

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 ERRECTED 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 \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date
<b>City approvals:</b> D. P. Adams	6-23-14 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	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."

David J. Thompson 6/20/14  
 DAVID J. THOMPSON DATE  
 N.M.R.P.S. No. 12657



**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]*  
 GLAD, LLC  
 DOUGLAS A. ADAMS, MANAGING MEMBER

6/20/14  
 DATE

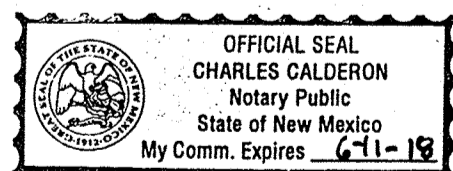
**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20<sup>th</sup> of June, 2014

BY: GLAD, LLC, DOUGLAS A. ADAMS, MANAGING MEMBER

*[Signature]*  
 NOTARY PUBLIC MY COMMISSION EXPIRES 6-11-18




# 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

ACS Monument " 4-L22 "  
NAD 1983 CENTRAL ZONE  
X=1563610.492  
Y=1480509.445  
Z=5586.425 (NAVD 1988)  
G-G=0.999643379  
Mapping Angle=-0°08'50.94"

### Easement Notes

- 1 EXISTING 10' UTILITY EASEMENT (12/01/1948, BK. C, PG. 124) SHOWN HEREON AS THUS  TO BE VACATED WITH THE FILING OF THIS PLAT
- 2 EXISTING 14' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (2/18/1970, BK. MISC. 165, PG. 71)
- 3 EXISTING 7' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/11/1997, BK. 9734 PG. 7820, DOC. NO. 97130569)
- 4 10' PUBLIC UTILITY EASEMENT GRANTED BY THE FILING OF THIS PLAT.

### Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of:

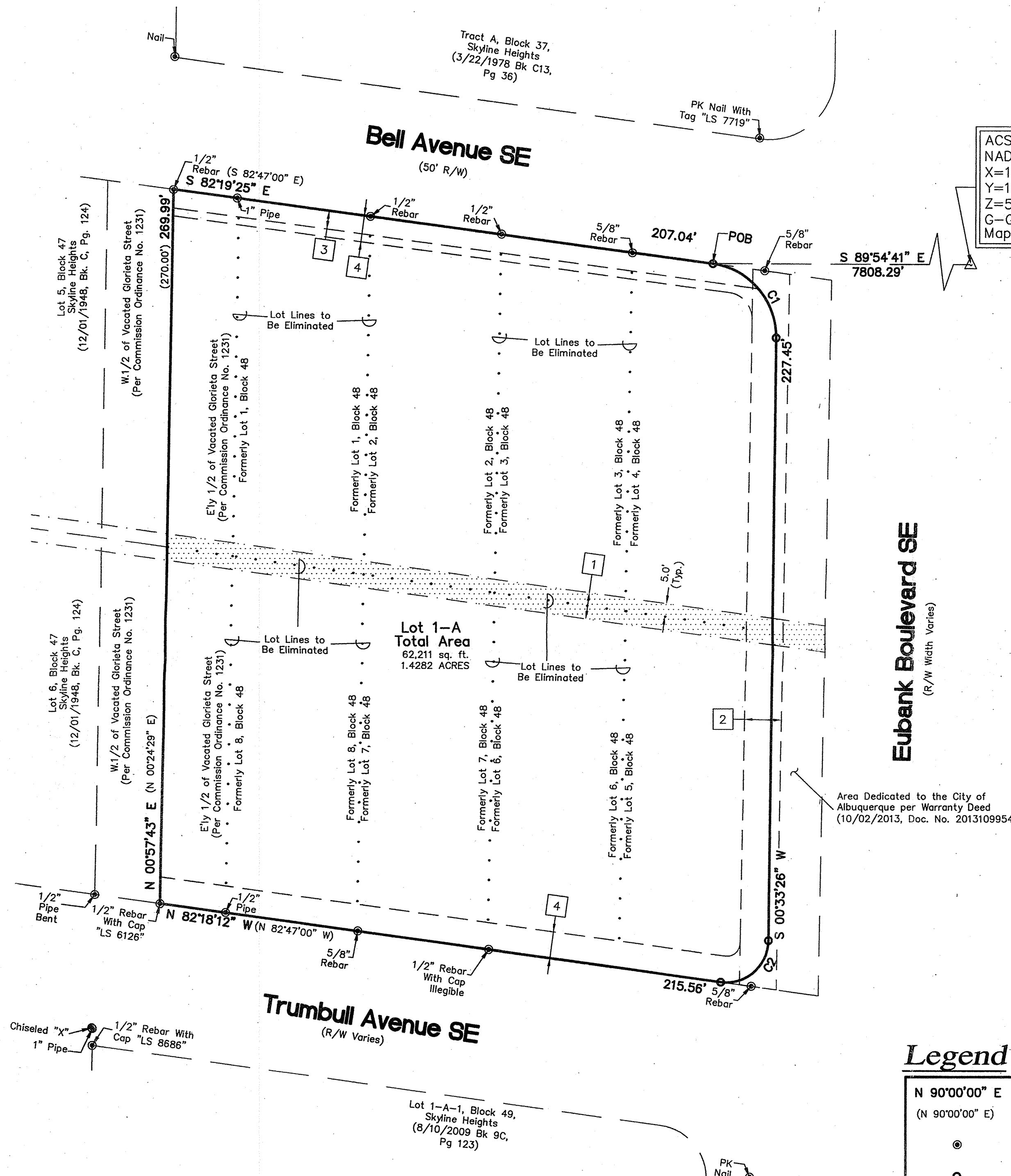
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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 Corp. 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, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.



**Eubank Boulevard SE**  
(R/W Width Varies)

Area Dedicated to the City of Albuquerque per Warranty Deed (10/02/2013, Doc. No. 2013109954)

### Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C-124)
⊙	MONUMENT MARKED AS INDICATED
○	SET BATHEY MARKER "LS 14271"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	40.50'	28.00'	82°52'51"	S 40°52'59" E
C2	27.13'	16.00'	97°08'22"	S 49°07'37" W

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**CARTESIAN SURVEYS INC.**

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