

**Easement Notes**

- 7' PNM AND MST&T EASEMENT UNDERGROUND EASEMENT (02/03/1976 BK. 461, PG. 537) PORTION BEING VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Hatched]
- 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
- 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533). PORTIONS OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS [Hatched]

PROJECT: 1010373  
 DATE: 3-11-15  
 APP: 15-70087 (P/F)

Site Sketch for  
**Lots 22-A-1, Block 109**  
**Snow Heights Addition**

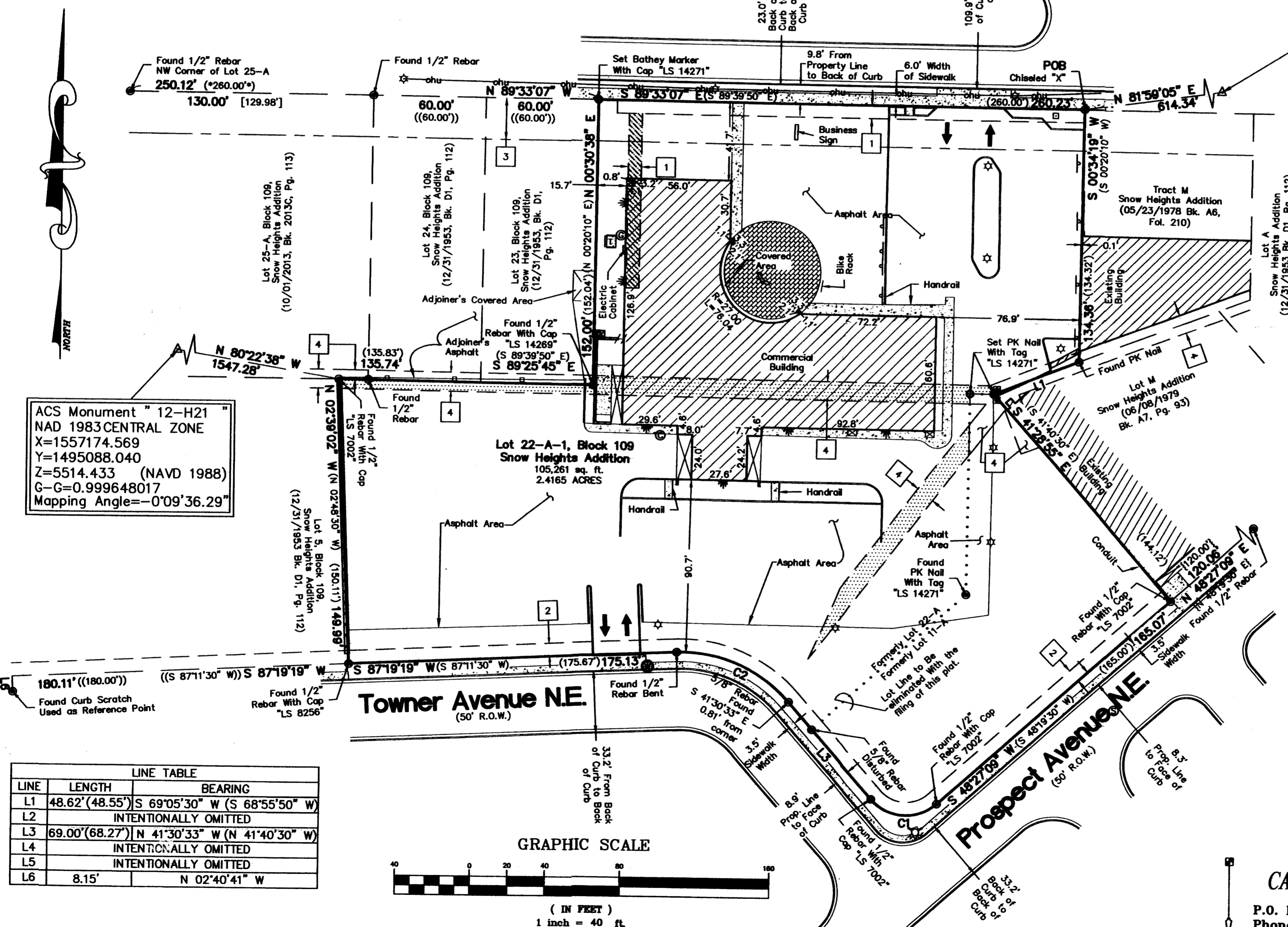
Within  
 Section 9, Township 10 North, Range 4 East  
 New Mexico Principal Meridian  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2015

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.29'(39.27')	25.00'(25.00')	90°02'18"	35.37'	N 86°31'42" W
C2	66.98'(66.93')	75.00'(75.00')	51°10'07"	64.78'	N 67°05'37" W

ACS Monument "11-H21"  
 NAD 1983 CENTRAL ZONE  
 X=1559704.977  
 Y=1495063.674  
 Z=5569.451 (NAVD 1988)  
 G-G=0.999644903  
 Mapping Angle=-0°09'18.77"

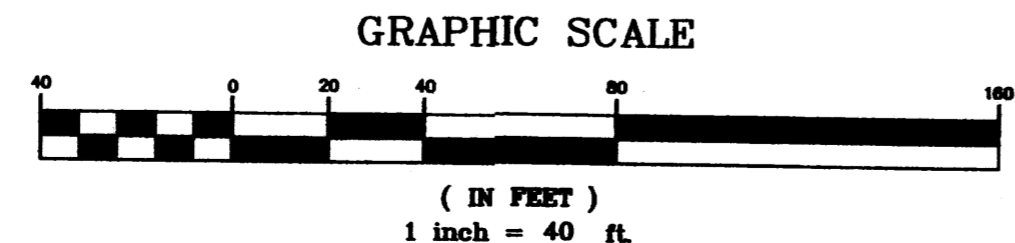
**Legend**

Symbol	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (08/02/1981, C18-176)
(*N 90°00'00" E*)	RECORD BEARINGS AND DISTANCES PER PLATS FILED (12/31/1953, D1-112) AND (10/01/2013, 2013C-113)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT FILED (12/31/1953, D1-112)
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{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT FILED (06/08/1979, A7-93)
●	FOUND AS INDICATED
○	SET AS INDICATED
[Hatched]	COVERED AREA
[Stippled]	CONCRETE
[Diagonal Lines]	BLOCK WALL
⊙	WATER METER
⊠	IRRIGATION BOX
⊞	TRANSFORMER
⊕	CLEANOUTS
⊗	SANITARY SEWER MANHOLE
⊙	GAS METER
—OH—	OVERHEAD UTILITY LINES
☆	LIGHT POST
⊞	UTILITY PEDESTAL
⊞	BOLLARD
—S—	SIGN
→	INGRESS/EGRESS
—R—	ROOF DRAIN
—M—	METAL FENCE
[Dotted]	PORTIONS OF EASEMENT [4] BEING VACATED BY THE FILING OF THIS PLAT
[Hatched]	PORTION OF EASEMENT [1] BEING VACATED BY THE FILING OF THIS PLAT



ACS Monument "12-H21"  
 NAD 1983 CENTRAL ZONE  
 X=1557174.569  
 Y=1495088.040  
 Z=5514.433 (NAVD 1988)  
 G-G=0.999648017  
 Mapping Angle=-0°09'36.29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.62'(48.55')	S 69°05'30" W (S 68°55'50" W)
L2		INTENTIONALLY OMITTED
L3	69.00'(68.27')	N 41°30'33" W (N 41°40'30" W)
L4		INTENTIONALLY OMITTED
L5		INTENTIONALLY OMITTED
L6	8.15'	N 02°40'41" W



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



Vicinity Map Zone Atlas H-21-Z

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENT AS SHOWN HEREON.
3. GRANT EASEMENT AS SHOWN HEREON.
4. ELIMINATE LOT LINE SHOWN HEREON AS.....

**Notes**

1. SURVEY PERFORMED IN JANUARY 2015 AND SUPPLEMENTAL DATA IN FEBRUARY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND).

**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.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT 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 THEREON; 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.

*Josala Fetherolf* 3-2-2015  
 JOSALA FETHEROLF, OWNER/MEMBER DATE  
 HYLINE, LLC

**Acknowledgment**

STATE OF NEW MEXICO } SS  
 COUNTY OF }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: JOSALA FETHEROLF, OWNER/MEMBER, HYLINE, LLC

*[Notary Seal]*  
 NOTARY PUBLIC MY COMMISSION EXPIRES 8-15-18

**Indexing Information**

Section 9, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Snow Heights Addition  
 Owner: Hyline, LLC  
 UPC #: 102105932024942214

**Subdivision Data**

GROSS ACREAGE.....2.4165 ACRES  
 ZONE ATLAS PAGE NO.....H-21-Z  
 NUMBER OF EXISTING LOTS.....2  
 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.....FEBRUARY 2015

**Legal**

LOTS NUMBERED TWENTY-TWO-A (22-A) AND ELEVEN-A (11-A) IN BLOCK NUMBERED ONE HUNDRED NINE (109) OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22 & A PORTION OF LOT 18, BLK. 100 OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1981, IN PLAT BOOK C18, PAGE 176.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF LOT 22-A AND POINT ON THE SOUTHERLY RIGHT OF WAY OF MENAU BOULEVARD NE, MARKED WITH A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "11-H21", BEARS N 81°39'05" E, A DISTANCE OF 614.34 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT OF WAY OF MENAU BOULEVARD NE, S 00°34'19" W, A DISTANCE OF 134.36 FEET; TO AN ANGLE POINT MARKED WITH A PK NAIL;

THENCE, S 69°05'30" W, A DISTANCE OF 48.62 FEET, MARKED WITH A PK NAIL WITH TAG "LS 14271";

