

Zone Atlas Page L-20-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.5738 ACRES
 ZONE ATLAS PAGE NO. L-20-Z
 NUMBER OF EXISTING LOTS. 3
 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. APRIL 2016

Free Consent and Dedication

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 DO HEREBY GRANT 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 THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

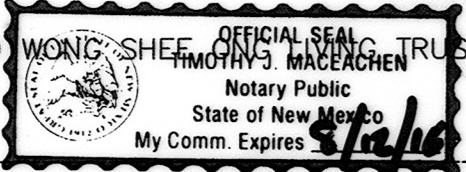
Jean J. Ong May 3rd, 2016
 JEAN J. ONG, TRUSTEE OF THE WING ONG AND WONG
 SHEE ONG LIVING TRUST DATED MARCH 1970. DATE

Acknowledgment

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

May 3rd, 2016

BY: JEAN J. ONG, TRUSTEE OF THE WING ONG AND WONG SHEE ONG LIVING TRUST DATED MARCH 1970
Timothy J. Maceachen
 NOTARY PUBLIC MY COMMISSION EXPIRES



Indexing Information

Section 29, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Skyline Heights
 Owner: David K. & Jean J. Ong Trust
 UPC#102005641450911519 (Lot 5, Block 5 & Wly Portion of Wly 1/2 of Vacated Ek St.)
 UPC#102005640951011520 (Lot 4, Block 5)

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2014 AND SUPPLEMENTAL DATA IN OCTOBER 2015 AND APRIL 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Legal

LOTS NUMBERED FOUR (4) AND FIVE (5), BLOCK NUMBERED FIVE (5) OF SKYLINE HEIGHTS, A SUBDIVISION OF A TRACT OF LAND NEAR ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 19, 1945, IN PLAT BOOK C1, PAGE 188;

TOGETHER WITH THE PORTIONS SET FORTH IN QUITCLAIM DEED FROM THE CITY OF ALBUQUERQUE, NEW MEXICO, RECORDED OCTOBER 18, 1961, IN BOOK D 613, PAGE 319, RECORDS OF BERNALILLO COUNTY, NEW MEXICO FOR THE PORTIONS OF EK STREET SE;

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SE, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "5_K20" BEARS N 78°23'22" W, A DISTANCE OF 1361.87 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY, S 82°19'00" E, A DISTANCE OF 125.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, S 00°55'01" W, A DISTANCE OF 199.87 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF A SIXTEEN FOOT ALLEY, REFERENCED BY A 1/2" REBAR FOUND N 00°55'01" E A DISTANCE OF 0.30 FEET FROM THE CORNER;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY N 82°18'47" W, A DISTANCE OF 125.94 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 4, MARKED WITH A 1/2" REBAR;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF A SIXTEEN FOOT ALLEY, N 00°55'01" E, A DISTANCE OF 199.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5738 ACRES (24,996 SQ. FT.), MORE OR LESS.

Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:

 UPC#:

 PROPERTY OWNER OF RECORD:

 BERNALILLO COUNTY TREASURER'S OFFICE:

Plat for
Lot 5A, Block 5,
Skyline Heights
 Being Comprised of
Lots 4 and 5, Block 5,
Skyline Heights Together
 with a Portion of the Vacated S. Ek Street
City of Albuquerque
Bernalillo County, New Mexico
April 2016

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	_____
City approvals:			
<i>Soren H. Richardson P.E.</i>	_____	Date	5/6/16
City Surveyor	_____	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, 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. 4/28/16
 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



