

Vicinity Map - Zone Atlas K-16-Z

Indexing Information

Section 22, Township 10 North, Range 3 East,
 Subdivision: University Heights
 Owner: Rembe Courtyards, LLC
 UPC #: 101605721027933107 (Lot 21)
 101605721027233106 (Lot 19, 20, and Port. 18)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.5058 ACRES
 ZONE ATLAS PAGE NO.....K-16-Z
 NUMBER OF EXISTING LOTS.....4
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....DECEMBER 2020

Legal Description

THE NORTH FIVE FEET (N. 5') OF LOT NUMBERED EIGHTEEN (18) AND ALL OF LOTS NUMBERED NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21) IN BLOCK NUMBERED TWENTY-FOUR (24) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN PLAT BOOK D, PAGE 27.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR WITH CAP "LS 14271", BEING A POINT ON THE EASTERLY LINE OF A 16 FOOT ALLEY, WHENCE A TIE TO ACS MONUMENT "7_L15" BEARS S 22°35'16" W, A DISTANCE OF 5,482.27 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH THE EAST LINE OF SAID ALLEY, N 00°21'04" E, A DISTANCE OF 155.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT 21, MARKED BY A 1/2" REBAR;

THENCE, LEAVING SAID ALLEY RIGHT OF WAY, S 89°33'09" E, A DISTANCE OF 142.15' TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21 AND LYING ON THE WESTERLY RIGHT OF WAY OF VASSAR DRIVE SE, MARKED BY A 3/8" REBAR;

THENCE, COINCIDING WITH SAID WEST RIGHT OF WAY, S 00°21'09" W, A DISTANCE OF 155.00' TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL;

THENCE, LEAVING SAID WEST RIGHT OF WAY, N 89°33'09" W, A DISTANCE OF 142.14' TO THE POINT OF BEGINNING, CONTAINING 0.5058 ACRES (22,033 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101605721027933107
 101605721027233106

PROPERTY OWNER OF RECORD
Rembe Courtyards LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
Ruby Tomer

DOCH 2021038485

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 PLAT R: \$25.00 B: 2021C P: 0034 Linda Stover, Bernalillo County

Plat for
Lot 18-A, Block 24
University Heights
 Being Comprised of
Lots 19-21 and North 5ft of Lot 18,
Block 24, University Heights
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2021

Project Number: PR-2020-004683

Application Number: SD-2021-00023

Plat Approvals:

- Rodney Fuentes* Jan 29, 2021
- PNM Electric Services
- Natalia Antonio* 1/27/2021
- Qwest Corp. d/b/a CenturyLink QC
- Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2021.01.29 07:55:25 -07'00'
- New Mexico Gas Company
- Mila Morcus* Jan 29, 2021
- Comcast

City Approvals:

- Loren N. Risenhoover* 1/28/2021
- City Surveyor
- Jeanne Wolfenbarger* Feb 11, 2021
- Traffic Engineer
- Keith Lema* Feb 22, 2021
- ABCWUA
- Chris Campbell* Feb 15, 2021
- Parks and Recreation Department
- Carl Garcia* Feb 11, 2021
- Code Enforcement
- Nickel Friedl* 2/1/2021
- AMAFCA
- Ernest Armijo* Feb 11, 2021
- City Engineer
- J. W. J.* Feb 23, 2021
- DRB Chairperson, Planning Department

Documents

1. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 961432 AND AN EFFECTIVE DATE OF OCTOBER 20, 2020.
2. PLAT OF RECORD FOR UNIVERSITY HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1916, IN BOOK D, PAGE 27.
3. WARRANTY DEED FOR LOTS 21, 22, 23 AND 24, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 28, 1953, IN BOOK D 241, PAGE 10, DOC. NO. 88315.
4. WARRANTY DEED FOR A PORTION OF LOT 18 AND ALL OF LOTS 19 AND 20, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1969, IN BOOK D 855, PAGE 152, DOC. NO. 20903.
5. PLAT FOR LOTS 3-A AND 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1998, IN BOOK 98C, PAGE 252.

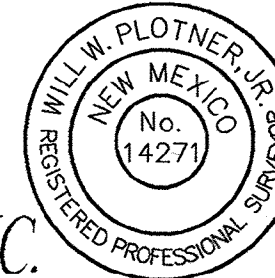
Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Surveyor's Certificate

I, WILL PLOTNER JR., A 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 FOR THE CITY OF ALBUQUERQUE 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. 1/29/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

