

VICINITY MAP (NOT TO SCALE) ZONE PAGE L-20-Z

LEGAL DESCRIPTION

The foregoing subdivision of that certain parcel of land situate in the Northeast Quarter (NE $\frac{1}{4}$) 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 One (1), Two (2) and Three (3) in Block numbered Twenty-one (42) 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 37 to 57, Inclusive, of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 01, 1948 (Book C, Page 124); Together with that Vacated Portion of Garcia Street S.E., lying west of and adjacent and adjoining Lot One (1), Block 42, Skyline Heights Subdivision, Commission Ordinance No. 1231, recorded June 04, 1957.

GENERAL NOTES

- 1) Uniform Property Code No. (U.P.C.): Lot 1 (One), Block 42: 102005637044710921 together with that vacated portion of Garcia Street S.E.
- 2) Uniform Property Code No. (U.P.C.): Lot 2 (Two), Block 42: 102005637044710921
- 3) Uniform Property Code No. (U.P.C.): Lot 3 (Three), Block 42: 102005637044710921
- 4) Utility Council Location System (U.C.L.C.) Log No: 2006-30-4291
- 5) 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.
- 6) Distance are ground. U.S. Survey Feet.
- 7) 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.
- 8) 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.
- 9) That Portion of Vacated Garcia Street S.E., (comprising the West One-Half (W $\frac{1}{2}$) and the East One-Half (E $\frac{1}{2}$) of Garcia Street S.E.) as shown hereon) was vacated by the City Commission, June 04, 1957, V-137 (See Z-449).
- 10) Existing zoning of the West One-Half (W $\frac{1}{2}$) of Lot "1-A", Block 42, Skyline Heights Subdivision has an existing zoning of C-3 (Heavy Commercial Zone), and the East One-Half (E $\frac{1}{2}$) of said Lot "1-A" has an existing zoning of M-1 (Light Manufacturing Zone).
- 11) Existing zoning on Lot "2-A", Block 42, Skyline Heights Subdivision, has an existing zoning of M-1 (Light Manufacturing Zone).
- 12) An additional 4.0' Public Road Easement has been granted by this plat.
- 13) No additional Public Utility Easements have been granted by this plat.

DISCLOSURE STATEMENT

The purpose and intent of this replat is to create 2 (two) lots from 3 (three) lots, together with that vacated portion of Garcia Street S.E., west of and adjoining said Lot 1 (One), Block 42, Skyline Heights Subdivision, and grant an additional 4.0' Public Road Easement as shown hereon.

DATE: 7-20-06	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 9189
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	



PLAT DATA:

Number of Existing Lots, together with existing vacated portion of Garcia Street SE: Four (4)
 Number of Lots Created: Two (2)
 Gross Area: 0.6185 Ac.
 City Zone Atlas No: L-20-Z
 Existing Zoning: C-3 and M-1
 Date of Survey: July 2006

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 grant an additional 4.0' (wide) Public Road Easement as shown hereon to the City of Albuquerque 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 "1-A" and Lot "2-A", Block 42

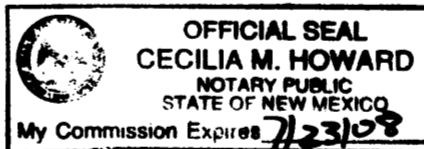
By Estelle Beaty-Vann Managing Partner
 BEATY ENTERPRISES, LLC, a New Mexico Limited Company

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

On this 23rd day of August, 2006, before me a notary public in and for said county and state, personally appeared Estelle Beaty-Vann Managing Partner
Cecilia M. Howard
 Notary Public

7123108
 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 City of Albuquerque 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 8-29-06
 David R. Kraemer, N.M.L.S., No. 4577 Date



PLAT OF
 LOT "1-A" AND LOT "2-A", BLOCK 42
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2006

Final
**PRELIMINARY PLAT
 APPROVED BY DRB**

ON 8/14/07

CITY APPROVALS

DRB APPLICATION NO. CGDRBC1543
 DRB PROJECT NO. 1005226

DRB Chairperson, Planning Department	Date
Parks and Recreation Department	Date
Traffic Engineer, Transportation	Date
City Engineer, Engineering Division	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Utility Department	Date
<u>[Signature]</u> City Surveyor	<u>8-28-06</u> Date