THENCE, S 41°28'55" E, A DISTANCE OF 144.28 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE, THE FOLLOWING TWO COURSES;

S 48°27'09" W, A DISTANCE OF 165.07 FEET TO A POINT OF CURVATURE, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

36.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, DELTA OF 90°02'16", AND A CHORD BEARING N 88°31'42" W, A DISTANCE OF 35.37 FEET, TO A POINT OF TANGENCY, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE AND COINCIDING WITH THE NORTHERLY RIGHT OF WAY OF TONNER AVENUE NE, THE FOLLOWING THREE COURSES:

N 41°30'33" W, A DISTANCE OF 66.00 FEET TO A POINT OF CURVATURE, MARKED WITH A 5/8" REBAR;

66.98 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00, DELTA OF 51°10'07", AND A CHORD BEARING N 67°05'37" W, A DISTANCE OF 64.78 FEET, MARKED WITH A 1/2" REBAR BENT;

S 87°19'19" W, A DISTANCE OF 175.13 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR WITH CAP "LS 8856";

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF TONNER AVENUE NE, N 02°30'02" W, A DISTANCE OF 149.99 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

THENCE, S 89°25'45" E, A DISTANCE OF 135.74 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 14269";

THENCE, N 00°30'38" E, A DISTANCE OF 152.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MENAU BOULEVARD NE, MARKED WITH A BATHY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF MENAU BOULEVARD NE, S 89°33'07" E, A DISTANCE OF 260.23 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4165 ACRES (105,261 SQ. FT.) MORE OR LESS.

**Documents**

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.
2. PLAT FOR LOTS 22-A, AND 11-A BLOCK 109 SNOW HEIGHTS FILED (09/02/1981, BK. C18, PG. 176)
3. PLAT FOR BLOCK 109 SNOW HEIGHTS FILED (12/31/1953 BK. D1, PG. 112)
4. PLAT FOR 25-A, BLOCK 109, SNOW HEIGHTS ADDITION FILED (10/01/2013 BK. 2013C, PG. 113)
5. REPLAT FOR LOT 27-A, BLOCK 109 SNOW HEIGHTS ADDITION FILED (07/30/1976 BK. B11, PG. 162)
6. SUMMARY PLAT FOR LOT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (06/08/1979 BK. A7, PG. 93)
7. SUMMARY PLAT FOR TRACT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (05/23/1978, BK. A6, PG. 210)

Project: 1010373  
 DATE: 3-11-15  
 APP: 15-10087 (P/F)

Plat for  
**Lot 22-A-1, Block 109**  
**Snow Heights Addition**

Within  
**Section 9, Township 10 North, Range 4 East**  
**New Mexico Principal Meridian**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**February 2015**

**Approved and Accepted by:**

APPROVAL AND CONSENT 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
Quest Corporation d/b/a CenturyLink QC	Date
Comcast	Date
<i>[Signature]</i> P.S. City Surveyor	3/3/15 Date
Traffic Engineer	Date
ABCWA	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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]* 2/26/15  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 40444 800 BANCROFT, N.E. 80174  
 Phone (505) 262-0202 Fax (505) 261-0244



**Easement Notes**

- 1 7' PNM AND MST&T EASEMENT UNDERGROUND EASEMENT (02/03/1976 BK. 461, PG. 537) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 2 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 3 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
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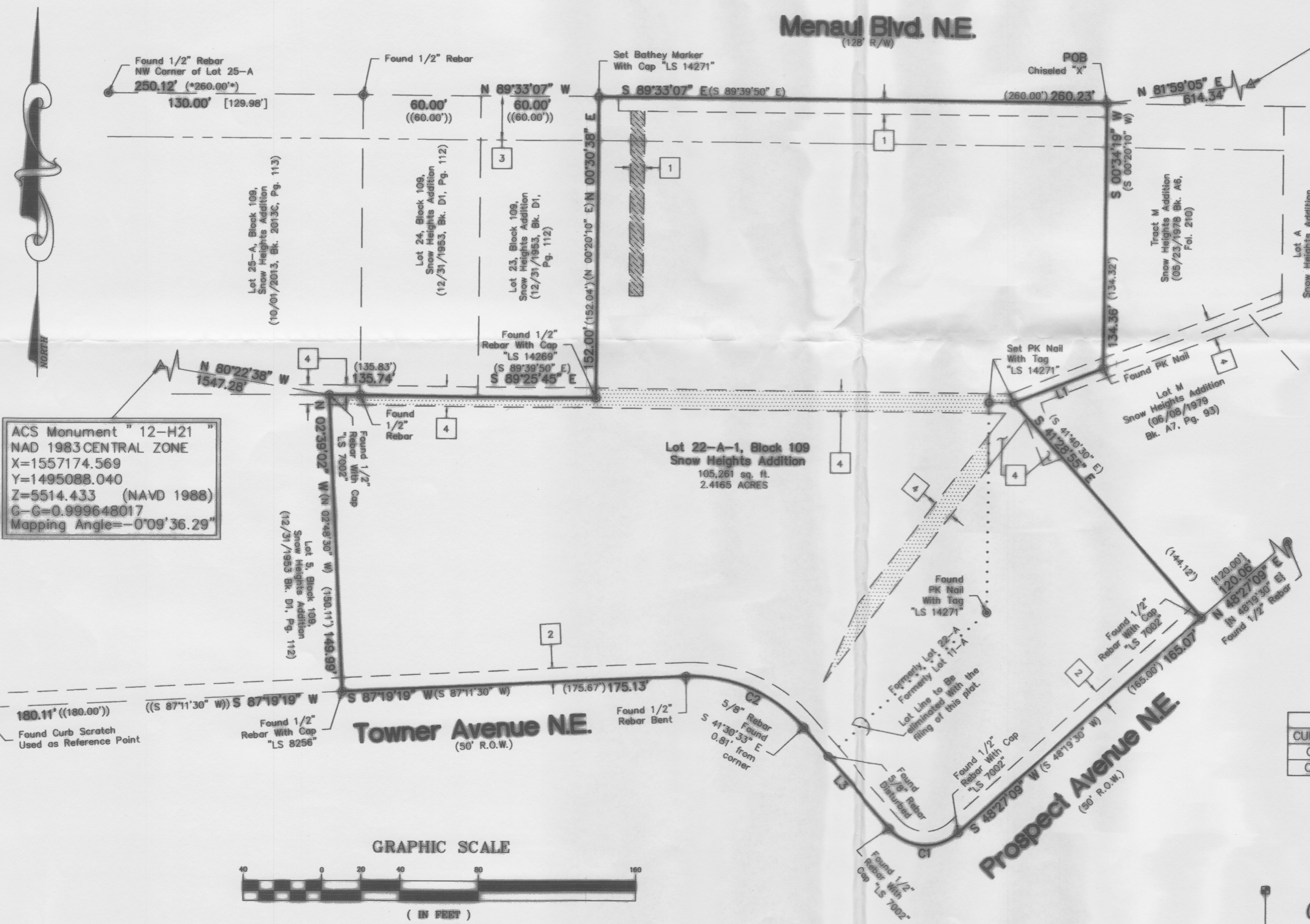
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●	FOUND AS INDICATED
○	SET AS INDICATED
.....	LOT LINE ELIMINATED BY THIS PLAT

Note: This page shows existing easements.

Plat for  
**Lot 22-A-1, Block 109  
Snow Heights Addition**

Within  
**Section 9, Township 10 North, Range 4 East  
New Mexico Principal Meridian  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2015**

ACS Monument " 11-H21 "  
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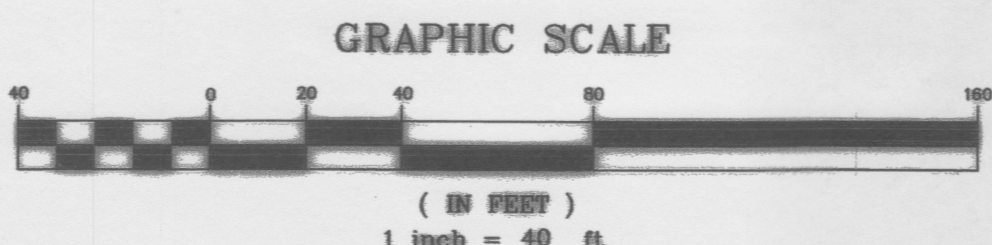
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LINE TABLE

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L2		INTENTIONALLY OMITTED
L3	69.00' (68.27')	N 41°30'33" W (N 41°40'30" W)
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L6	8.15'	N 02°40'41" W

CURVE TABLE

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

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- 4 REMAINING PORTIONS OF A 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533).
- 5 PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 6 10' PNM AND CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT

LINE TABLE		
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L5	INTENTIONALLY OMITTED	
L6	8.15'	N 02°40'41" W
L7	14.68'	S 89°29'22" E
L8	17.30'	S 00°30'38" W
L9	14.68'	N 89°29'22" W
L10	17.30'	N 00°30'38" E
L11	66.70'	S 00°30'38" W

**Legend**

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**Note:** This page shows remaining and granted easements.

Plat for  
**Lot 22-A-1, Block 109**  
**Snow Heights Addition**

Within  
**Section 9, Township 10 North, Range 4 East**  
**New Mexico Principal Meridian**  
**City of Albuquerque**  
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Z=5569.451 (NAVD 1988)  
G-G=0.999644903  
Mapping Angle=-0°09'18.77"

**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 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), 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.

