingress and egress for construction and maintenance. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is of their free act and deed and warrant that they hold among them complete and indefeasible title in Fee Simple to the land subdivided.

Owner(s) and Proprietor(s)
 Lot "4-A", Block 21

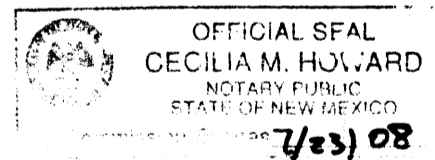
By Charles B. Gibbs
 SOL, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 25th day of April, 2006, before me a notary public in and for said county and state, personally appeared Charles B. Gibbs
 of or SOL, LLC.

Cecilia M. Howard
 Notary Public
July 23, 2008
 My Commission Expires

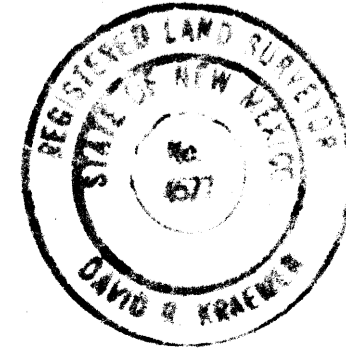


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 RECORDING # 102005637044710921
 COUNTY CLERK OF RECORD

David R. Kraemer
 SURVEYOR'S CERTIFICATE 5-4-06

I, David R. Kraemer, a registered Professional Surveyor Number 4577, hereby certifies that this plat was prepared from a field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Kraemer 4-25-06
 David R. Kraemer, N.M.L.S., No. 4577 Date



UTILITY APPROVALS

N.A. Date _____
 PNM Electric Services Division
N.A. Date _____
 PNM Gas Services Division
N.A. Date _____
 Qwest
N.A. Date _____
 Comcast

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted to the common an joint use of:
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
 - PNM Gas Services for installation, maintenance, and service of natural gas lines, Valves and other equipment and facilities reasonably necessary to provide natural gas.
 - Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
 - Comcast for the installation, maintenance, and service of such line, cable, and other related equipment and facilities reasonably necessary to provide Cable TV Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easement, 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 on constructed on said easement, no shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easement shown on this plat.

