

**PLAT OF
THE HIGHLANDS
TRACTS 2-A AND 3-A
A REPLAT OF TRACTS 2 AND 3 OF THE HIGHLANDS
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2018**

PROJECT NUMBER 6011099
APPLICATION NUMBER 18 DRB - 70026

UTILITY APPROVALS:

	<u>2/12/2018</u>
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
	<u>2/9/18</u>
COMCAST CABLE	DATE
	<u>3/14/2018</u>
PNM ELECTRIC SERVICES	DATE
	<u>2-9-18</u>
NEW MEXICO GAS COMPANY	DATE

CITY APPROVALS:

	<u>1/23/18</u>
CITY SURVEYOR	DATE
	<u>1/31/18</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	<u>1/31/18</u>
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
	<u>2/9/18</u>
PARKS & RECREATION DEPARTMENT A.M.A.F.C.A.	DATE
	<u>1/31/18</u>
CITY ENGINEER	DATE
	<u>6-20-2018</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
N/A	
REAL PROPERTY DIVISION	DATE

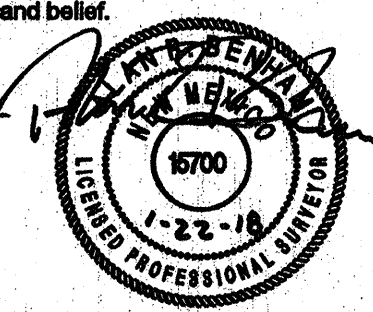
TAX CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
10150574138421701 101505716337721702

PROPERTY OWNER OF RECORD: Cedar Investors LLC

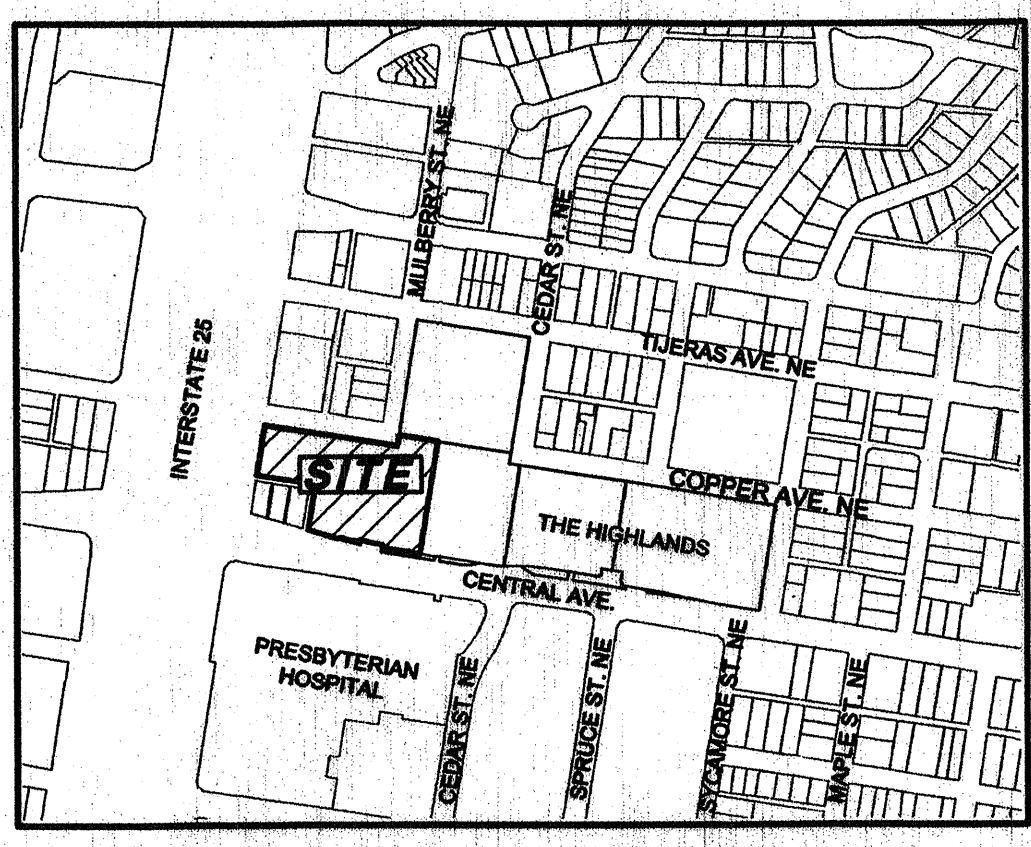
BERNALILLO COUNTY TREASURER'S OFFICE 6-20-18 DATE

SURVEYOR'S CERTIFICATION
I, Alan R. Berham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Alan R. Berham
New Mexico Professional Surveyor 15700
Date: JAN 22, 2018