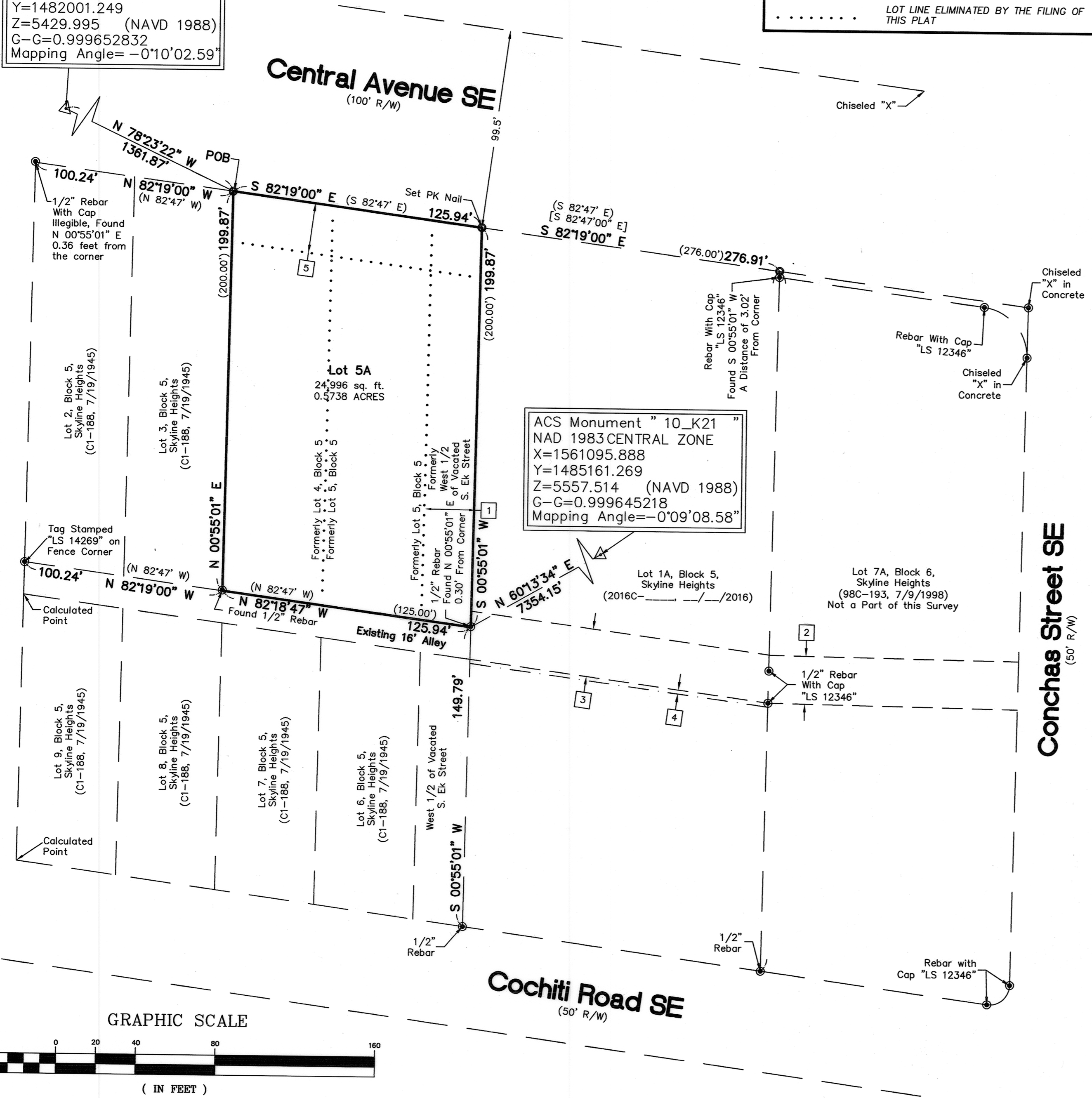
This Sheet Shows Existing Conditions

ACS Monument " 5_K20 "
 NAD 1983 CENTRAL ZONE
 X=1553259.684
 Y=1482001.249
 Z=5429.995 (NAVD 1988)
 G-G=0.999652832
 Mapping Angle= -0°10'02.59"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C1-188, 7/19/45)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT OF LOT 7A, BLOCK 6, SKYLINE HEIGHTS (98C-193, 7/9/98)
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
.....	LOT LINE ELIMINATED BY THE FILING OF THIS PLAT

