

Vicinity Map Zone Atlas L-20-Z

Indexing Information

Section 29, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Skyline Heights Subdivision
 Owner: Doug Adams
 UPC #: Lot 1: 102005651239810718
 Lot 2: 102005651939710717
 Lot 3: 102005652339610716
 Lot 4: 102005653139510715
 Lot 5: 102005653038210714
 Lot 6: 102005652338310713
 Lot 7: 102005651938410712
 Lot 8: 102005651238510711

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT AS SHOWN HEREON.
3. SHOW VACATED EASEMENTS.

Subdivision Data

GROSS ACREAGE. 1.4282 ACRES
 ZONE ATLAS PAGE NO. L-20-Z
 NUMBER OF EXISTING LOTS. 8
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL WIDTH STREETS. 0.00 MILES
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. SEPTEMBER 2013

Legal

ALL OF BLOCK FORTY-EIGHT (48) OF SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF BLOCKS 37 TO 52, INCLUSIVE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1948, AND THE EASTERLY ONE-HALF OF GLORIETA STREET SE, LYING ADJACENT TO AND BEING APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, VACATED BY COMMISSION ORDINANCE NO. 1231, ADOPTED JUNE 4, 1957, LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN DOCUMENT RECORDED OCTOBER 2, 2013 AS DOCUMENT NUMBER 2013-109954, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT PROPERTY BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF BELL AVENUE SE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "4-L22" WHICH BEARS S 89°54'41" E, A DISTANCE OF 7808.29 FEET;

THENCE, FROM THE POINT OF BEGINNING, 40.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00, A DELTA OF 82°52'51", A CHORD OF S 40°52'59" E, A DISTANCE OF 37.06 FEET, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF EUBANK BOULEVARD SE, BEING MARKED BY BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID WESTERLY RIGHT OF WAY OF EUBANK BOULEVARD SE, S 00°33'26" W, A DISTANCE OF 227.45 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 27.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00, A DELTA OF 97°08'22", A CHORD OF S 49°07'37" W, A DISTANCE OF 23.99 FEET, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF TRUMBULL AVENUE SE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH THE SAID NORTHERLY RIGHT OF WAY OF TRUMBULL AVENUE SE, N 82°18'12" W, A DISTANCE OF 215.56 FEET, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 6126";

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF TRUMBULL SE, N 00°57'43" E, A DISTANCE OF 269.99 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BELL AVENUE SE, BEING MARKED BY A 1/2 INCH REBAR;

THENCE, S 82°19'25" E, A DISTANCE OF 207.04 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.4282 ACRES (62,211 SQ. FT.) MORE OR LESS.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Plat for
Lot 1-A, Block 48
Skyline Heights Subdivision

Being Comprised of
 Lots 1-3, 6-8 and Portions of Lots 4 & 5, Block 48
 and the E'ly 1/2 of Vacated Glorieta Street SE
 Section 29, Township 10 North, Range 4 East
 New Mexico Principal Meridian
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2014

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009920

Application Number 14-70223

Plat approvals:

<u>Fernando Vigil</u> PNM Electric Services	<u>7-16-14</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>7/2/14</u> Date
<u>[Signature]</u> Qwest Corporation d/b/a CenturyLink QC	<u>7-16-14</u> Date
<u>[Signature]</u> Comcast	<u>7/3/14</u> Date

City approvals:

<u>David P. Sargent</u> City Surveyor	<u>6-23-14</u> Date
<u>[Signature]</u> Traffic Engineer	<u>8-26-14</u> Date
<u>Allan Patten</u> ABCWA	<u>08/20/14</u> Date
<u>Carol S. Dumont</u> Parks and Recreation Department	<u>8-20-14</u> Date
<u>Anto a Chen</u> AMAFA	<u>8-20-14</u> Date
<u>Anto a Chen</u> City Engineer	<u>8-20-14</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>8-26-14</u> Date

Surveyor's Certificate

"I, DAVID J. THOMPSON, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

[Signature] 6/20/14
 DAVID J. THOMPSON
 N.M.R.P.S. No. 12657
 DATE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Notes

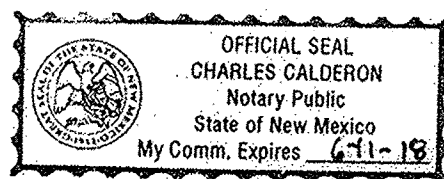
1. FIELD SURVEY PERFORMED IN SEPTEMBER 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 6/20/14
 GLAD, LLC
 DOUGLAS A. ADAMS, MANAGING MEMBER
 DATE

Acknowledgment



STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20th of June, 2014
 BY: GLAD, LLC, DOUGLAS A. ADAMS, MANAGING MEMBER

[Signature] 6-11-15
 NOTARY PUBLIC MY COMMISSION EXPIRES