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: K-15
3. Gross Subdivision Acreage: 2.6737 Ac.
4. Total number of Lots/Tracts Created: Two (2) Tracts.
5. 0 miles public street right-of-way created.
6. No private streets created.
7. Area of private streets created: N/A.
8. Date of Survey: March, 2016.
9. Plat is located within Town of Albuquerque Grant, projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Replat Tracts 2 and 3, Plat of The Highlands as the same is shown and designated on the Highlands Plat filed on June 13, 2017, in Book 2017C, Page 0073, to grant easements as may be shown herein.

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.
 - 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, 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 (above ground 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 Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION

A certain tract of land located within the Town of Albuquerque Grant, projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts 2 and 3 of Plat of The Highlands, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 13, 2017 in Book 2017C, Page 0073, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:
BEGINNING at the southwest corner of the tract herein described and a point along the northerly Right-of-Way of East Central Ave, WHENCE the New Mexico State Highway Control Monument "1-25-27", a brass disc having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,484,404.488 and E=1,524,688.553, bears S 22°20'59" W a distance of 1295.73 feet;

- THENCE along the westerly boundary of the tract herein described, the following two (2) courses:
N 09°09'00" E a distance of 129.01 feet;
N 80°51'00" W a distance of 168.00 feet to a point along the easterly right-of-way line of Oak Street;
- THENCE continuing along the westerly boundary of the tract herein described, coincident with said easterly right-of-way line of Oak Street, N 09°09'00" E a distance of 142.00 feet to a point along the southerly right-of-way line of Copper Avenue NE and the northwest corner of the tract herein described;
- THENCE along the northerly boundary of the tract herein described, coincident with said the southerly right-of-way line of Copper Avenue NE, S 80°51'00" E a distance of 375.79 feet to a point along the easterly right-of-way line of Mulberry Street NE;
- THENCE continuing along the said easterly right-of-way line of Mulberry Street NE, N 09°17'12" E a distance of 30.08 feet;
- THENCE S 80°52'45" E a distance of 108.87 feet to a point along the easterly boundary line of the tract herein described;
- THENCE along the easterly boundary of the tract herein described, S 09°09'00" W a distance of 318.76 feet to a point along the northerly right-of-way line of Central Avenue;
- THENCE along the southerly boundary of the tract herein described, coincident with the said northerly right-of-way line of East Central Avenue, the following fourteen (14) courses:

1. N 80°21'15" W a distance of 34.84 feet;
 2. N 80°08'01" W a distance of 61.81 feet;
 3. N 10°02'07" E a distance of 0.50 feet;
 4. N 79°25'43" W a distance of 10.83 feet;
 5. N 10°08'41" E a distance of 7.84 feet;
 6. N 79°44'53" W a distance of 1.19 feet;
 7. N 77°46'15" W a distance of 60.20 feet;
 8. N 80°36'34" W a distance of 2.38 feet;
 9. S 09°28'47" W a distance of 5.64 feet;
 10. N 80°53'42" W a distance of 46.37 feet;
 11. N 10°15'28" E a distance of 2.00 feet;
 12. N 79°44'34" W a distance of 10.00 feet;
 13. S 10°15'28" W a distance of 2.00 feet;
 14. N 79°44'10" W a distance of 13.36 feet to the POINT OF BEGINNING.
- The above described tract contains ± 2.6737 acres, more or less.

FREE CONSENT

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat in Fee Simple with Warranty Covenants.