PNM DISCLOSURE STATEMENT

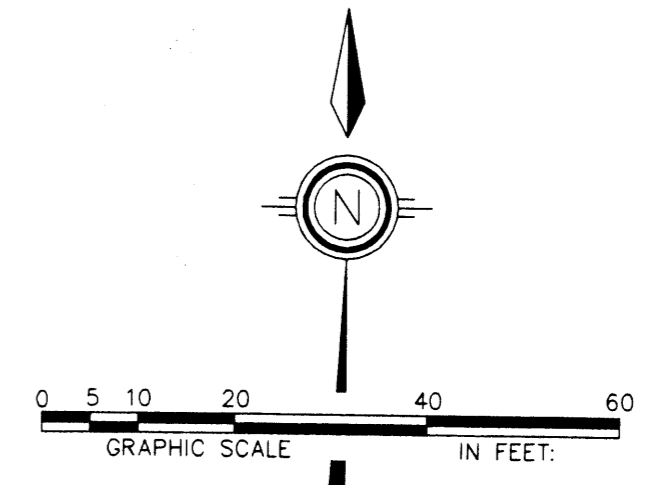
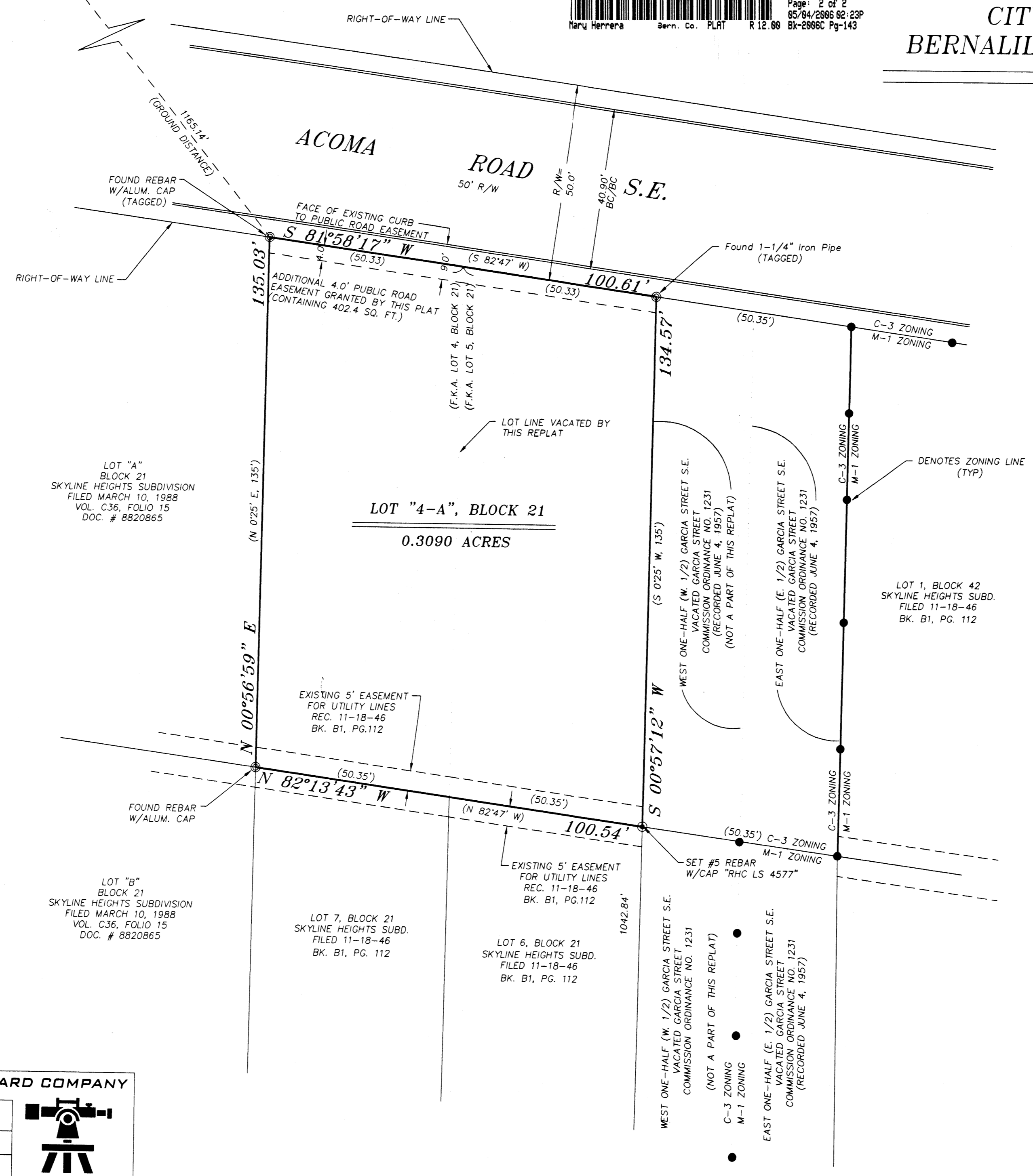
In approving this plat, PNM Electrical Services and PNM Gas Services, did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement(s) or easement right to which it may be entitled.

DATE: 4-20-06	DRAWN BY: LA/RH	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 9147
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	

PLAT OF
 LOT "4-A", BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL 2006

Sta. "5-K20"
 Y=1,481,938.56
 X=413,013.85
 Elev.=5430.00 (Adjusted NAVD88)
 G.G.=0.99964908
 Delta Alpha = -0°10'01"
 Zone=Central
 (NAD 1927)