**Menaul Blvd. N.E.**  
(128' R/W)



**CARTESIAN SURVEYS INC.**

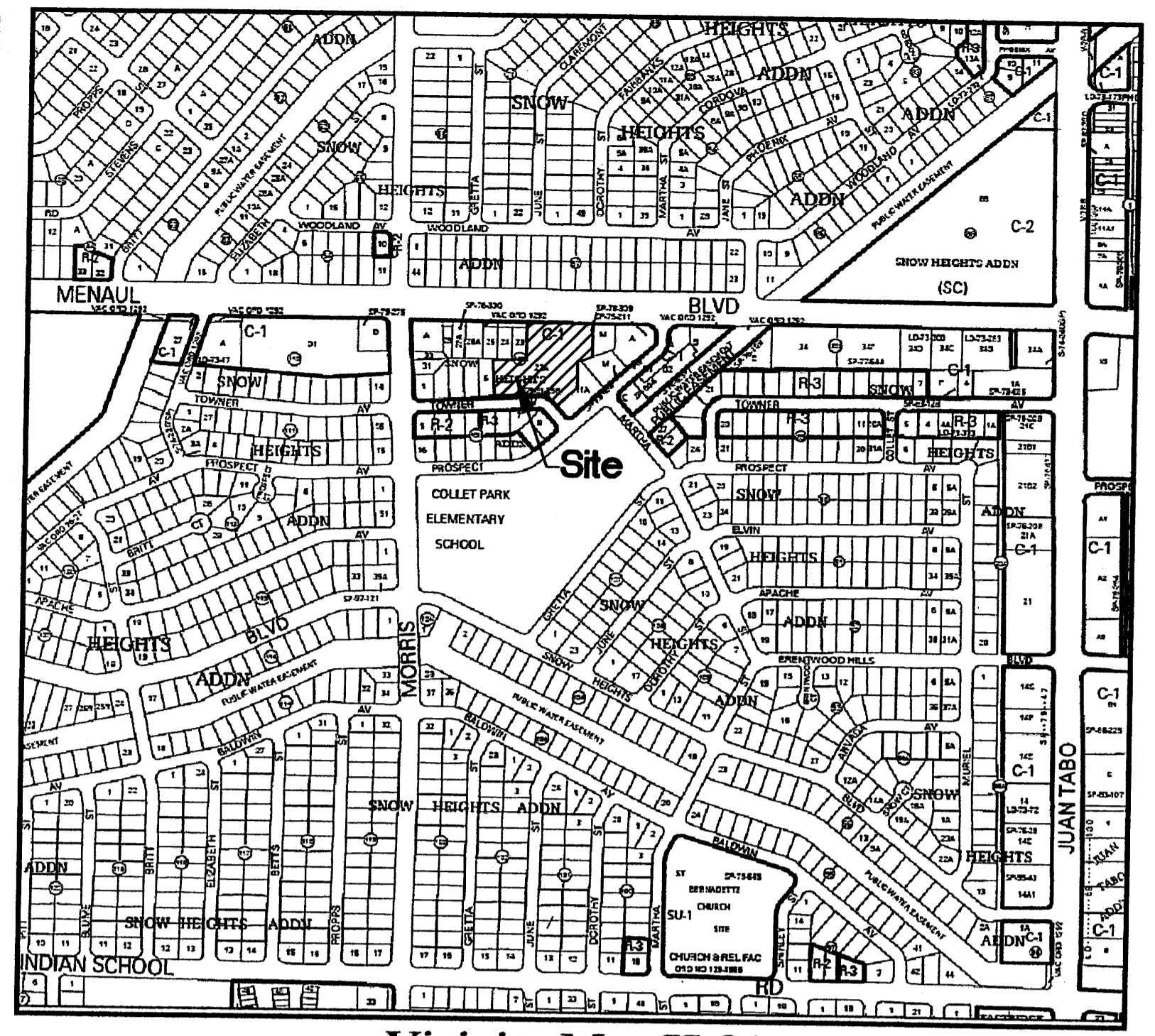
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Phone (505) 896-3050 Fax (505) 891-0244

PROJECT: 1010373  
DATE: 3-11-15 (VPE)

**Site Sketch  
Showing Easement  
To Be Vacated  
Within  
Lot 22-A, Block 109  
Snow Heights Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2015**

**Indexing Information**  
Section 9, Township 10 North, Range 4 East, N.M.P.M.  
Subdivision: Snow Heights Addition  
Owner: Hyline, LLC  
UPC # 102105932024942214

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 30 ft.



**Vicinity Map H-21**

**Record and Measured Legal Description**

LOT NUMBERED TWENTY-TWO-A (22-A) IN BLOCK NUMBERED ONE HUNDRED NINE (109) OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22 & A PORTION OF LOT 18, BLK. 109 OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1981, IN PLAT BOOK C18, PAGE 176.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.

**Documents**

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- PLAT FOR BLOCK 109 SNOW HEIGHTS FILED (12/31/1953 BK. D1, PG. 112)
- PLAT FOR 25-A, BLOCK 109, SNOW HEIGHTS ADDITION FILED (10/01/2013 BK. 2013C, PG. 113)
- REPLAT FOR LOT 27-A, BLOCK 109 SNOW HEIGHTS ADDITION FILED (07/30/1976 BK. B11, PG. 162)
- SUMMARY PLAT FOR LOT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (06/08/1979 BK. A7, PG. 93)
- SUMMARY PLAT FOR TRACT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (05/23/1978, BK. A6, PG. 210)

**Easement Notes**

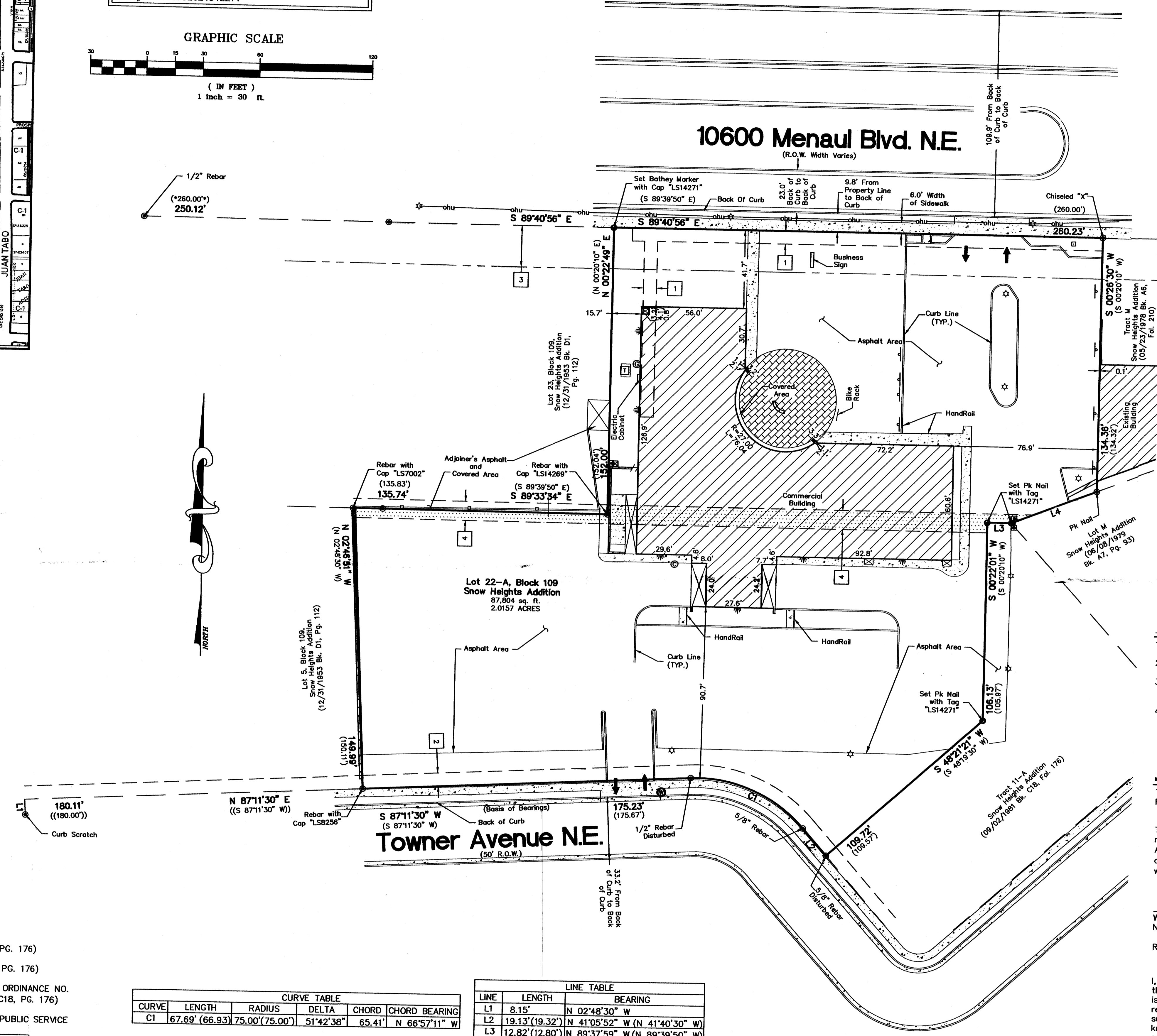
- 7' PUBLIC UTILITY EASEMENT (02/03/1976 BK. 461, PG. 537) AND (09/02/1981 BK. C18, PG. 176)
- 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
- 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVERED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533). PORTION OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS [Symbol]

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	67.69' (66.93)	75.00' (75.00')	51°42'38"	65.41'	N 66°57'11" W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	8.15'	N 02°48'30" W
L2	19.13' (19.32')	N 41°05'52" W (N 41°40'30" W)
L3	12.82' (12.80')	N 89°37'59" W (N 89°39'50" W)
L4	48.62' (48.55')	S 68°57'41" W (S 68°55'50" W)



**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C18-178)  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLATS OF RECORD (D1-112) AND (2013C-113)  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-112)

● FOUND AS INDICATED  
○ SET AS INDICATED  
▭ COVERED AREA  
▭ CONCRETE  
▭ BLOCK WALL  
⊙ WATER METER  
⊙ IRRIGATION BOX  
⊙ TRANSFORMER  
⊙ CLEANOUTS  
⊙ GAS METER  
— OVERHEAD UTILITY LINES  
★ LIGHT POST  
⊙ UTILITY PEDESTAL  
⊙ BOLLARD  
→ SIGN  
→ INGRESS/EGRESS  
— ROOF DRAIN  
— METAL FENCE  
▭ PORTION OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES THE PLAT FOR SNOW HEIGHTS ADDITION FILED (09/02/1981 BK. C18, PG. 176).
- THIS SURVEY SHOWS ALL EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.