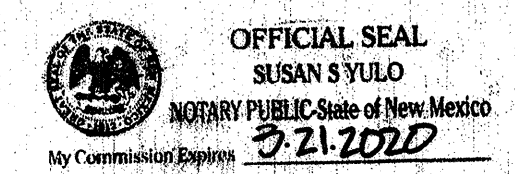
Cedar Investors LLC, a New Mexico limited liability company

Name:
Title: **MANAGER**

State of New Mexico)
 SS
County of Bernalillo)

This instrument was acknowledged before me on 23rd day of January, 2018, by Ben F. Spencer

My Commission Expires: 3-21-2020
Notary Public

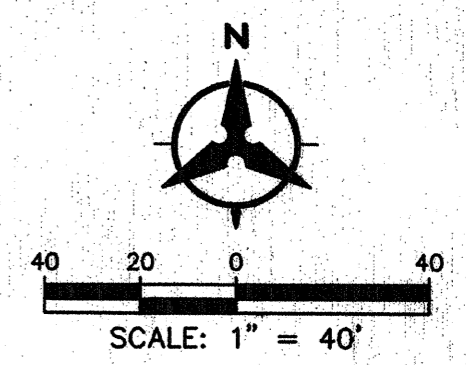


NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between New Mexico State Highway Cap "SITA 1-25-27" and City of Albuquerque Control Monument "S_K16A". Bearing = N84°03'27"E 5821.81'.
2. Distances are ground distances.
3. Original block dimensions are 316 ft by 316 ft including 16 ft alleys, as the same is shown in Brownwell & Laif's Highland Addition, filed on August 3, 1886 in Book B02, Page 032. Because this is a replat of two existing tracts from 2017-0073, current record bearings and distances match the previous plat and record bearings and distances are not shown herein.
4. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 1800369, Effective Date: January 16, 2018.
5. Property is located within Zone "X" as shown on FEMA Flood Insurance Rate Map No. 135001C0334G. Dated September 26, 2008.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding 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 OF
THE HIGHLANDS
TRACTS 2-A AND 3-A**
A REPLAT OF TRACTS 2 AND 3 OF THE HIGHLANDS
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2018