Plat for
**Lot 5A, Block 5,
 Skyline Heights**
 Being Comprised of
 Lots 4 and 5, Block 5,
 Skyline Heights Together
 with a Portion of the Vacated S. Ek Street
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2016



ACS Monument " 10_K21 "
 NAD 1983 CENTRAL ZONE
 X=1561095.888
 Y=1485161.269
 Z=5557.514 (NAVD 1988)
 G-G=0.999645218
 Mapping Angle= -0°09'08.58"

Easement Notes

- 25' UTILITY EASEMENT RESERVED BY THE CITY OF ALBUQUERQUE IN PLACE OF VACATED ROADWAY (VACATED BY THE FILING OF THIS PLAT-15DRB-70409)
- EXISTING 24' PUBLIC ACCESS EASEMENT (7/9/98, 98C-193)
- 24' PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC SANITARY SEWER EASEMENT (___/___/2016, 2016C-_____)
- 2' PUBLIC UTILITY EASEMENT (___/___/2016, 2016C-_____)
- EXISTING 25' PLAT SETBACK LINE, ELIMINATED WITH THE FILING OF THIS PLAT

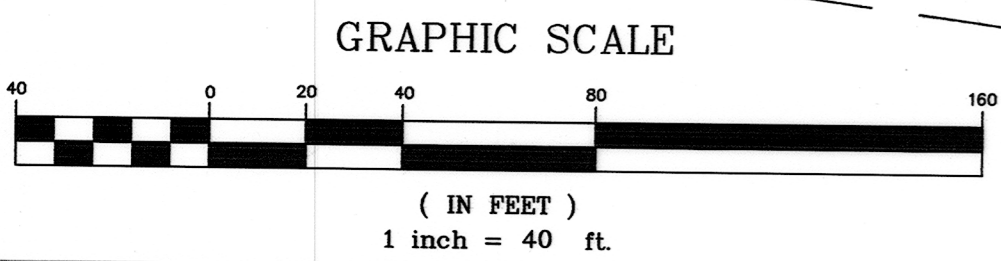
Public Utility Easements:

- 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 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.
 - 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.