UTILITY APPROVALS

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

PUBLIC UTILITY EASEMENTS

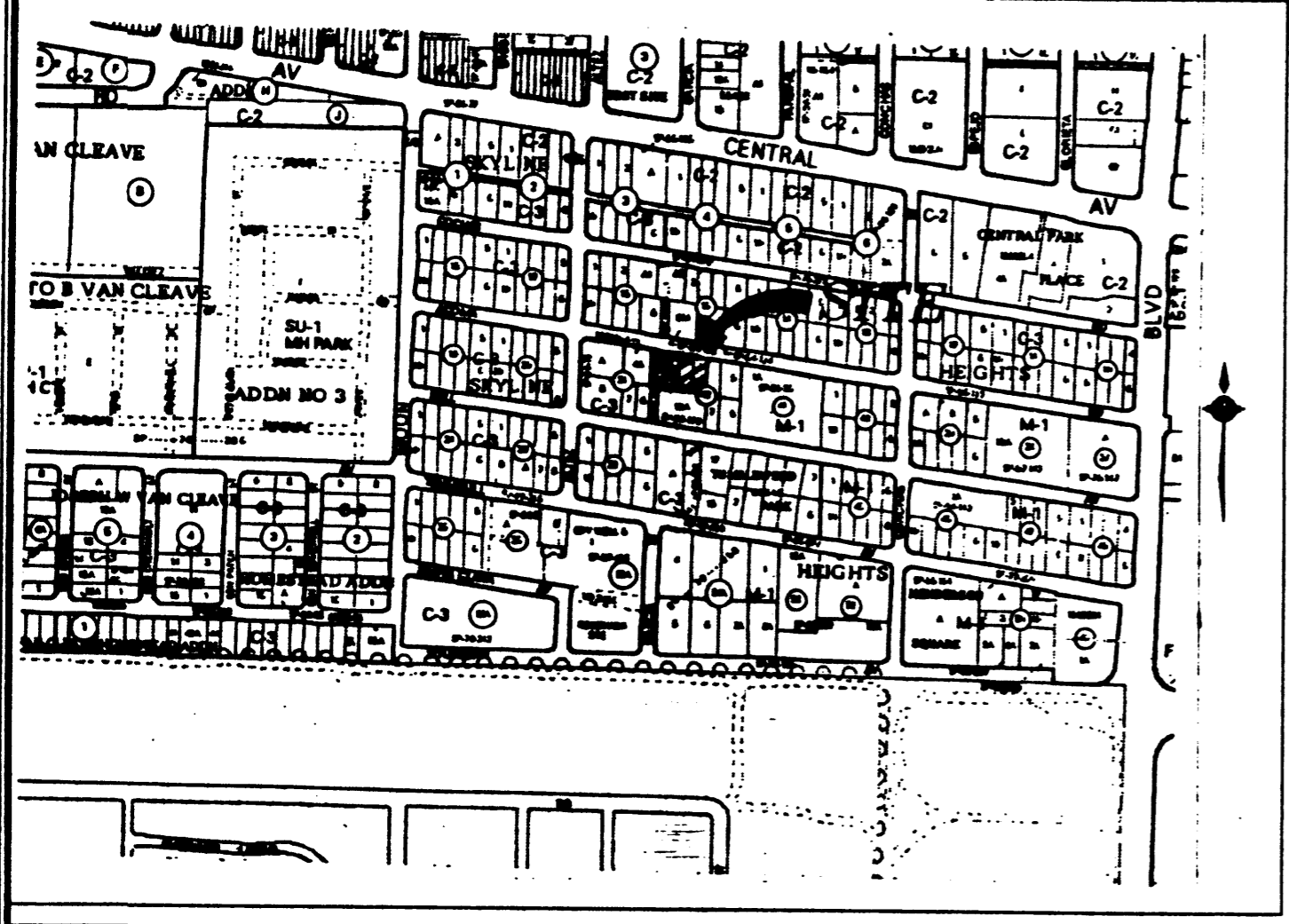
PUBLIC UTILITY EASEMENTS shown on this plat are granted to the common on joint use of:

- A. 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.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. 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.
- D. 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.



