



Subdivision Data:

ZONING: COR-1
 GROSS SUBDIVISION ACREAGE: 0.9043 ACRES±
 ZONE ATLAS INDEX NO: K-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 4
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 20, 2015, FIELD VERIFIED JANUARY 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING NINE LOTS AND PREVIOUSLY VACATED RIGHTS OF WAY INTO FOUR NEW LOTS, TO GRANT EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC ROAD RIGHT OF WAY.

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 SECTION 22, TOWNSHIP 10 NORTH, RANGE 03 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 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.
 - 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 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 GRANOR 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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 CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP
 DOCH 2016068132
 07/25/2016 10:51 AM Page: 1 of 2
 PLAT R:\$25.00 B: 2016C P: 0089 R: Toulouse Oliver, Bernalillo Cour

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), FOURTEEN (14), FIFTEEN (15) AND EIGHTEEN (18) IN BLOCK NUMBERED FORTY-NINE (49) OF UNIVERSITY HEIGHTS ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RE-PLAT OF BLOCKS 49 AND 58 OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 1939, IN MAP BOOK C1, FOLIO 68, TOGETHER WITH TWO TRACTS OF LAND KNOWN AS THAT PORTION OF EAST CENTRAL CIRCLE AND THAT PORTION OF THE EAST-WEST ALLEY SITUATE WITHIN BLOCK FORTY-NINE (49), BOTH TRACTS BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY SITUATE WITHIN BLOCK FORTY-NINE (49) AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF TULANE AVENUE, S.E., SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STATE PLANE GRID COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE S.E. AND THE WEST RIGHT OF WAY LINE OF A 16' PUBLIC ALLEY, MARKED BY A FOUND NO. 5 REBAR FROM WHENCE A TIE TO A.R.G.S MONUMENT "6_K17" BEARS S 84°30'53" E, A DISTANCE OF 625.45 FEET,

THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST RIGHT OF WAY LINE, S 00°30'14" W, A DISTANCE OF 265.76' FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SILVER AVENUE, S.E., MARKED BY A FOUND NO. 4 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, AND CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°33'22" W, A DISTANCE OF 142.22 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF TULANE AVENUE S.E., MARKED BY A FOUND NO. 5 REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°30'17" E, A DISTANCE OF 289.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.E., MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 8686 GRITZCO";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 80°11'24" E, A DISTANCE OF 144.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9043 ACRES (39,393 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 11-A, 12-A, 14-A AND 18-A, BLOCK 49, UNIVERSITY HEIGHTS ADDITION.

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 and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 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 DOES HEREBY CERTIFY THAT THIS REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

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

SAID OWNER DOES HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

James K. Trump, Jr.
 JAMES K. TRUMP, JR., UNION DEVELOPMENT PRESIDENT, SILVER TULANE LLC MANAGER

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

OFFICIAL SEAL
 Jaimie N. Garcia
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 3-22-2017

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21th DAY OF January 2016 BY JAMES K TRUMP, JR., UNION DEVELOPMENT PRESIDENT, SILVER TULANE LLC MANAGER

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2017
 NOTARY PUBLIC

Plat of
 Lots 11-A, 12-A, 14-A and 18-A, Block 49
University Heights Addition

City of Albuquerque, Bernalillo County, New Mexico
 January 2016

Project No. **1009243**

Application No. **16DRB-70054**

Utility Approvals

Fernando Vigil 2-23-16
 PNM DATE
Chi Salza 2-25-16
 NEW MEXICO GAS COMPANY DATE
[Signature] 3/31/16
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
[Signature] 2/23/16
 COMCAST DATE

City Approvals

Soren N. Riechhoefer P.S. 2/2/16
 CITY SURVEYOR DATE
 ENVIRONMENTAL HEALTH DEPARTMENT DATE
[Signature] 2/17/16
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] 07/25/16
 A.B.C.W.U.A. DATE
Carel S. Dumont 2/12/16
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 2-18-16
 AMAPCA DATE
[Signature] 2-17-16
 CITY ENGINEER DATE
[Signature] 2-25-16
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101605745324243401; 101605744825243409
 PROPERTY OWNER OF RECORD: Silver Tulane LLC
James K. Trump, Jr.
 BERNALILLO COUNTY TREASURER'S OFFICE

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.

