

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 0.1629 ACRES±  
 ZONE ATLAS INDEX NO: K-16-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 2  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: MAY 2009

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO TWO NEW LOTS AND TO GRANT AN EASEMENT.

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. SP NO. 2009210993.
6. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT 6/14/2009.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. PNM NMGC FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, 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 EASEMENTS, 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM AND NMGC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED SIXTY-SIX (66) OF UNIVERSITY 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 FEBRUARY 17, 1916 IN MAP BOOK D, FOLIO 27, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF A 16 FOOT ALLEY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 4076" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "20\_L16" BEARS S 59°08'38" E, A DISTANCE OF 1074.81 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WEST RIGHT OF WAY LINE, N 89°35'23" W, A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF COLUMBIA DRIVE, S.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 00°12'24" E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°34'02" E, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON SAID WEST ALLEY RIGHT OF WAY LINE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 4076";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°12'19" W, A DISTANCE OF 49.94 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.1629 ACRES (7096 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 3-A AND 3-B, BLOCK 66, UNIVERSITY HEIGHTS.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

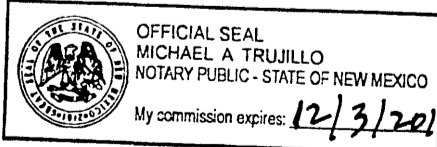
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*[Signature]*  
 ERIC R. ORTON  
 5/28/09  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 2009 BY ERIC R. ORTON

By *[Signature]*  
 NOTARY PUBLIC MY COMMISSION EXPIRES: 12/3/2012

Plat of  
 Lots 3-A and 3-B, Block 66  
**University Heights**  
 Albuquerque, Bernalillo County, New Mexico  
 May 2009

Project No. 1007697

Application No. 09DRB-

**Utility Approvals**

PNM \_\_\_\_\_ DATE \_\_\_\_\_

NMGC \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

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

**City Approvals**

*[Signature]*  
 CITY SURVEYOR 6-1-09  
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*[Signature]*  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 5/28/09  
 DATE



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

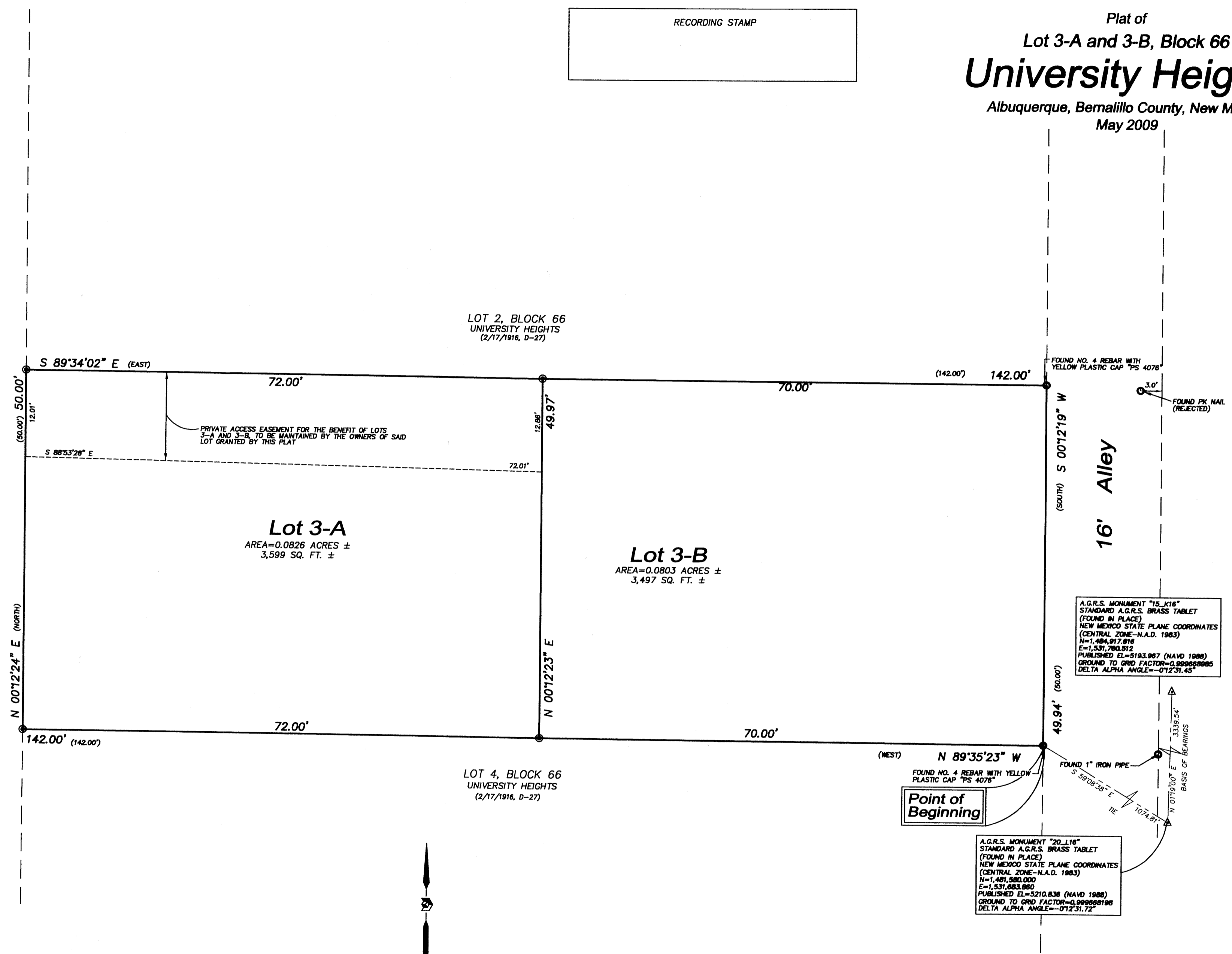
866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER ERIC ORTON  
 SECTION 22, TOWNSHIP 10 N, RANGE 3 E,  
 SUBDIVISION UNIVERSITY HEIGHTS

RECORDING STAMP

Plat of  
Lot 3-A and 3-B, Block 66  
**University Heights**  
Albuquerque, Bernalillo County, New Mexico  
May 2009

Columbia Drive, S.E.  
(75' ROW)

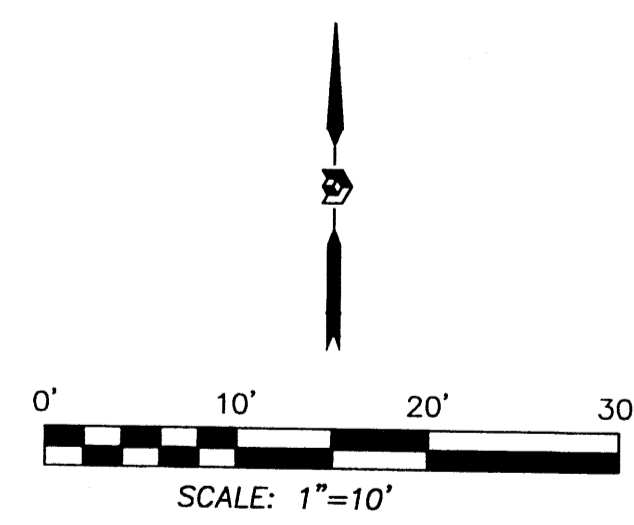


FOUND CURB CUT  
USED FOR LINE

19.27'

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES (N 90°00'00" E)
○	RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



Point of Beginning

FOUND NO. 4 REBAR WITH YELLOW  
PLASTIC CAP "PS 4076"

A.G.R.S. MONUMENT "20.118"  
STANDARD A.G.R.S. BRASS TABLE  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,481,580.000  
E=1,531,883.880  
PUBLISHED EL=5210.838 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999968198  
DELTA ALPHA ANGLE=-0°12'31.72"

A.G.R.S. MONUMENT "15.K16"  
STANDARD A.G.R.S. BRASS TABLE  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,484,917.818  
E=1,531,780.912  
PUBLISHED EL=5183.987 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999968085  
DELTA ALPHA ANGLE=-0°12'31.45"

**PRECISION**  
SURVEYS, INC.

8500-A Jefferson Street, NE  
Albuquerque, NM 87113

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