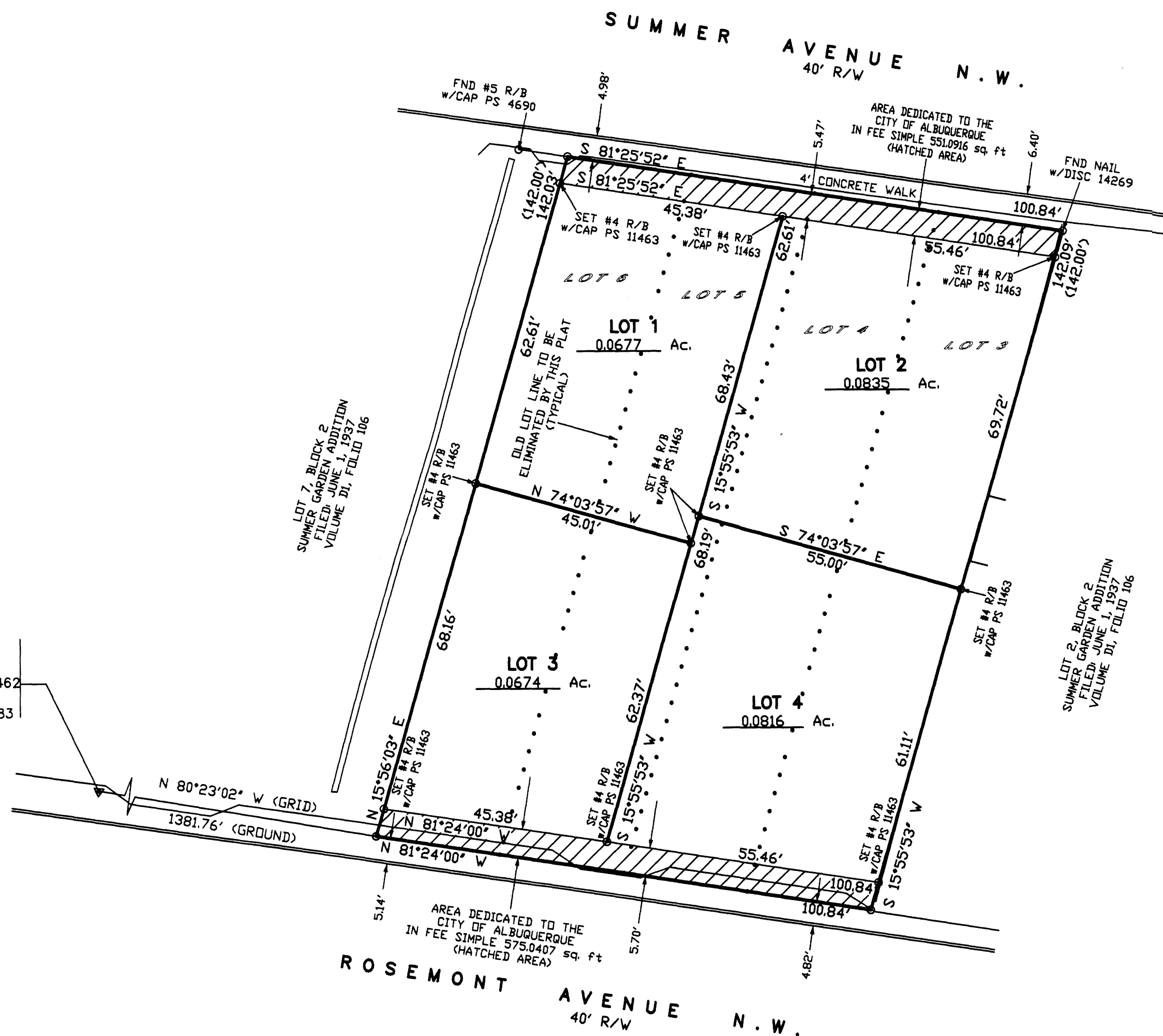
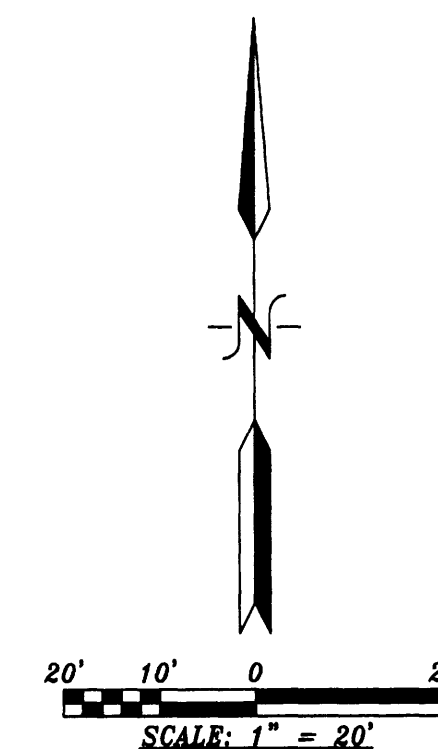