VICINITY MAP (NOT TO SCALE) ZONE PAGE L-20-X

PLAT OF
 LOT "1-A" AND LOT "2-A", BLOCK 42
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2006

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 Existing Zoning: C-3 and M-1
 Date of Survey: July 2006



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102005637044710921
 PROPERTY OWNER OF RECORD
BEATY-VANN ESTELLE M
 BERNALILLO COUNTY TREASURER'S OFFICE
 9/2/07

CITY APPROVALS

DRB APPLICATION NO. 06 DRB 01543
 DRB PROJECT NO. 1005226
[Signature] 02/11/07
 DRB Chairperson, Planning Department Date
[Signature] 2/14/07
 Parks and Recreation Department Date
[Signature] 9-7-07
 Traffic Engineer, Transportation Date
[Signature] 2/14/07
 City Engineer, Engineering Division Date
[Signature] 2/14/07
 Albuquerque Metropolitan Area Flood Control Authority Date
[Signature] 9-6-07
 Utility Department Date
[Signature] 8-28-06
 City Surveyor Date

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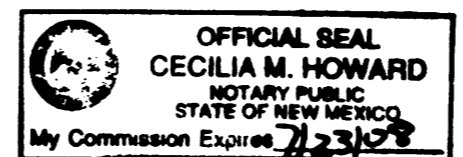
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Owner(s) and Proprietor(s)
 Lot "1-A" and Lot "2-A", Block 42

By [Signature]
 BEATY ENTERPRISES, LLC, a New Mexico Limited Company

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 On this 23rd day of August, 2006, before me a notary public in and for said county and state, personally appeared ESTELLE BEATY-VANN
Managing Partner
[Signature]
 Notary Public
 My Commission Expires 7/23/08



UTILITY APPROVALS

[Signature] 2-22-07
 PNM Electric Services Division Date
[Signature] 2-22-07
 PNM Gas Services Division Date
[Signature] 3/5/07
 Date
[Signature] 2-22-07
 Date

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[Signature] 8-28-06
 David R. Kraemer, N.M.L.S., No. 4577 Date



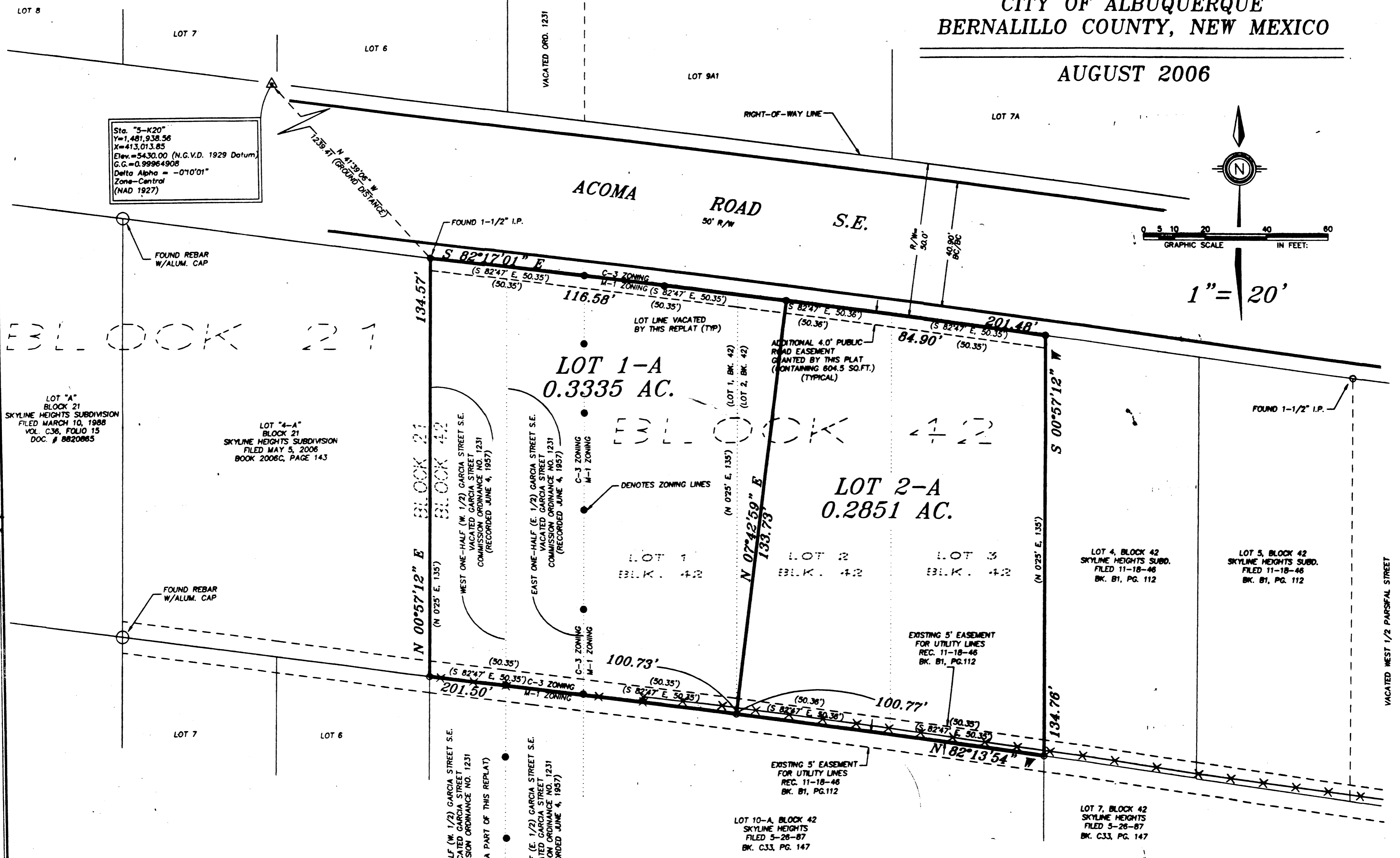
DATE: 7-20-06	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 1 OF 2	CHECKED BY: R.H.	JOB NO. 9189
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	



DOCN 2007130886
 09/12/2007 11:00 AM Page: 1 of 2
 PLAT 0-512 00 B-2007 C-P: 0254 M. Toulouse, Bernalillo County

PLAT OF
 LOT "1-A" LOT AND "2-A", BLOCK 42
 SKYLINE HEIGHTS SUBDIVISION
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2006



Sta. "5-K20"
 Y=1,481,938.56
 X=413,013.85
 Elev.=5430.00 (N.G.V.D. 1929 Datum)
 G.C.=0.99964908
 Delta Alpha = -0°10'01"
 Zone=Central
 (NAD 1927)

BLOCK 21

BLOCK 42

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

LOT "4-A"
 BLOCK 21
 SKYLINE HEIGHTS SUBDIVISION
 FILED MAY 5, 2006
 BOOK 2006C, PAGE 143

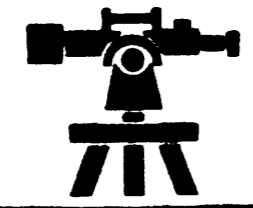
LOT 4, BLOCK 42
 SKYLINE HEIGHTS SUBD.
 FILED 11-18-46
 BK. B1, PG. 112

LOT 5, BLOCK 42
 SKYLINE HEIGHTS SUBD.
 FILED 11-18-46
 BK. B1, PG. 112

LOT 10-A, BLOCK 42
 SKYLINE HEIGHTS
 FILED 5-26-87
 BK. C33, PG. 147

LOT 7, BLOCK 42
 SKYLINE HEIGHTS
 FILED 5-26-87
 BK. C33, PG. 147

DATE: 7-20-06	DRAWN BY: J.H.	ROSS HOWARD COMPANY
SHEET: 2 OF 2	CHECKED BY: R.H.	JOB NO. 9189
REVISIONS:	REVISIONS:	
REVISIONS:	REVISIONS:	



DOC# 2007130886
 09/12/2007 11:00 AM Page 2 of 2
 PLAT R: \$12.00 B: 2007C P: 0254 H: Toulouse, Bernalillo County