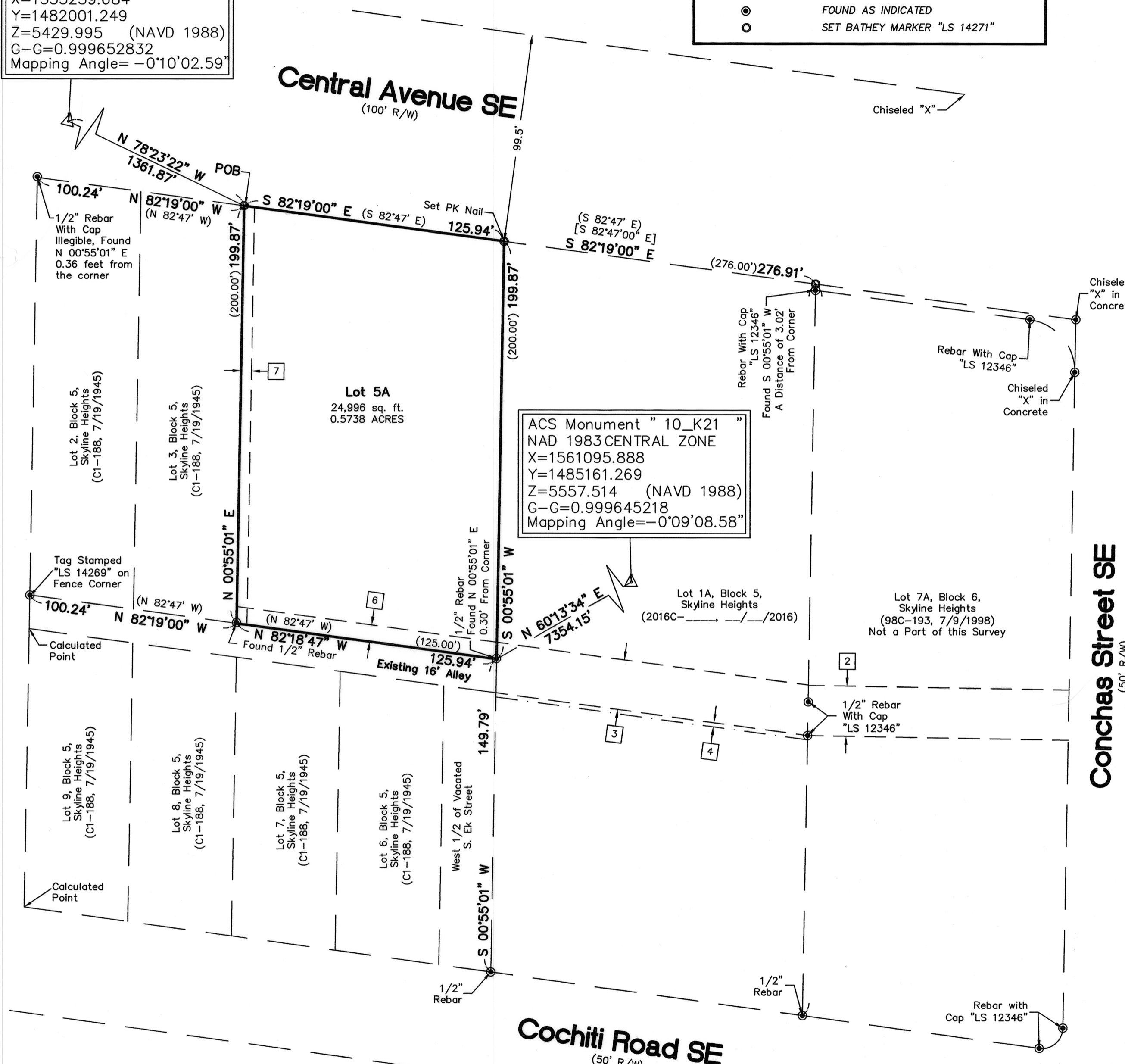
This Sheet Shows Post-Plat Conditions

Legend

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 Mapping Angle=-0°10'02.59"

Central Avenue SE
 (100' R/W)



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Lot 5A
 24,996 sq. ft.
 0.5738 ACRES

Conchas Street SE
 (50' R/W)

Cochiti Road SE
 (50' R/W)

Plat for
Lot 5A, Block 5,
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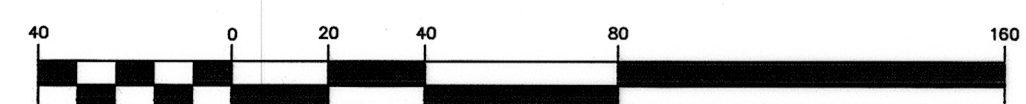
Easement Notes

- 2 EXISTING 24' PUBLIC ACCESS EASEMENT (7/9/98, 98C-193)
- 3 24' PUBLIC ACCESS, PUBLIC UTILITY AND PUBLIC SANITARY SEWER EASEMENT (___/___/2016, 2016C-_____)
- 4 2' PUBLIC UTILITY EASEMENT (___/___/2016, 2016C-_____)
- 6 8' PUBLIC ACCESS AND PUBLIC SANITARY SEWER EASEMENT SURFACE TO BE MAINTAINED BY OWNERS OF LOT 5A, GRANTED WITH THE FILING OF THIS PLAT
- 7 5' P.U.E. GRANTS WITH THE FILING OF THIS PLAT

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.

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.