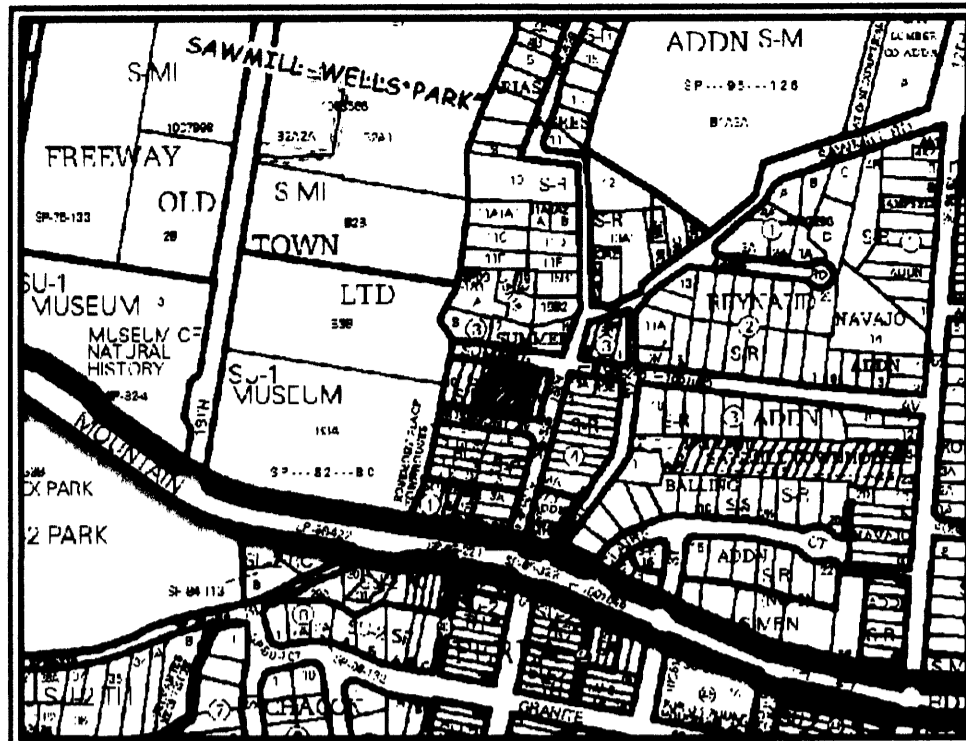
# PLAT OF LOTS 1 THROUGH 4 ROSEMONT SUBDIVISION

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013



ACS STATION "5-J13A"  
N=1,491,318.377  
E=1,515,633.327  
GRD TO GRID=0.999684462  
 $\Delta\alpha = -00^{\circ} 14' 23.54''$   
CENTRAL ZONE, NAD 1983





VICINITY MAP No. J-13

**LEGAL DESCRIPTION**

LOTS NUMBERED THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWO (2) OF THE SUMMER GARDEN ADDITION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 25, 1937 IN VOLUME D1, FOLIO 106 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF ROSEMONT AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '5-J13A' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,491,318.377 AND E=1,515,633.327 BEARS N. 80 DEG. 23' 02" W., A DISTANCE OF 1381.76 FEET RUNNING THENCE N. 15 DEG. 56' 03" E., A DISTANCE OF 142.03 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF SUMMER AVENUE, THENCE S. 81 DEG. 25' 52" E., ALONG THE SOUTHERLY LINE OF SUMMER AVENUE, A DISTANCE OF 100.84 FEET TO THE NORTHEAST CORNER; THENCE S. 15 DEG. 55' 53" W., A DISTANCE OF 142.09 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE NORTHERLY LINE OF ROSEMONT AVENUE, THENCE N. 81 DEG. 24' 00" W., ALONG THE NORTHERLY LINE OF ROSEMONT AVENUE, A DISTANCE OF 100.84 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.3262 ACRES MORE OR LESS.