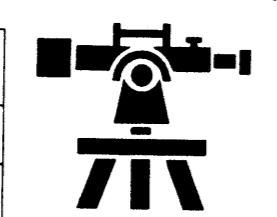


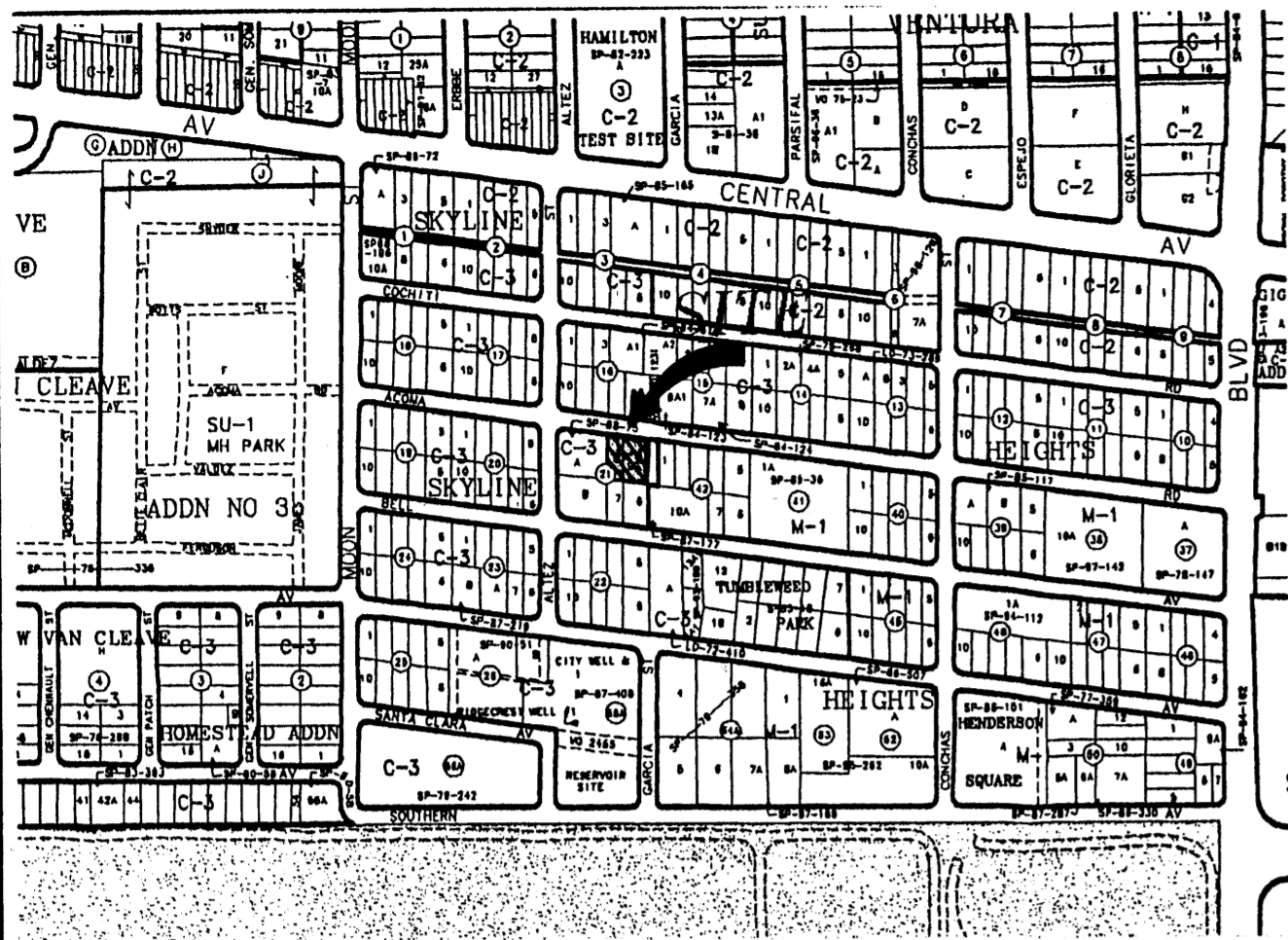
1" = 20'

Legend

- Found #4 Rebar
- Found #5 rebar w/ Cap L.S. 8686
- Set #5 rebar w/ Cap L.S. 4577
- Found 1-1/4" Iron Pipe

DATE: 4-20-06	DRAWN BY: LA/RH	ROSS HOWARD COMPANY
SHEET: 2 OF 2	CHECKED BY: R.H.	JOB NO. 9147
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	





VICINITY MAP (NOT TO SCALE) ZONE PAGE A-16-Z

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 LOT "4-A", BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL 2006

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 5/03/06**

PLAT DATA:
 Number of Existing Lots: Two (2)
 Number of Lots Created: One (1)
 Gross Lot Area: 0.3090 Ac. ±
 City Zone Atlas No: L-20-Z
 Existing Zoning: C-3 Zoning (Heavy Commercial Zone)
 Date of Survey: April 2006