**Surveyor's Certificate**

To: Old Republic National Title, Old Republic National Title Insurance Company, First Financial Escrow, Inc., Hyline, LLC, a New Mexico limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4, 7(a), and 11(a) items of Table A thereof. The Field Work was completed on 01/12/2015.

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 14271

Revisions: Original 01/15/2015

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

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



Approved December 15, 1933  
City Engineer

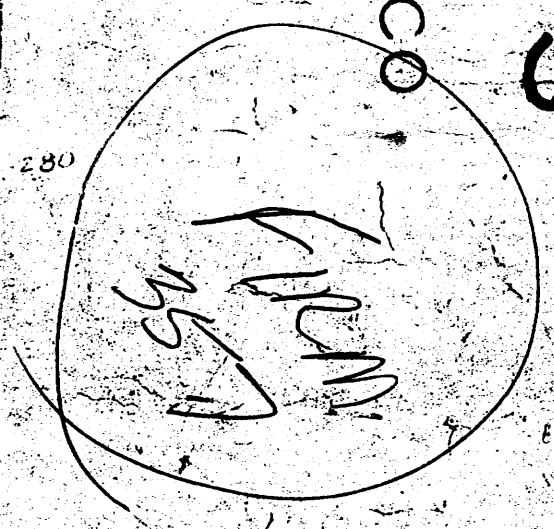
PROJECT: 1010373  
DATE: 3-11-15  
APP: 15-70006 (C)E

BLOCKS 88-B TO 129  
INCLUSIVE OF

# SNOW HEIGHTS

AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

SCALE: 1"=100 FEET  
HOSBETTER ENGINEERING OFFICE  
MAY 14, 1933  
FREMONT, N.M.



CLAYTON SCHOOL  
June St

ADDIT R AD  
M

241  
10  
3412

67

86

88

83-B

80

90

91

92

93

94

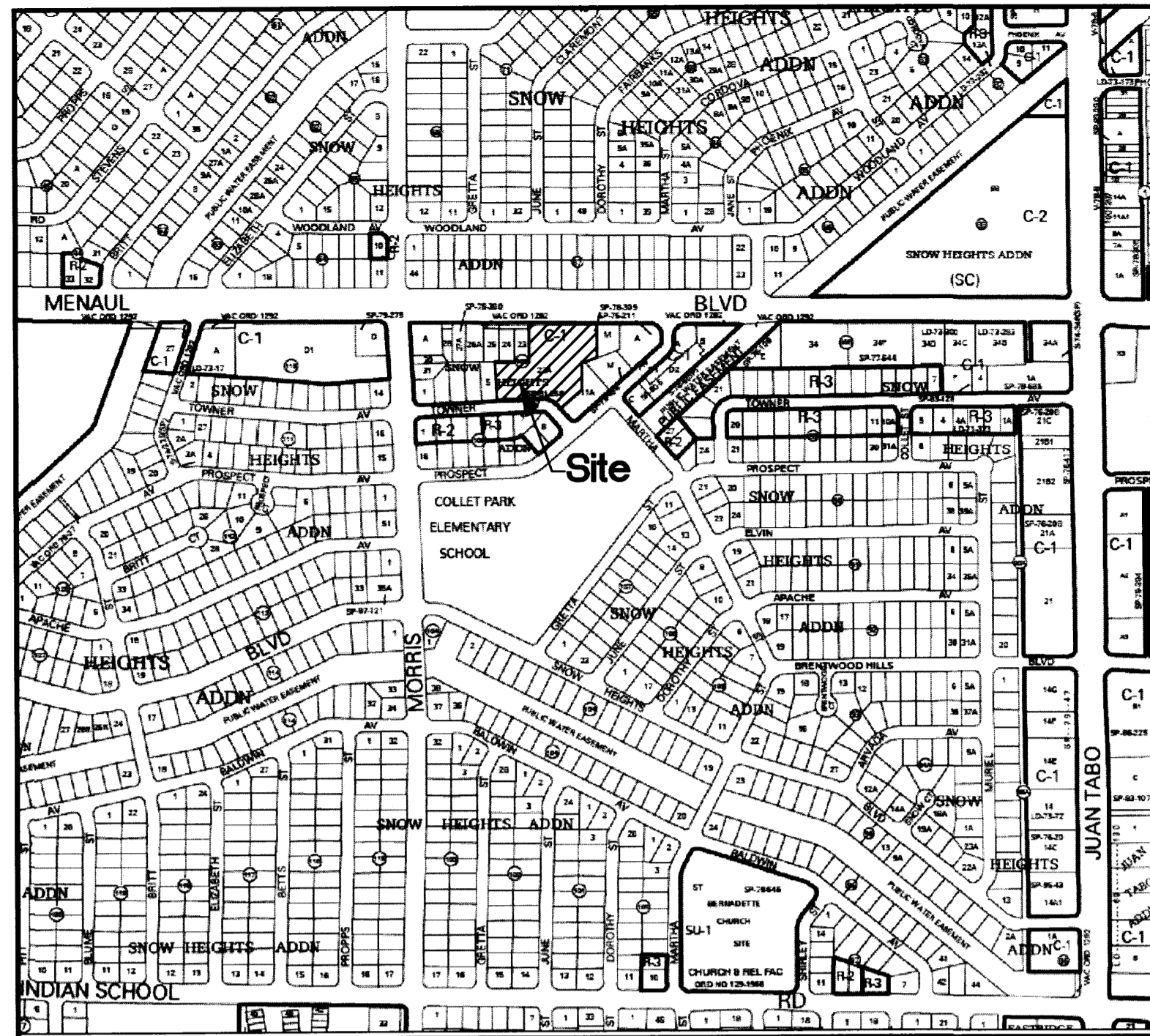
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96

97

98

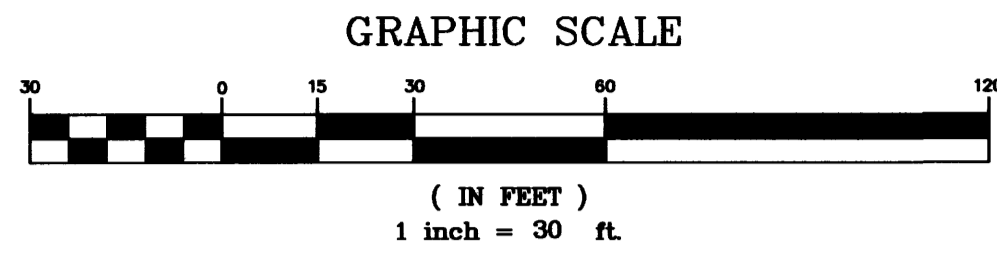
99



Vicinity Map H-21

**Indexing Information**

Section 9, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Snow Heights Addition  
 Owner: Hyline, LLC  
 UPC # 102105932024942214



**Record and Measured Legal Description**

LOT NUMBERED TWENTY-TWO-A (22-A) IN BLOCK NUMBERED ONE HUNDRED NINE (109) OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22 & A PORTION OF LOT 18, BLK. 109 OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1981, IN PLAT BOOK C18, PAGE 176.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.

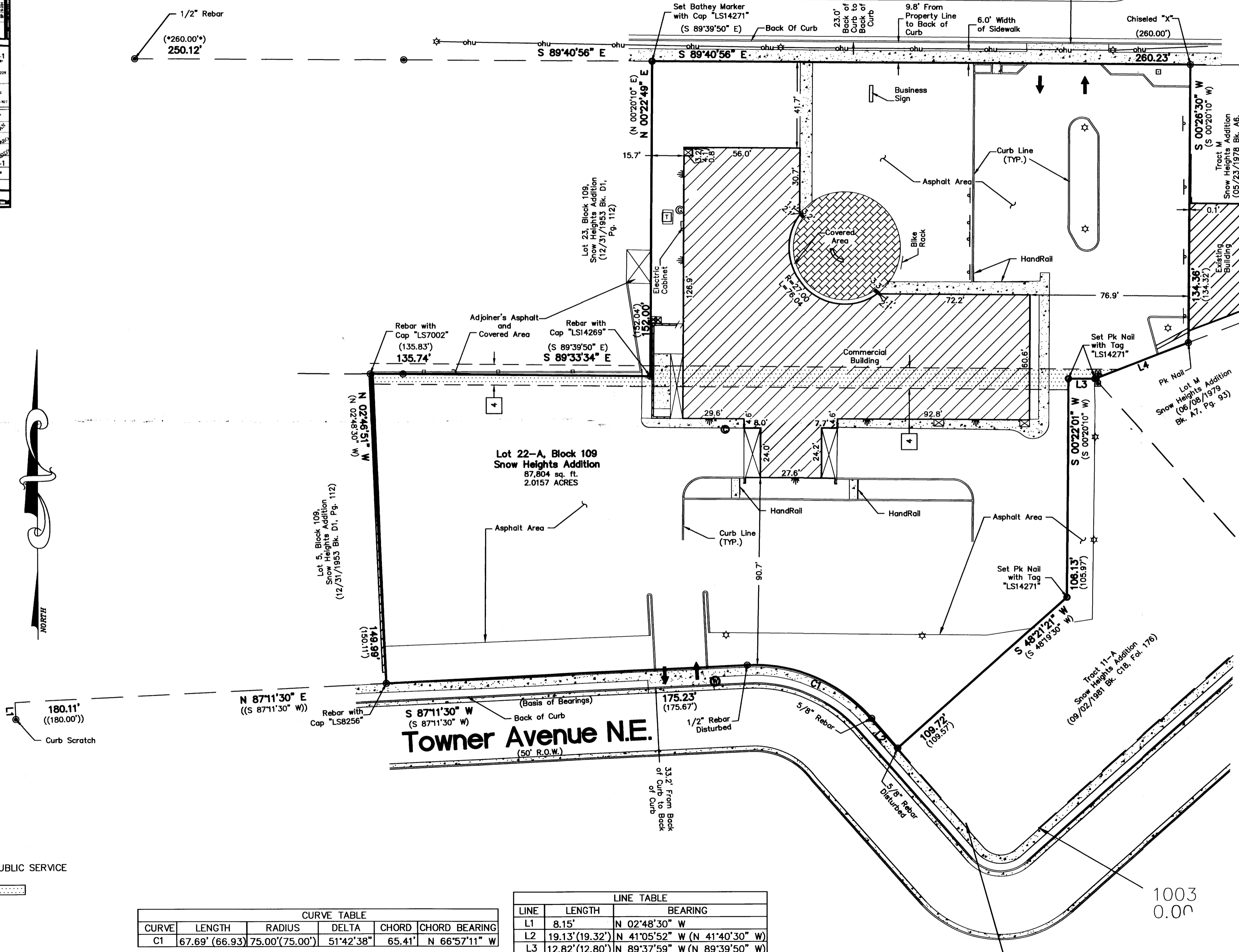
**Easement Notes**

4 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVERED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533). PORTION OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS [Symbol]

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	67.69' (66.93)	75.00' (75.00')	51°42'38"	65.41'	N 66°57'11" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.15'	N 02°48'30" W
L2	19.13' (19.32')	N 41°05'52" W (N 41°40'30" W)
L3	12.82' (12.80')	N 89°37'59" W (N 89°39'50" W)
L4	48.62' (48.55')	S 68°57'41" W (S 68°55'50" W)

**10600 Menaul Blvd. N.E.**  
 (R.O.W. Width Varies)



**Easement Exhibit**  
 for  
**Lot 22-A, Block 109**  
**Snow Heights Addition**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2015

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C18-176)
(*N 90°00'00" E*)	RECORD BEARINGS AND DISTANCES PER PLATS OF RECORD (D1-112) AND (20135-113)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-112)
●	FOUND AS INDICATED
○	SET AS INDICATED
▭	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
⊙	WATER METER
⊠	IRRIGATION BOX
⊞	TRANSFORMER
⊕	CLEANOUTS
⊗	GAS METER
—○—	OVERHEAD UTILITY LINES
☆	LIGHT POST
⊞	UTILITY PEDESTAL
⊞	BOLLARD
↑	SIGN
↔	INGRESS/EGRESS
—○—	ROOF DRAIN
—○—	METAL FENCE
[Symbol]	PORTION OF EASEMENT [Symbol] BEING VACATED BY THE FILING OF THIS PLAT

PROJECT: 1010573  
 DATE: 3-11-15  
 APP: 15-70006 (NRE)

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE PLAT FOR SNOW HEIGHTS ADDITION FILED (09/02/1981 BK. C18, PG. 176).
4. THIS SURVEY SHOWS ALL EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.

**Surveyor's Certificate**

To: Old Republic National Title, Old Republic National Title Insurance Company, First Financial Escrow, Inc., Hyline, LLC, a New Mexico limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4, 7(a), and 11(a) items of Table A thereof. The Field Work was completed on 01/12/2015.

Will Plotner Jr. \_\_\_\_\_ Date  
 N.M.R.P.S. No. 14271  
 Revisions: Original 01/15/2015

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. \_\_\_\_\_ Date  
 N.M.R.P.S. No. 14271

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



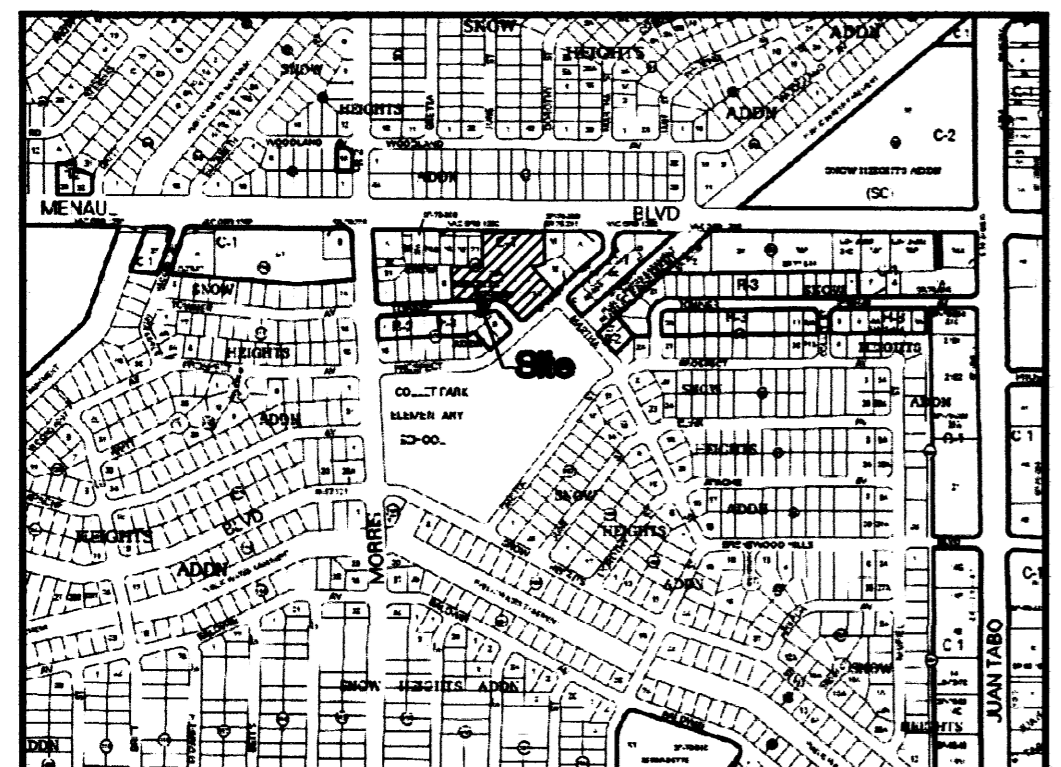
PROJECT: 1010373  
DATE: 3-4-15 (SK)

# Sketch Plat for Lot 22-A-1, Block 109 Snow Heights Addition

Within  
Section 9, Township 10 North, Range 4 East  
New Mexico Principal Meridian  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2015

## Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES	[ N 90°00'00" E ]	RECORD BEARINGS AND DISTANCES PER PLAT FILED (10/01/2013, 2013C-113)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (09/02/1981, C18-176)	{ N 90°00'00" E }	RECORD BEARINGS AND DISTANCES PER PLAT FILED (06/08/1979, A7-93)
(*N 90°00'00" E*)	RECORD BEARINGS AND DISTANCES PER PLATS FILED (12/31/1953, D1-112) AND (10/01/2013, 2013C-113)	●	FOUND AS INDICATED
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT FILED (12/31/1953, D1-112)	○	SET AS INDICATED



Vicinity Map Zone Atlas H-21-Z

ACS Monument "11-H21"  
NAD 1983 CENTRAL ZONE  
X=1559704.977  
Y=1495063.674  
Z=5569.451 (NAVD 1988)  
G-G=0.999644903  
Mapping Angle=-0°09'18.77"

## Legend (Continued)

	COVERED AREA		SANITARY SEWER MANHOLE
	CONCRETE		GAS METER
	BLOCK WALL		OVERHEAD UTILITY LINES
	WATER METER		LIGHT POST
	IRRIGATION BOX		UTILITY PEDESTAL
	TRANSFORMER		BOLLARD
	CLEANOUTS		SIGN
	ROOF DRAIN		INGRESS/EGRESS
	METAL FENCE		
	PORTION OF EASEMENT 4 BEING VACATED BY THE FILING OF THIS PLAT		
	PORTION OF EASEMENT 1 BEING VACATED BY THE FILING OF THIS PLAT		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.29'(39.27')	25.00'(25.00')	90°02'18"	35.37'	N 86°31'42" W
C2	66.98'(66.93')	75.00'(75.00')	51°10'07"	64.78'	N 67°05'37" W

ACS Monument "12-H21"  
NAD 1983 CENTRAL ZONE  
X=1557174.569  
Y=1495088.040  
Z=5514.433 (NAVD 1988)  
G-G=0.999648017  
Mapping Angle=-0°09'36.29"

## Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON AS AND WITH THE FILING OF THIS PLAT SHOWN HEREON AS.....
- ELIMINATE LOT LINE SHOWN HEREON AS.....

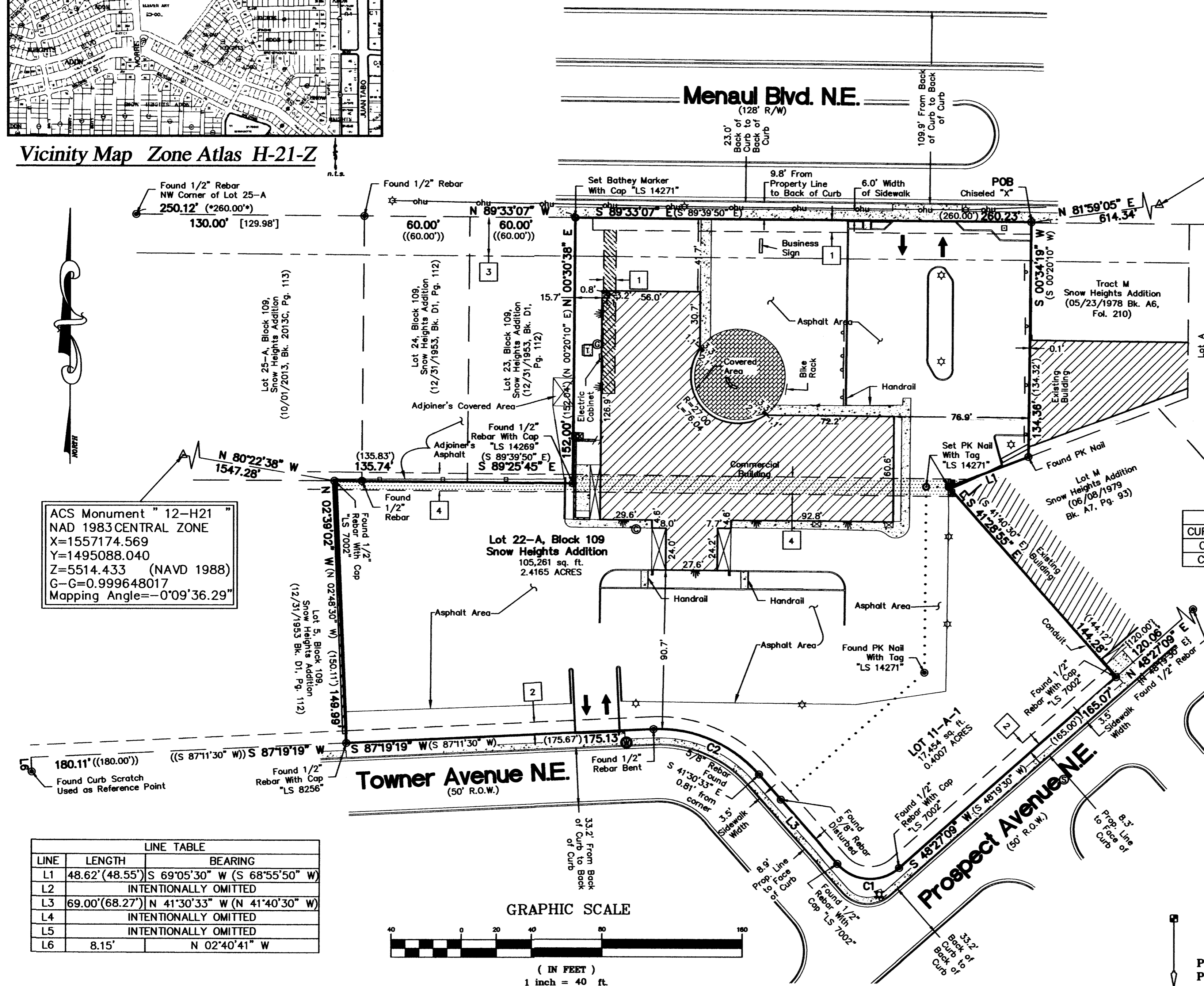
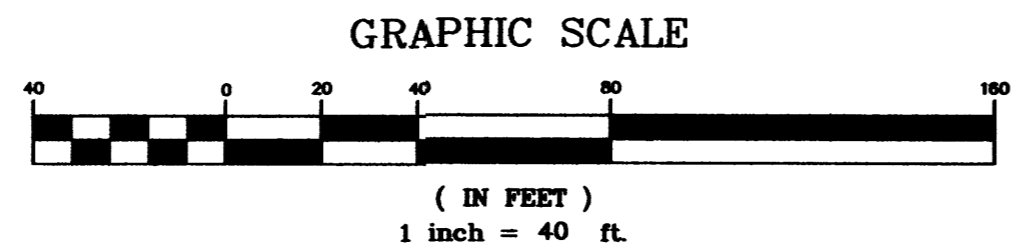
## Easement Notes

- 7' PNM AND MST&T EASEMENT UNDERGROUND EASEMENT (02/03/1976 BK. 461, PG. 537) PORTION BEING VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
- 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533). PORTION OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS

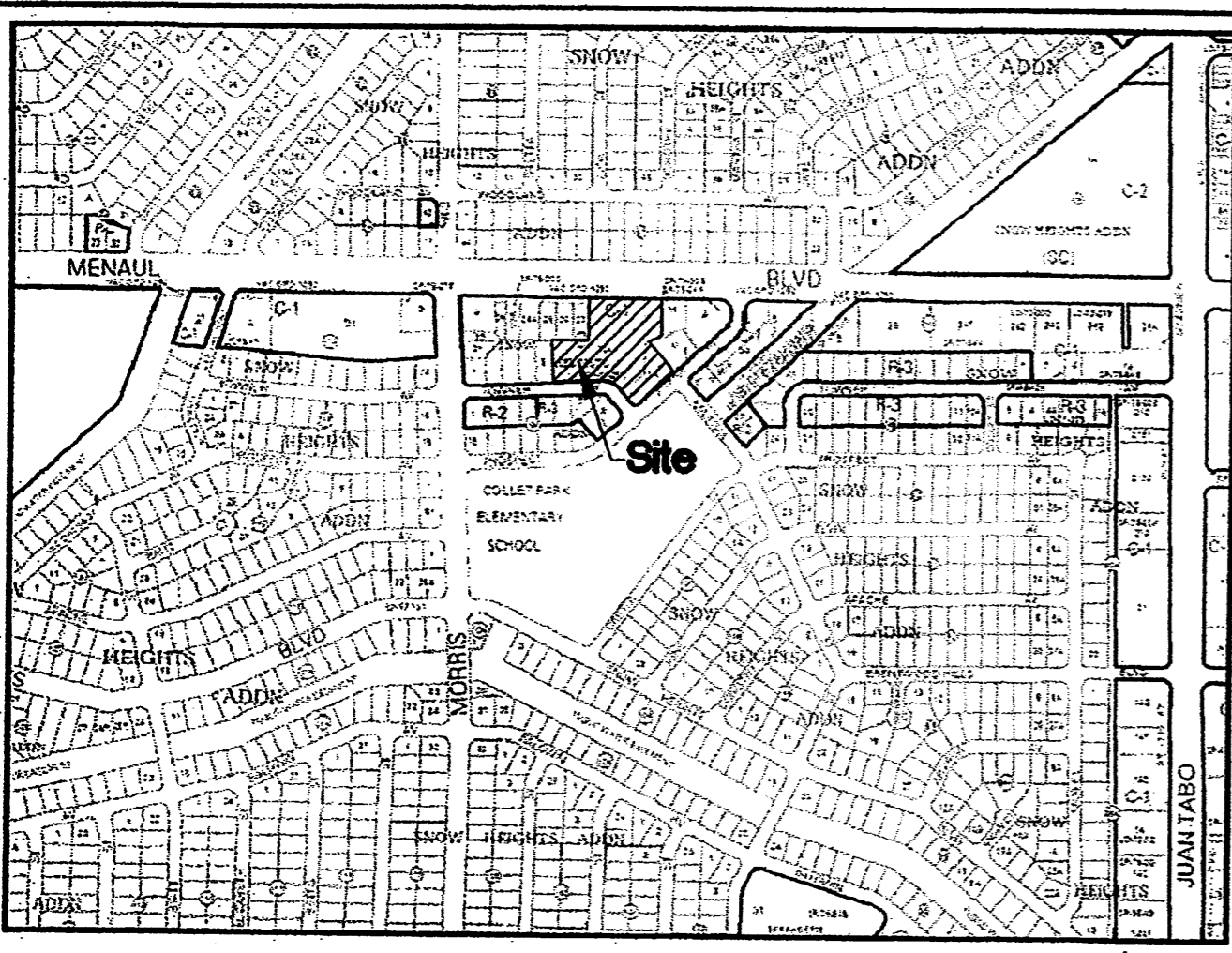
CARTESIAN SURVEYS INC.

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.62'(48.55')	S 69°05'30" W (S 68°55'50" W)
L2	INTENTIONALLY OMITTED	
L3	69.00'(68.27')	N 41°30'33" W (N 41°40'30" W)
L4	INTENTIONALLY OMITTED	
L5	INTENTIONALLY OMITTED	
L6	8.15'	N 02°40'41" W







Vicinity Map Zone Atlas H-21-Z

**Indexing Information**

Section 9, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Snow Heights Addition  
 Owner: Hyline, LLC  
 UPC #: 102105932024942214

**Subdivision Data**

GROSS ACREAGE..... 2.4165 ACRES  
 ZONE ATLAS PAGE NO..... H-21-Z  
 NUMBER OF EXISTING LOTS..... 2  
 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..... FEBRUARY 2015

**Legal**

LOTS NUMBERED TWENTY-TWO-A (22-A) AND ELEVEN-A (11-A) IN BLOCK NUMBERED ONE HUNDRED NINE (109) OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF LOTS 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22 & A PORTION OF LOT 18, BLK. 109 OF SNOW HEIGHTS, ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1981, IN PLAT BOOK C18, PAGE 176.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF LOT 22-A AND POINT ON THE SOUTHERLY RIGHT OF WAY OF MENAUL BOULEVARD NE, MARKED WITH A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "11-H21", BEARS N 81°59'05" E, A DISTANCE OF 614.34 FEET;  
 THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT OF WAY OF MENAUL BOULEVARD NE, S 00°34'19" W, A DISTANCE OF 134.36 FEET; TO AN ANGLE POINT MARKED WITH A PK NAIL;  
 THENCE, S 69°05'30" W, A DISTANCE OF 48.62 FEET, MARKED WITH A PK NAIL WITH TAG "LS 14271";  
 THENCE, S 41°28'55" E, A DISTANCE OF 144.28 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";  
 THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE, THE FOLLOWING TWO COURSES:  
 S 48°27'09" W, A DISTANCE OF 165.07 FEET TO A POINT OF CURVATURE, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";  
 39.29 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, DELTA OF 90°02'18", AND A CHORD BEARING N 86°31'42" W, A DISTANCE OF 35.37 FEET, TO A POINT OF TANGENCY, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";  
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NE AND COINCIDING WITH THE NORTHERLY RIGHT OF WAY OF TOWNER AVENUE NE, THE FOLLOWING THREE COURSES:  
 N 41°30'33" W, A DISTANCE OF 69.00 FEET TO A POINT OF CURVATURE, MARKED WITH A 5/8" REBAR;  
 66.98 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00, DELTA OF 51°10'07", AND A CHORD BEARING N 67°05'37" W, A DISTANCE OF 64.78 FEET, MARKED WITH A 1/2" REBAR BENT;  
 S 87°19'19" W, A DISTANCE OF 175.13 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR WITH CAP "LS 8256";  
 THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF TOWNER AVENUE NE, N 02°39'02" W, A DISTANCE OF 149.99 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";  
 THENCE, S 89°25'45" E, A DISTANCE OF 135.74 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 14269";  
 THENCE, N 00°30'38" E, A DISTANCE OF 152.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MENAUL BOULEVARD NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";  
 THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF MENAUL BOULEVARD NE, S 89°33'07" E, A DISTANCE OF 260.23 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4165 ACRES (105,261 SQ. FT.) MORE OR LESS.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH A FILE NUMBER OF 1408798, AND AN EFFECTIVE DATE OF JANUARY 2, 2015.
- PLAT FOR LOTS 22-A, AND 11-A BLOCK 109 SNOW HEIGHTS FILED (09/02/1981, BK. C18, PG. 176)
- PLAT FOR BLOCK 109 SNOW HEIGHTS FILED (12/31/1953 BK. D1, PG. 112)
- PLAT FOR 25-A, BLOCK 109, SNOW HEIGHTS ADDITION FILED (10/01/2013 BK. 2013C, PG. 113)
- REPLAT FOR LOT 27-A, BLOCK 109 SNOW HEIGHTS ADDITION FILED (07/30/1976 BK. B11, PG. 162)
- SUMMARY PLAT FOR LOT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (06/08/1979 BK. A7, PG. 93)
- SUMMARY PLAT FOR TRACT M, BLOCK 109, SNOW HEIGHTS ADDITION FILED (05/23/1978, BK. A6, PG. 210)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102105932024942214  
 PROPERTY OWNER OF RECORD  
 Hyline, LLC  
 3/11/15

Plat for  
**Lot 22-A-1, Block 109**  
**Snow Heights Addition**

Within  
 Section 9, Township 10 North, Range 4 East  
 New Mexico Principal Meridian  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2015

**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 1010373  
 Application Number 15DRB-70087

**Plat approvals:**

<u>Fernando Vigil</u> PNM Electric Services	<u>3-9-15</u> Date
<u>Offert</u> New Mexico Gas Company	<u>3/5/15</u> Date
<u>Greg Hays</u> Qwest Corporation d/b/a CenturyLink QC	<u>3-9-15</u> Date
<u>[Signature]</u> Comcast	<u>3/9/15</u> Date

**City approvals:**

<u>Erin H. Risenhaver P.S.</u> City Surveyor	<u>3/3/15</u> Date
<u>Rogelio M. Mendez</u> Traffic Engineer	<u>3/11/15</u> Date
<u>Alan Peter</u> ABCWUA	<u>03/11/15</u> Date
<u>Carel S. Dumont</u> Parks and Recreation Department	<u>3-11-15</u> Date
<u>Auto C Chen</u> AMAFCA	<u>3-11-15</u> Date
<u>Auto C Chen</u> City Engineer	<u>3-11-15</u> Date
<u>Paul Chad</u> DRB Chairperson, Planning Department	<u>3-26-15</u> Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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."

Will Plotner Jr. 2/26/15  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENT AS SHOWN HEREON.
- GRANT EASEMENT AS SHOWN HEREON.
- ELIMINATE LOT LINE SHOWN HEREON AS.....

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 2015 AND SUPPLEMENTAL DATA IN FEBRUARY 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND).

**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.

**Free Consent**

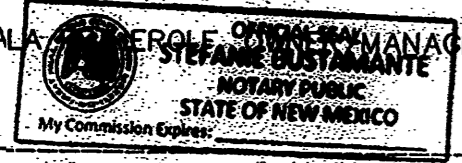
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES 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.

Josala Fetherolf 3-2-2015  
 JOSALA FETHEROLF, OWNER/MEMBER DATE  
 HYLINE, LLC

**Acknowledgment**

STATE OF NEW MEXICO } SS  
 COUNTY OF }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: JOSALA FETHEROLF, OWNER/MANAGING MEMBER, HYLINE, LLC



8-15-18  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Easement Notes**

- 1 7' PNM AND MST&T EASEMENT UNDERGROUND EASEMENT (02/03/1976 BK. 461, PG. 537) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 2 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 3 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
- 4 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533). PORTIONS OF EASEMENT BEING VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS

**Legend**

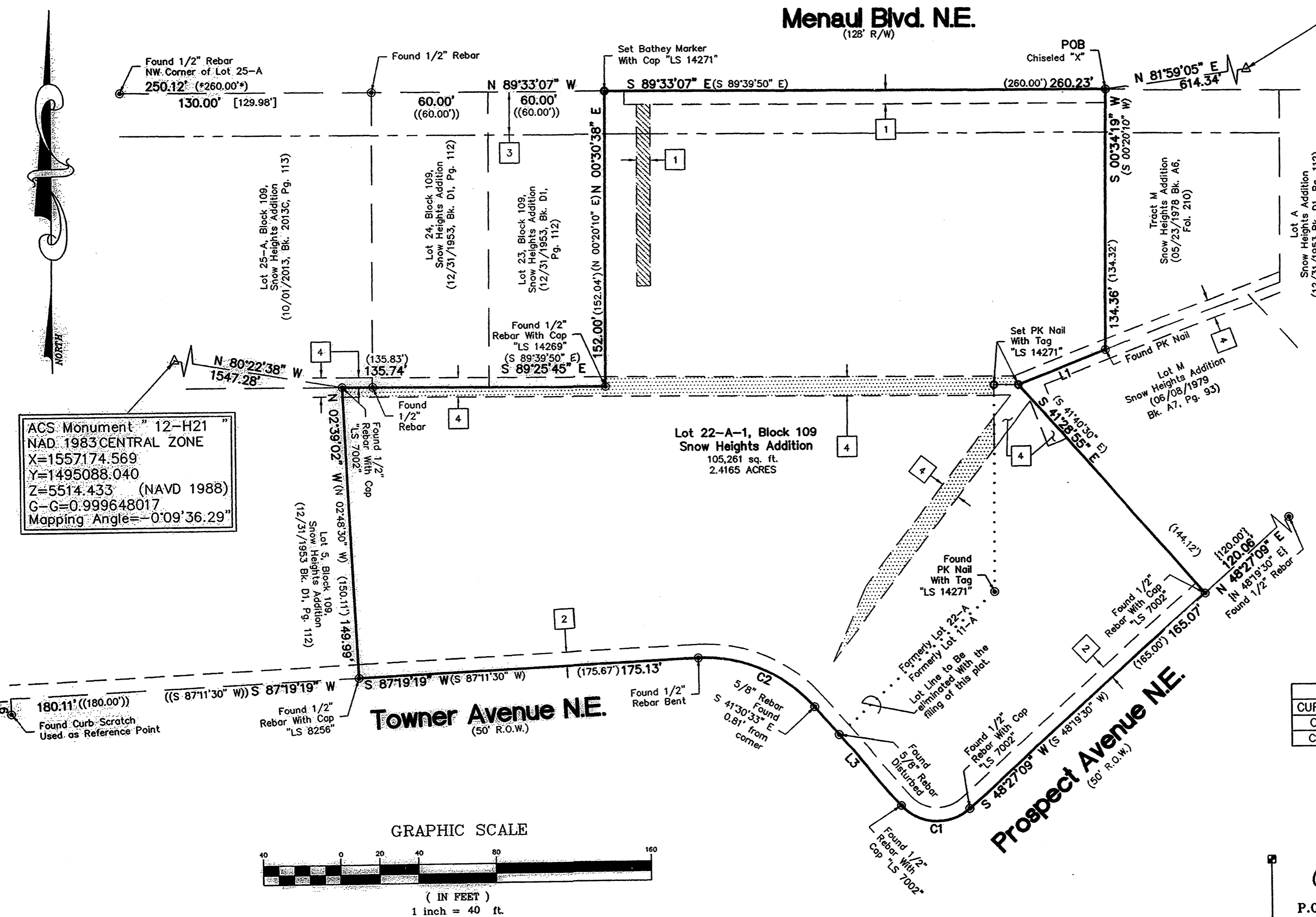
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (09/02/1981, C18-176)
(*N 90°00'00" E*)	RECORD BEARINGS AND DISTANCES PER PLATS FILED (12/31/1953, D1-112) AND (10/01/2013, 2013C-113)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT FILED (12/31/1953, D1-112)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT FILED (10/01/2013, 2013C-113)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT FILED (06/08/1979, A7-93)
⊙	FOUND AS INDICATED
○	SET AS INDICATED
.....	LOT LINE ELIMINATED BY THIS PLAT

Note: This page shows existing easements.