**PLAT OF  
LOTS 1 THROUGH 4  
ROSEMONT SUBDIVISION**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 4 NEW LOTS FROM 4 EXISTING LOTS, DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3262 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: JUNE, 2013
- 8: NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: SUMMER GARDENS ADDITION  
FILED: JUNE 25, 1937 IN VOLUME D1, FOLIO 106
  - B: PLAT OF SURVEY PREPARED BY  
THOMAS D. JOHNSTON DATED JULY 11, 2007

**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 D/B/A CENTURYLINK** 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/switchgear, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 UTILITY APPROVALS:  
 PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
 CITY SURVEYOR David P. Acosta 6-25-13  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 \*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

22 6/23/13  
 \_\_\_\_\_ DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 23rd DAY OF June, 2013  
 BY: Michael Wewerka  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 10-17-16 BY: Lorenna Onoficio  
 NOTARY PUBLIC



**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 24th DAY OF June, 2013.  
Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463  
 HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
 2418-D MONROE STREET N.E. FAX: (505) 889-8845  
 ALBUQUERQUE, NEW MEXICO 87110

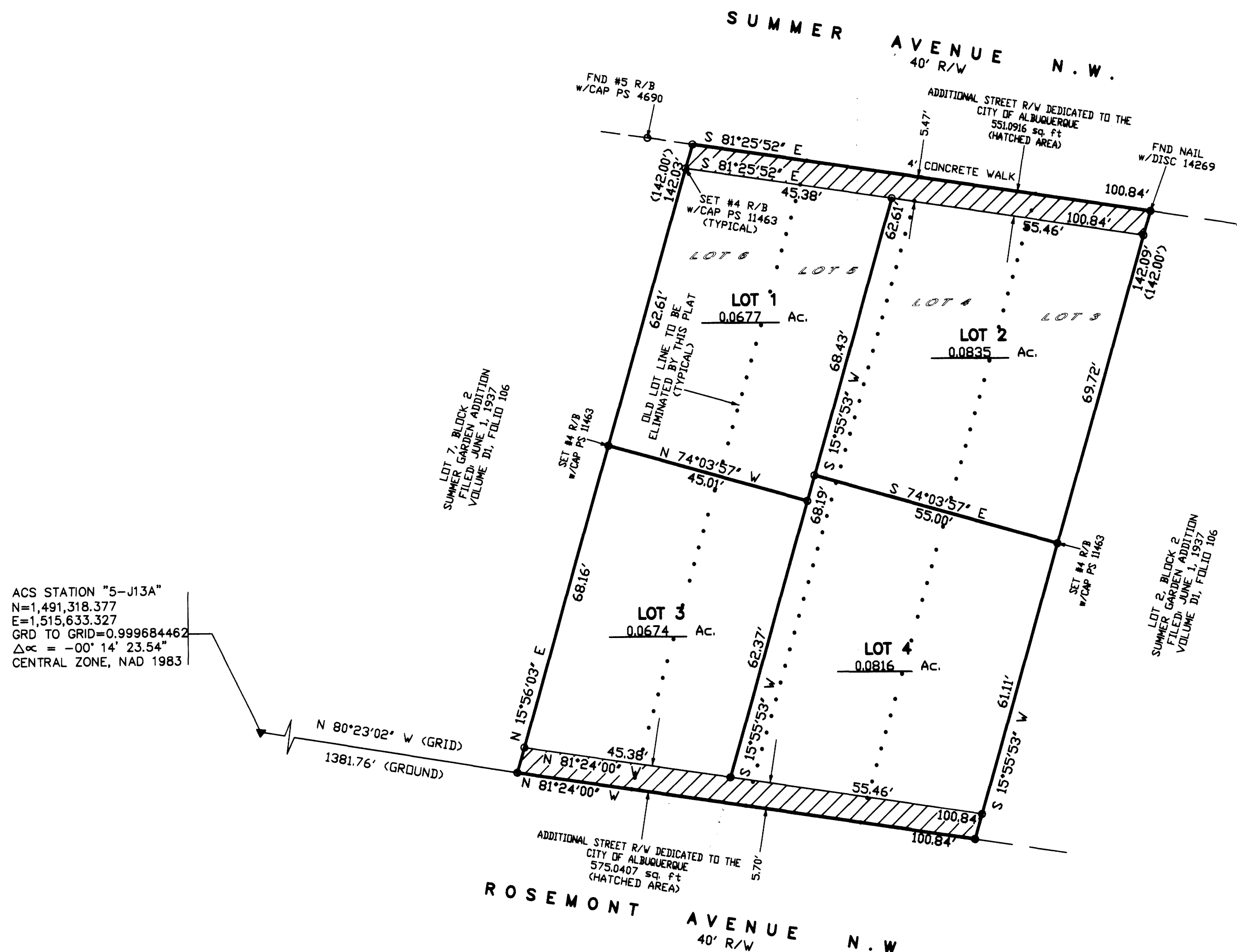


13-0366.DWG (JUNE, 2013)

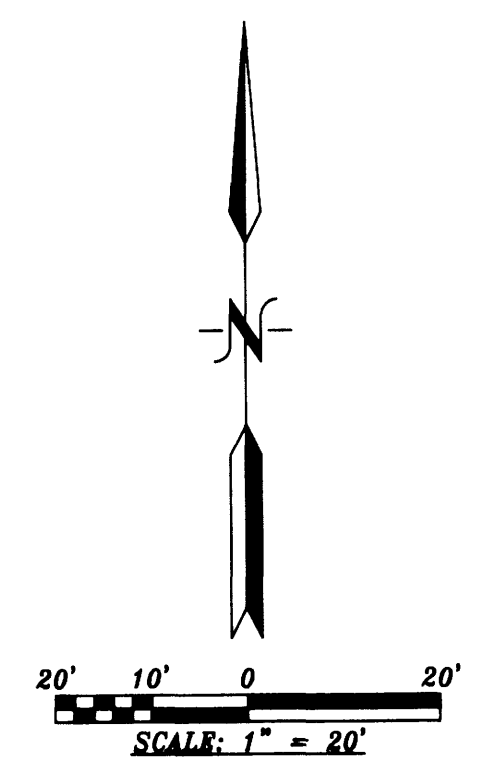
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF LOTS 1 THROUGH 4 ROSEMONT SUBDIVISION

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013

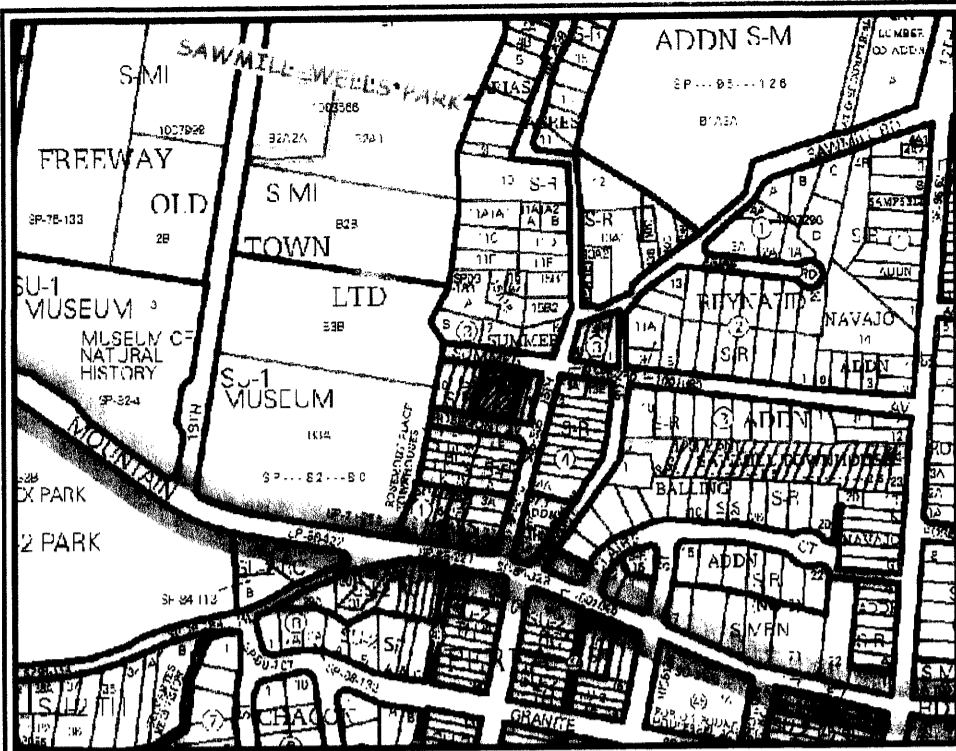


ACS STATION "5-J13A"  
N=1,491,318.377  
E=1,515,633.327  
GRD TO GRID=0.999684462  
 $\Delta\kappa = -00^{\circ} 14' 23.54''$   
CENTRAL ZONE, NAD 1983