Larry W. Medrano 1/27/16
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993

LARRY W. MEDRANO
 NEW MEXICO
 11993
 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

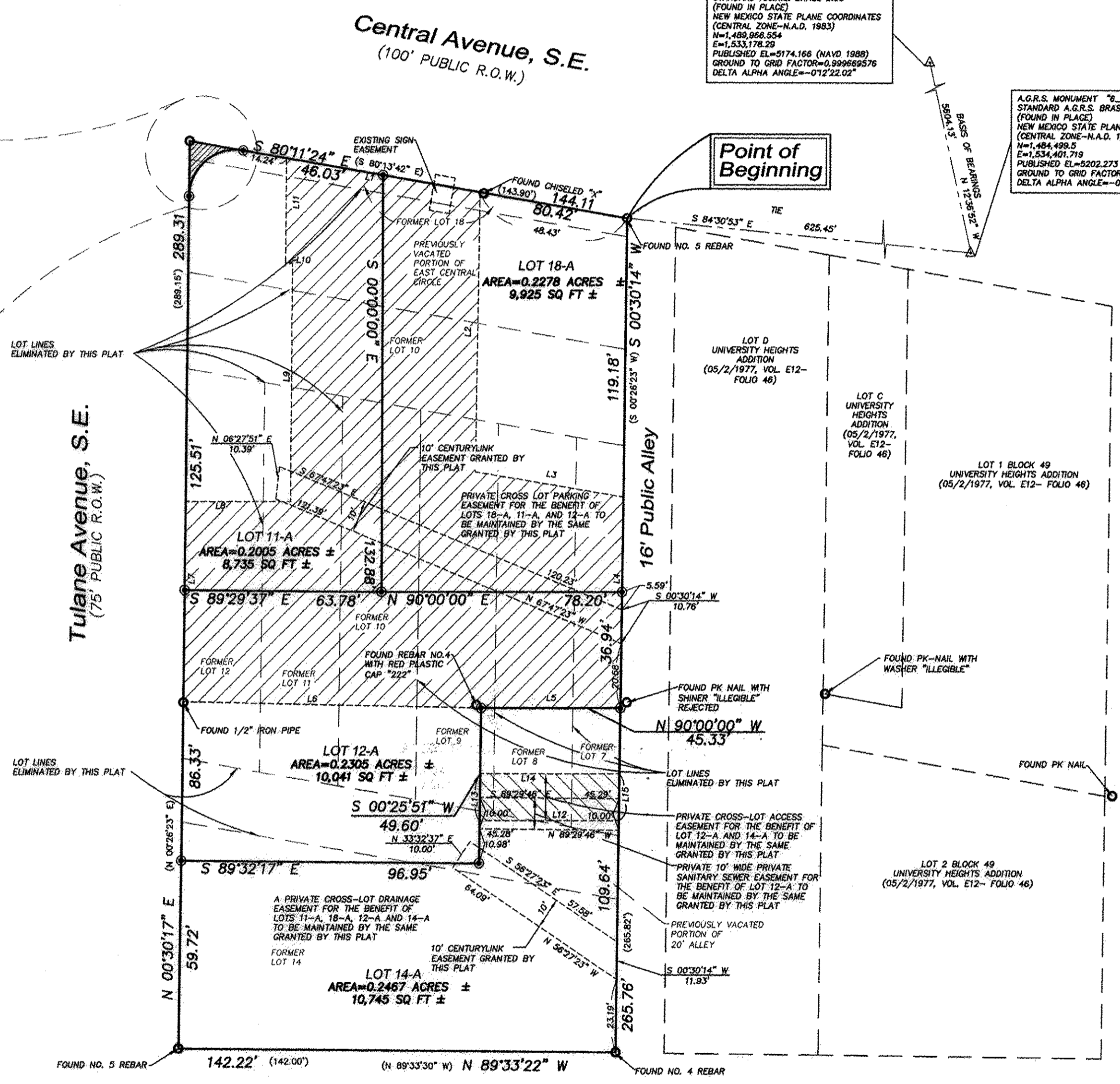
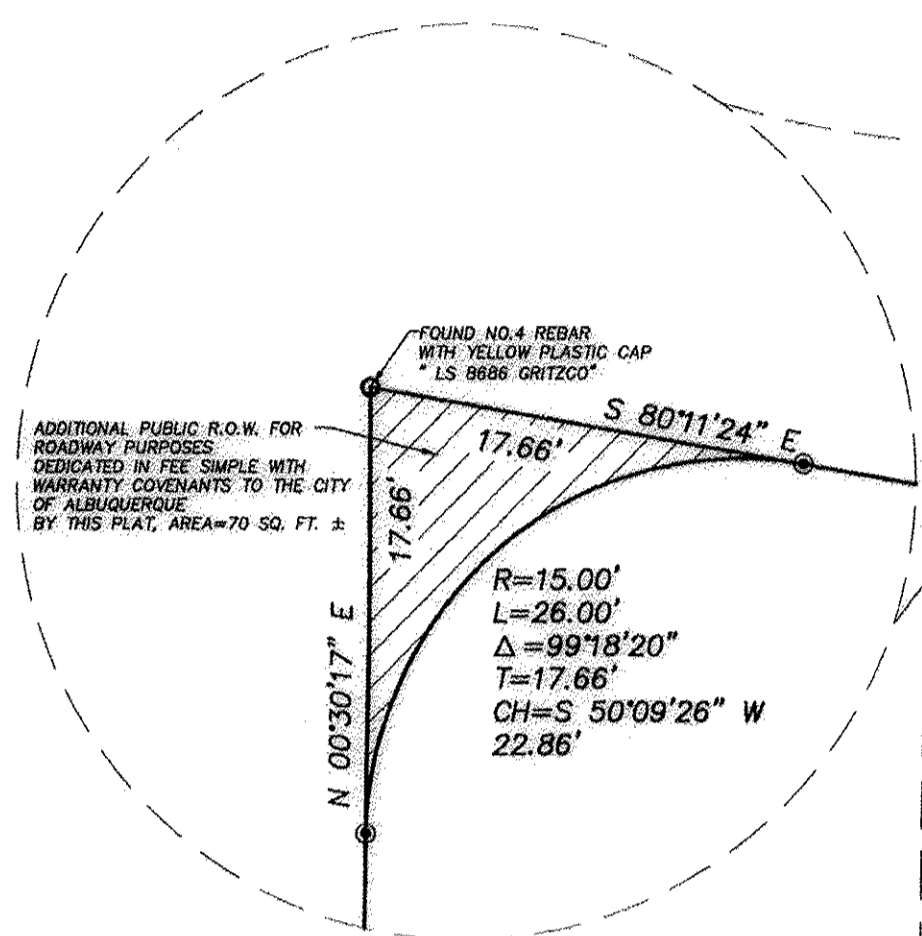
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: GEORGE F. ALBRIGHT
 SECTION 22, TOWNSHIP 10 N, RANGE 03 E,
 SUBDIVISION: UNIVERSITY HEIGHTS ADDITION
 UPC: 101605745324243401