CITY APPROVALS

DRB APPLICATION NO. _____
 DRB PROJECT NO. _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____
 PARKS AND RECREATION DEPARTMENT _____
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____
 CITY ENGINEER, ENGINEERING DIVISION _____
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____
 UTILITY DEVELOPMENT _____
 CITY SURVEYOR [Signature] **4-25-06**

UTILITY APPROVALS

PNM Electric Services Division _____ Date _____
 PNM Gas Services Division _____ Date _____
 Qwest _____ Date _____
 Comcast _____ Date _____

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FREE CONSENT AND DEDICATION

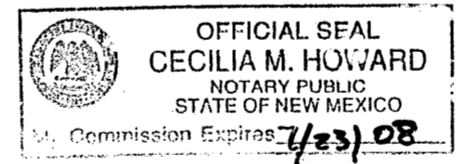
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Owner(s) and Proprietor(s)
 Lot "4-A", Block 21

By [Signature]
 SOL, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 On this 25th day of April, 2006, before me a notary public in and for said county and state, personally appeared Charles B. Gibbs
Sor SOL, LLC
[Signature]
 Notary Public
July 23 2008
 My Commission Expires



SURVEYOR'S CERTIFICATE

I, David R. Kraemer, a registered Professional Surveyor Number 4577, hereby certifies that this plat was prepared from a field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.
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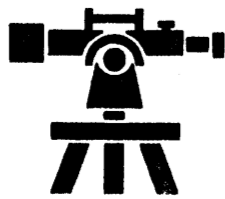
GENERAL NOTES

- 1) Uniform Property Code No. (U.P.C.): Lot 4, Block 21: 102005637044710921:
- 2) Uniform Property Code No. (U.P.C.): Lot 5, Block 21: 102005637044710921:
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- 5) Distance are ground. U.S. Survey Feet.
- 6) Record/Deed plat bearings and distances where they differ from those measured by field survey are shown in parenthesis. Field measurements are shown in bold print.
- 7) Unless otherwise indicated all property corners were set with a No. 5 rebars, 18" in length, with a yellow cap stamped R.H.C., L.S. No. 4577.
- 8) Vacated Garcia Street S.E., (as shown hereon) was vacated by the City Commission, June 04, 1957, V-137 (See Z-449).
- 9) Existing zoning of Lot "4-A", Block 21, Skyline Heights Subdivision is C-3 (Heavy Commercial Zone).
- 10) No additional right-of-way has been dedicated by this plat.
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DISCLOSURE STATEMENT