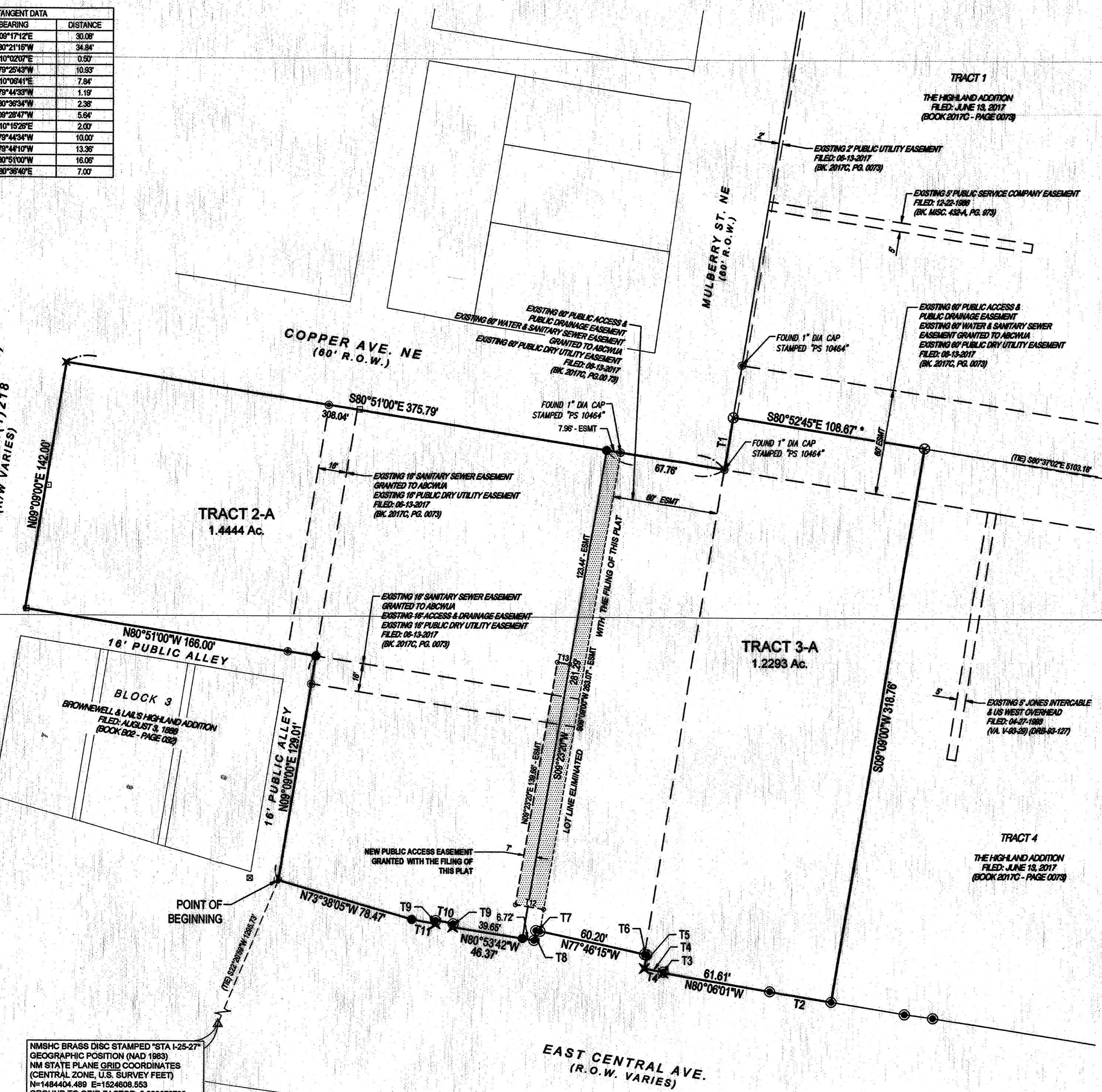
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N09°17'12"E	30.08'
T2	N80°21'15"W	34.84'
T3	N10°02'07"E	0.50'
T4	N79°25'43"W	10.93'
T5	N10°08'41"E	7.84'
T6	N79°44'33"W	1.19'
T7	N80°36'34"W	2.38'
T8	S09°28'47"W	5.64'
T9	N10°15'25"E	2.00'
T10	N79°44'10"W	10.00'
T11	N79°44'10"W	13.36'
T12-ESMT	N80°5'100"W	16.06'
T13-ESMT	S80°36'40"E	7.00'



* NOTE: Record distance shown is a scrivener's error from the previous plat 2017C-0073.

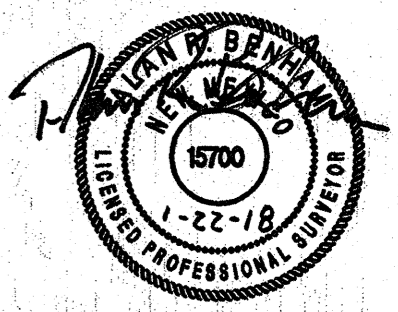
ACS 2" BRASS DISC "5-K16A"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, U.S. SURVEY FEET)
N=1485018.971 E=1530495.993
GROUND TO GRID FACTOR=0.999670253
DELTA ALPHA = -0°12'40.20"
NAVD 1988 ELEVATION = 5174.054 FEET

OAK ST. (I-25 FRONTAGE RD.)
NMP NO. I-25-4(1)218
(R/W VARIES)



LEGEND	
	BRASS DISK FOR NMSHC OR ACS
	FOUND IRON PIPE
	FOUND IRON REBAR WITH NO CAP
	FOUND REBAR WITH CAP STAMPED "BENHAM PS 15700" UNLESS OTHERWISE NOTED
	FOUND NAIL AND WASHER STAMPED "BENHAM PS 15700"
	FOUND NAIL AND WASHER STAMPED "PS 10464"
	FOUND CHISELED MARK IN CONCRETE
	SET REBAR W/ PLASTIC CAP STAMPED "BENHAM 15700"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	PUBLIC ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT

NMSHC BRASS DISC STAMPED "STA I-25-27"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, U.S. SURVEY FEET)
N=1484404.489 E=1524608.553
GROUND TO GRID FACTOR=0.999676736
DELTA ALPHA = -0°13'20.86"



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO