

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PLAT OF

LOT 22-A, BLOCK 16

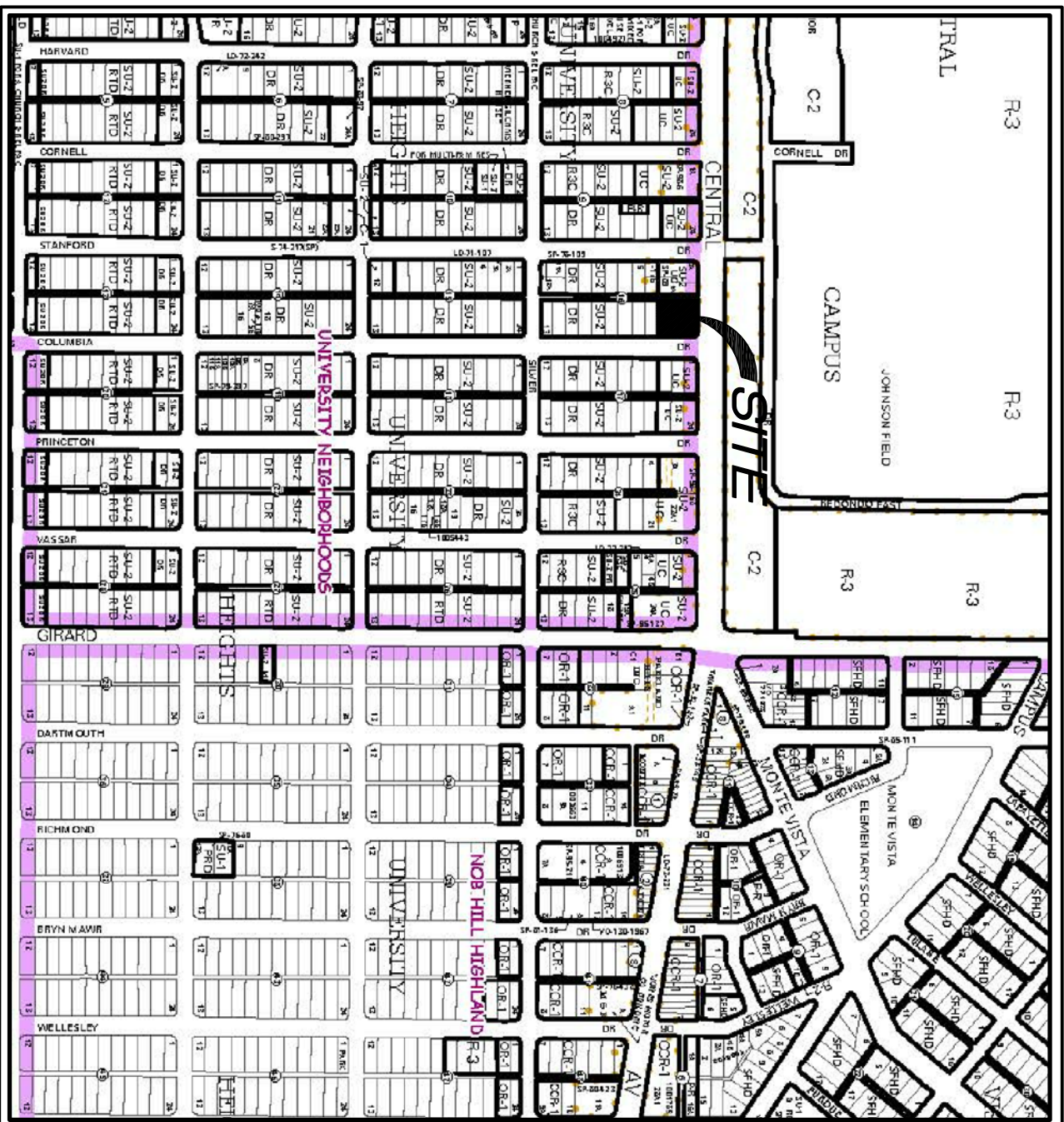
UNIVERSITY HEIGHTS

(BEING A REPLAT OF LOTS 22 THRU 24, BLOCK 16, UNIVERSITY HEIGHTS) WITHIN

SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2017



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page K-16.
- Lots 22 thru 24, Block 16, University Heights are subject to that certain Reciprocal Easement for Common Access and Parking by Diamond Shamrock Stations, Inc., filed February 22, 2010, as Document No. 2010014768, records of Bernalillo County, New Mexico. (Blanket In Nature)

SUBDIVISION DATA

- Total number of existing Lots: 3
- Total number of Lots created: 1
- Additional Public Right of way dedicated: 0 Ac.
- Gross Subdivision acreage: 0.4890 acres.

SHEET INDEX

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| SHEET 1 OF 3 | Approvals, General Notes, Etc... |
| SHEET 2 OF 3 | Legal Description, Fee consent and dedication |
| SHEET 3 OF 3 | Existing Plat Boundary |

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- 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.
- 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 within the easement, 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Combine Three (3) existing Lots into One (1) new Lot as shown hereon.
- Grant the New Public Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my 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 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.

PROJECT NUMBER: _____

PLAT APPROVAL

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 Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
LOT 22-A, BLOCK 16
UNIVERSITY HEIGHTS

(BEING A REPLAT OF LOTS 22 THRU 24, BLOCK 16, UNIVERSITY HEIGHTS)

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2017

LEGAL DESCRIPTION

Lots numbered Twenty-two (22), Twenty-three (23), and Twenty-four (24) in Block numbered Sixteen (16), of the UNIVERSITY HEIGHTS ADDITION to the City of Albuquerque, 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 February 7, 1916, Volume D, folio 27,
Said parcel contains 0.4890 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 2-A, BLOCK 16, UNIVERSITY HEIGHTS (BEING A REPLAT OF LOTS 22 THRU 24, UNIVERSITY HEIGHTS, WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNERS

LOTS 22 THRU 24, BLOCK 16
TA CENTRAL UNM, LLC
a Nevada limited liability company

By: Mark A. Tekin, Manager

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____
This instrument was acknowledged before me on this _____ day
of _____, 2017, by Mark A. Tekin as Manager
of TA Central UNM, LLC.

Notary Public

My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, UNIVERSITY HEIGHTS DEVELOPMENT COMPANY, OWNERS", filed February 7, 1916 in Book D, Page 27., records of Bernalillo County, New Mexico.
- B. Plat entitled "PLAT OF LOTS 1-A & 2-A, BLOCK 16, UNIVERSITY HEIGHTS ADDITION, FORMERLY BEING LOTS 1-4, INCLUSIVE, BLOCK 16, UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 1988", filed July 5, 1989 in Book C39, Page 102, records of Bernalillo County, New Mexico.
- C. Title Commitment prepared for this property by First American Title Insurance Company, Commitment Number 5011635-2112831-AL01, File No. 2112831-AL01, Effective Date: August 02, 2016.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0353 H, Effective Date 8-16-2012.

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Albuquerque Control Survey Monument "S-K16A"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 Easting = 1530,495,993 feet
 Northing = 5174,054 feet (NAVD 1988)
 Delta Alpha = -0012'40.20"
 Ground to Grid Factor = 0.999670253