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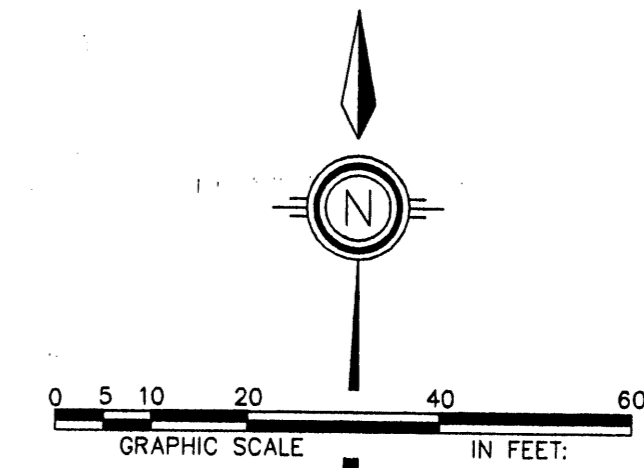
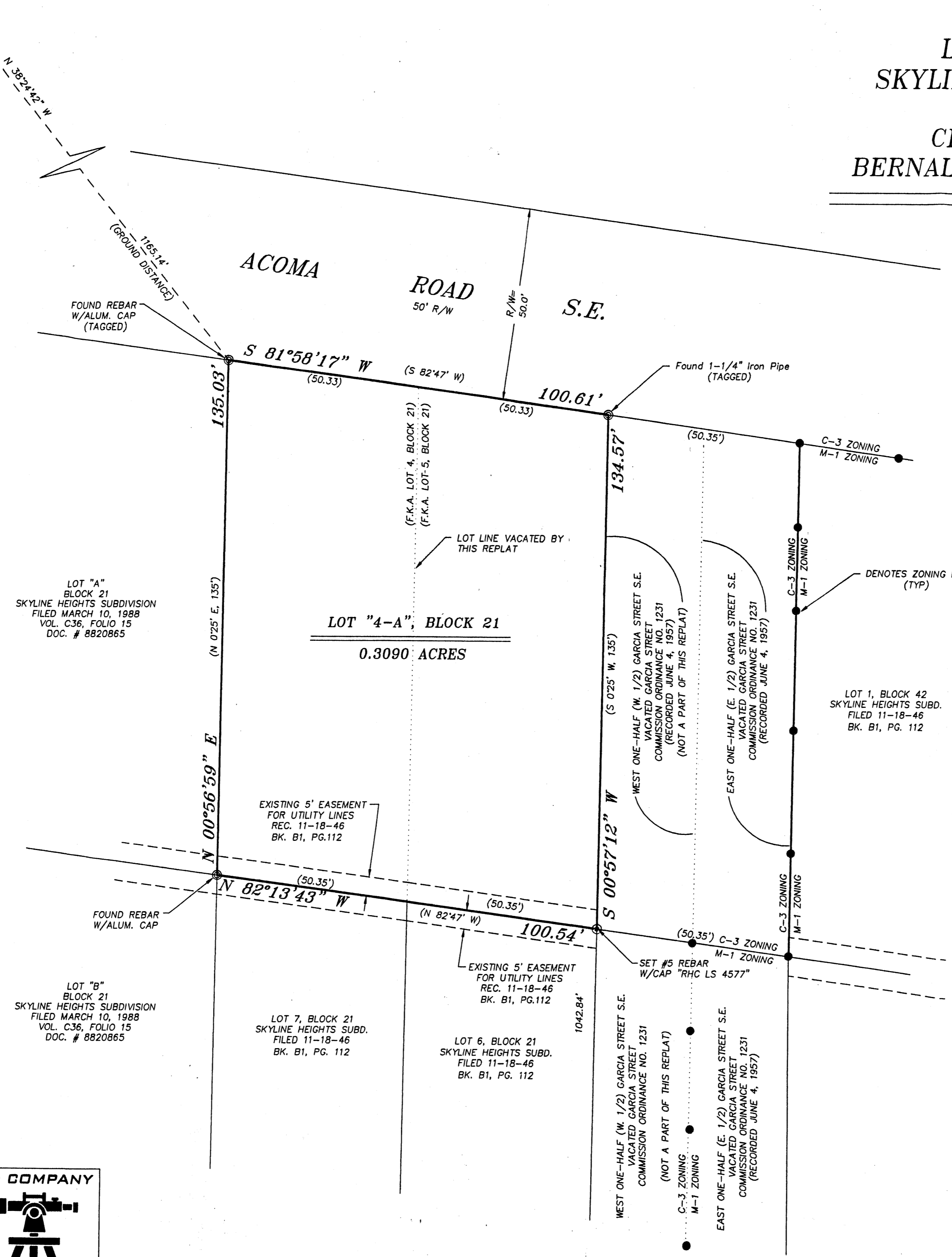
DATE: 4-20-06	DRAWN BY: LA/RH	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 9147
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	



PLAT OF
 LOT "4-A", BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL 2006

Sta. "5-K20"
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 G.G.=0.99964908
 Delta Alpha = -0'10"01"
 Zone-Central
 (NAD 1927)



1" = 20'

Legend

- ⊕ Found #4 Rebar
- Found #5 rebar w/ Cap L.S. 8686
- ⊙ Set #5 rebar w/ Cap L.S. 4577
- ⊗ Found 1-1/4" Iron Pipe

LOT "A"
 BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 FILED MARCH 10, 1988
 VOL. C36, FOLIO 15
 DOC. # 8820865

LOT "B"
 BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 FILED MARCH 10, 1988
 VOL. C36, FOLIO 15
 DOC. # 8820865

LOT 7, BLOCK 21
 SKYLINE HEIGHTS SUBD.
 FILED 11-18-46
 BK. B1, PG. 112

LOT 6, BLOCK 21
 SKYLINE HEIGHTS SUBD.
 FILED 11-18-46
 BK. B1, PG. 112

LOT 1, BLOCK 42
 SKYLINE HEIGHTS SUBD.
 FILED 11-18-46
 BK. B1, PG. 112

DATE: 4-20-06	DRAWN BY: LA/RH	ROSS HOWARD COMPANY
SHEET: 2 OF 2	CHECKED BY: R.H.	JOB NO. 9147
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	