13-0366.DWG (JUNE, 2013)

**H-E-S** HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
2412-D MONROE STREET N.E. FAX: (505) 889-8645  
ALBUQUERQUE, NEW MEXICO 87110



VICINITY MAP No. J-13

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 4 NEW LOTS FROM 5 EXISTING LOTS AND GRANT ALL EASEMENTS AS SHOWN

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3583 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: JUNE, 2013
- 8: NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: SUMMER GARDENS ADDITION  
FILED: JUNE 25, 1937 IN VOLUME D1, FOLIO 106
  - B: PLAT OF SURVEY PREPARED BY  
THOMAS D. JOHNSTON DATED JULY 11, 2007
  - C: DEED FOR THE EAST 10 FEET OF LOT 7  
FILED ON DECEMBER 27, 1954 IN BOOK D-300, PAGE 221

**LEGAL DESCRIPTION**

LOTS NUMBERED THREE (3), FOUR (4), FIVE (5) AND SIX (6) AND THE EAST TEN FEET (E. 10') OF LOT NUMBERED SEVEN (7) (DIVIDED BY DEED FILED ON DECEMBER 27, 1954 IN BOOK D-300, PAGE 221) IN BLOCK NUMBERED TWO (2) OF THE SUMMER GARDEN ADDITION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 25, 1937 IN VOLUME D1, FOLIO 106 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF ROSEMONT AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "5-J13A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,491,318.377 AND E=1,515,633.327 BEARS N. 80 DEG. 22' 36" W., A DISTANCE OF 1371.83 FEET RUNNING THENCE N. 15 DEG. 56' 03" E., A DISTANCE OF 142.03 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF SUMMER AVENUE, THENCE S. 81 DEG. 25' 52" E., ALONG THE SOUTHERLY LINE OF SUMMER AVENUE, A DISTANCE OF 110.78 FEET TO THE NORTHEAST CORNER; THENCE S. 15 DEG. 55' 53" W., A DISTANCE OF 142.09 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF ROSEMONT AVENUE; THENCE N. 81 DEG. 24' 00" W., ALONG THE NORTHERLY LINE OF ROSEMONT AVENUE, A DISTANCE OF 110.77 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.3583 ACRES MORE OR LESS.

**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 D/B/A CENTURYLINK 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**

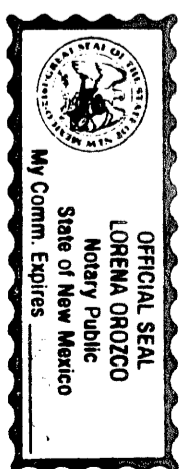
In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which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

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 25 DAY OF July, 2013  
 BY: Thomas D. Johnston  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 10/1/14 BY: Thomas D. Johnston  
 NOTARY PUBLIC



**PLAT OF  
 LOTS 1 THROUGH 4  
 ROSEMONT SUBDIVISION**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2013

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

Bill P. Acosta 7-23-13  
 CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 25th DAY OF July, 2013.

Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463

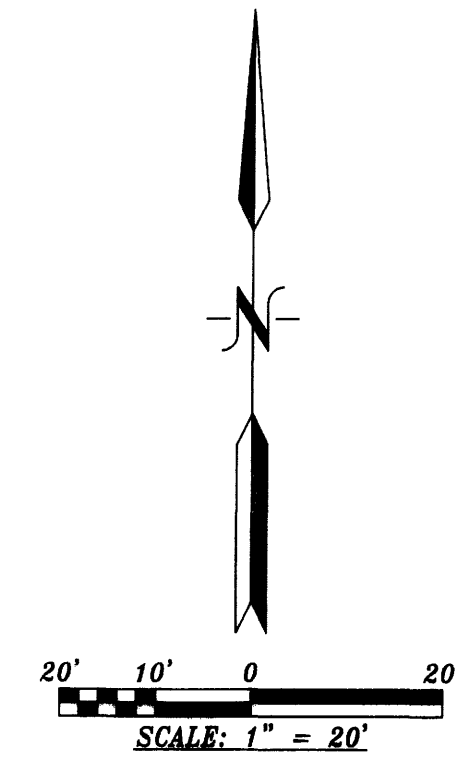
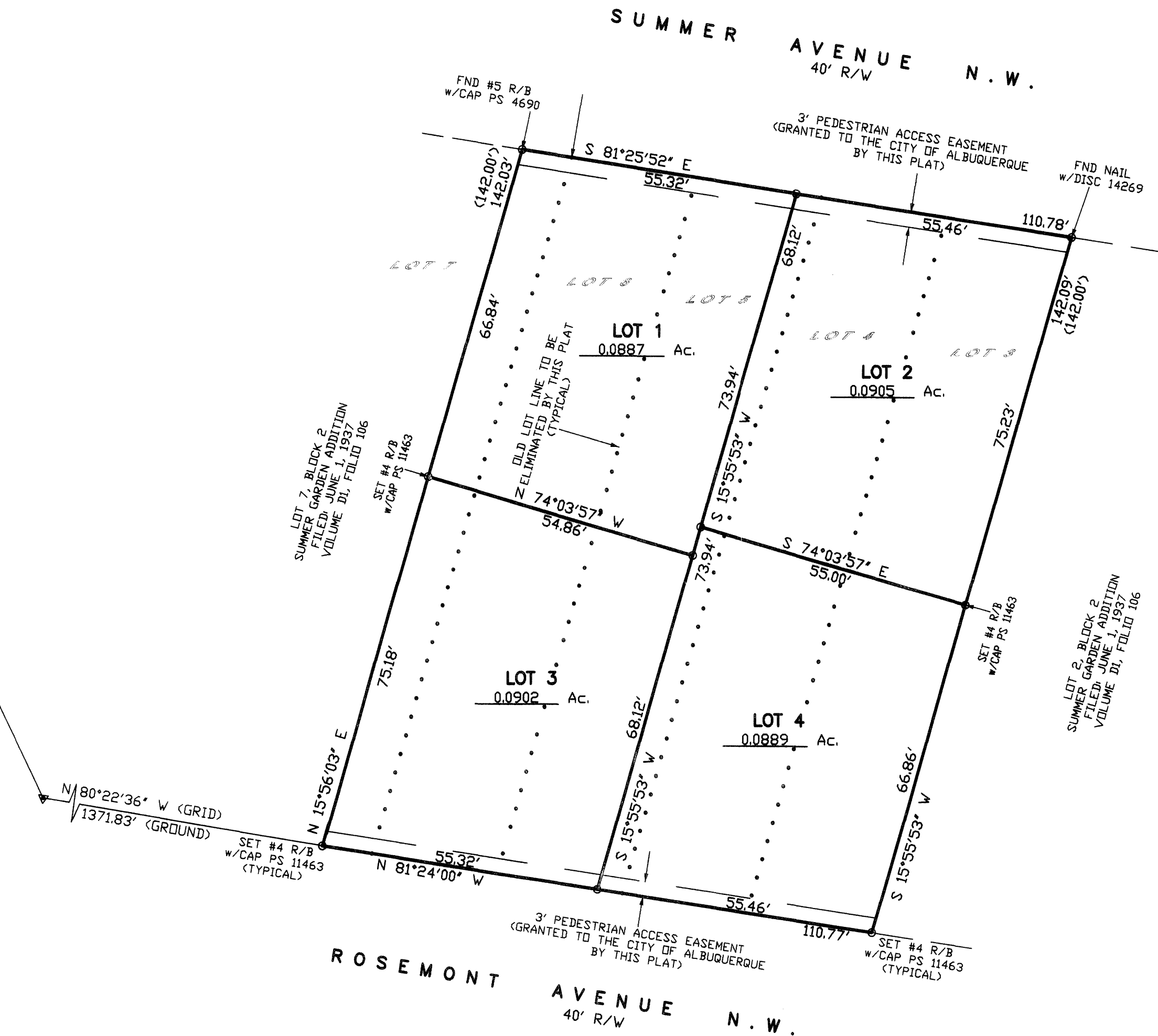
**HARRIS SURVEYING, INC.**  
 2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8056  
 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF LOTS 1 THROUGH 4 ROSEMONT SUBDIVISION

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
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CENTRAL ZONE, NAD 1983



13-0366.DWG (JUNE, 2013)