Plat for  
**Lot 22-A-1, Block 109**  
**Snow Heights Addition**

Within  
**Section 9, Township 10 North, Range 4 East**  
**New Mexico Principal Meridian**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
February 2015

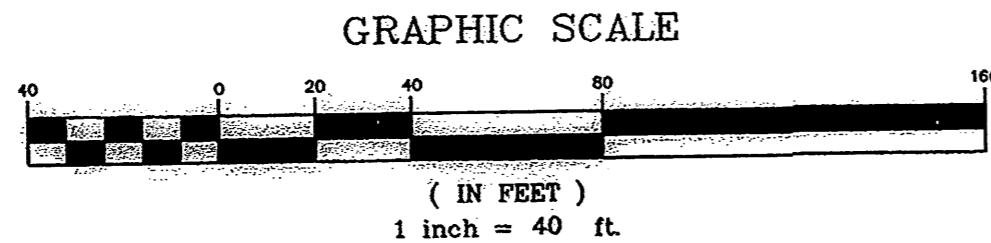
ACS Monument " 11-H21 "  
NAD 1983 CENTRAL ZONE  
X=1559704.977  
Y=1495063.674  
Z=5569.451 (NAVD 1988)  
G-G=0.999644903  
Mapping Angle=-0°09'18.77"



ACS Monument " 12-H21 "  
NAD 1983 CENTRAL ZONE  
X=1557174.569  
Y=1495088.040  
Z=5514.433 (NAVD 1988)  
G-G=0.999648017  
Mapping Angle=-0°09'36.29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.62'(48.55')	S 69°05'30" W (S 68°55'50" W)
L2		INTENTIONALLY OMITTED
L3	69.00'(68.27')	N 41°30'33" W (N 41°40'30" W)
L4		INTENTIONALLY OMITTED
L5		INTENTIONALLY OMITTED
L6	8.15'	N 02°40'41" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.29'(39.27')	25.00'(25.00')	90°02'18"	35.37'	N 86°31'42" W
C2	66.98'(66.93')	75.00'(75.00')	51°10'07"	64.78'	N 67°05'37" W



DGCN 2015025137  
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PLAT R: 825.00 B: 2015C P: 0031 M. Toulouse Oliver, Bernalillo Cour

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

**Easement Notes**

- 1 7' PNM AND MST&T EASEMENT UNDERGROUND EASEMENT (02/03/1976 BK. 461, PG. 537)
- 2 7' PUBLIC UTILITY EASEMENT (02/03/1976, BK. 461, PG. 535) AND (09/02/1981 BK. C18, PG. 176)
- 3 22' VACATED PORTION OF MENAUL BLVD. RESERVED AS AN EASEMENT TO C.O.A. VACATING ORDINANCE NO. 1292 FILED (12/23/1957 BK. MISC. 24, PG. 73, DOC. NO. 49243) AND (09/02/1981 BK. C18, PG. 176)
- 4 REMAINING PORTIONS OF A 10' PUBLIC UTILITY EASEMENT (12/31/1953 BK. D1, PG. 112) WAIVED AND RELEASED BY PUBLIC SERVICE COMPANY ON NEW MEXICO RECORDED (02/03/1976, BK. 461, PG. 533).
- 5 PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 6 10' PNM AND CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.62'(48.55')	S 69°05'30" W (S 68°55'50" W)
L2	INTENTIONALLY OMITTED	
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L4	INTENTIONALLY OMITTED	
L5	INTENTIONALLY OMITTED	
L6	8.15'	N 02°40'41" W
L7	14.68'	S 89°29'22" E
L8	17.30'	S 00°30'38" W
L9	14.68'	N 89°29'22" W
L10	17.30'	N 00°30'38" E
L11	66.70'	S 00°30'38" W

**Legend**

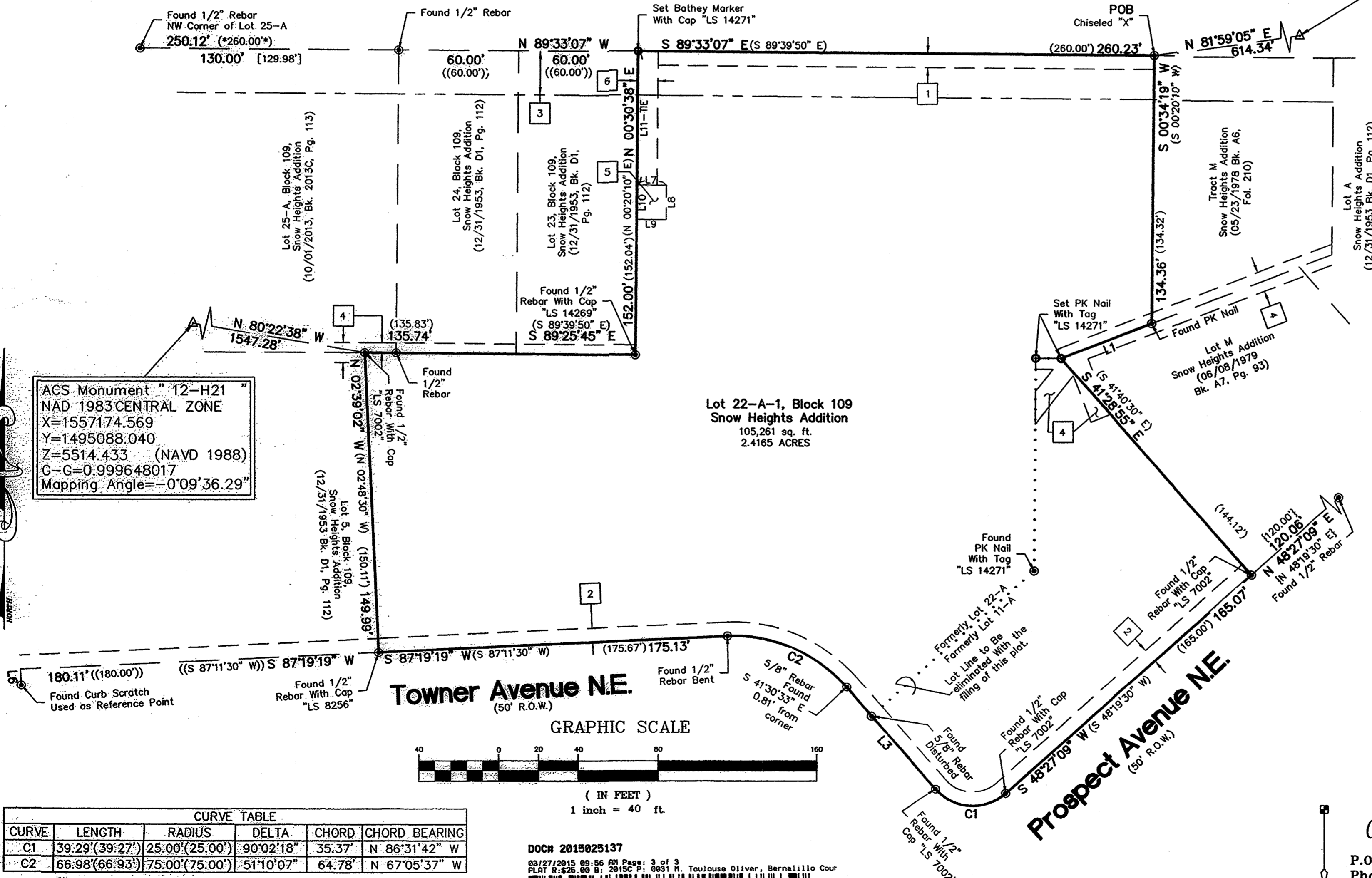
Symbol	Description
N 90°00'00" E	MEASURED BEARING AND DISTANCES
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Note: This page shows remaining and granted easements.

Plat for  
**Lot 22-A-1, Block 109**  
**Snow Heights Addition**  
Within  
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ACS Monument "11-H21"  
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G-G=0.999644903  
Mapping Angle=-0°09'18.77"

**Menaul Blvd. N.E.**  
(128' R/W)



**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.

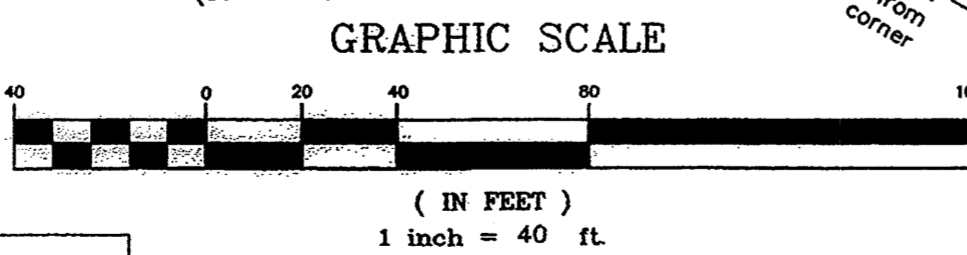
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going 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), 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.

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DOCH 2015025137  
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PLAT R: 26.00 B: 2015C P: 0031 N. Toulouse Oliver, Bernalillo Cour