505.856.5700 PHONE
 505.856.5700 FAX

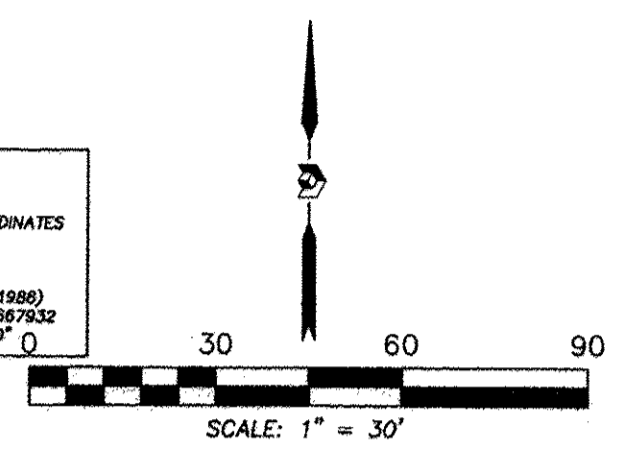
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Plat of
 Lots 11-A, 12-A, 14-A, and 18-A, Block 49
University Heights Addition
 City of Albuquerque, Bernalillo County, New Mexico
 February 2016



A.G.R.S. MONUMENT "7_116"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,489,966.554
 E=1,533,178.29
 PUBLISHED EL=5174.166 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999669376
 DELTA ALPHA ANGLE=-0°12'22.02"

A.G.R.S. MONUMENT "6_117"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,484,498.5
 E=1,534,401.719
 PUBLISHED EL=5202.273 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999667632
 DELTA ALPHA ANGLE=-0°12'13.50"



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
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Easement Line Table

LINE	BEARING	DISTANCE
L1	S 80°11'24" E	63.78'
L2	S 00°44'47" W	89.22'
L3	S 80°33'47" E	48.76'
L4	S 00°30'14" W	67.16'
L5	S 90°00'00" W	45.33'
L6	N 88°49'28" W	96.90'
L7	N 00°30'17" E	63.67'
L8	S 89°55'23" E	34.16'
L9	N 00°16'54" E	76.17'
L10	N 89°29'50" W	2.26'
L11	N 00°17'51" E	33.44'
L12	S 90°00'00" W	45.28'
L13	N 00°32'16" E	15.00'
L14	S 90°00'00" E	45.28'
L15	S 00°30'14" W	15.00'

Silver Avenue, S.E.
 (60' PUBLIC R.O.W.)

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
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