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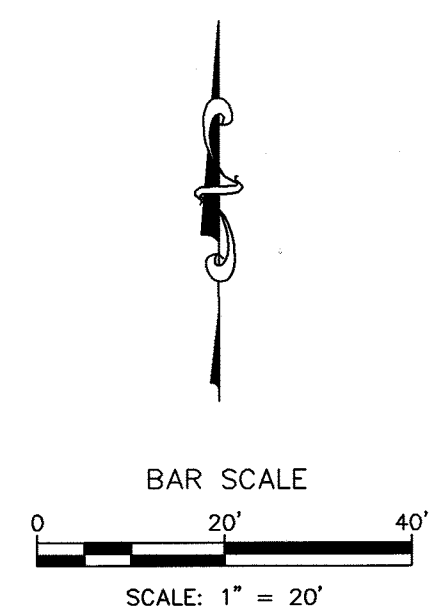
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January 2021**

DOC# 2021038485

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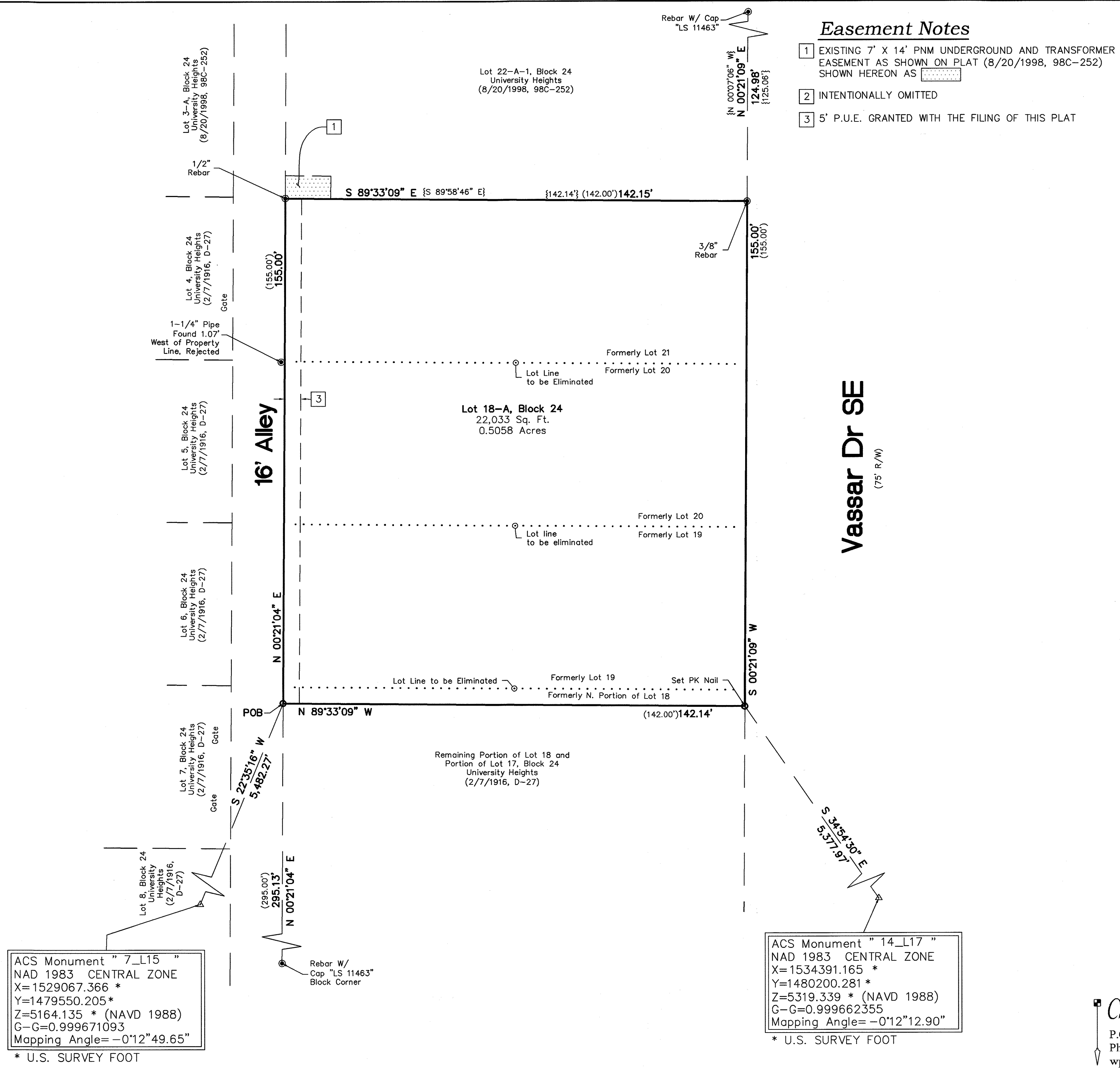
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1916, D-27)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/20/1998, 98C-252)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT



Easement Notes

- 1 EXISTING 7' X 14' PNM UNDERGROUND AND TRANSFORMER EASEMENT AS SHOWN ON PLAT (8/20/1998, 98C-252) SHOWN HEREON AS
- 2 INTENTIONALLY OMITTED
- 3 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT



ACS Monument " 7_L15 "
NAD 1983 CENTRAL ZONE
X=1529067.366 *
Y=1479550.205 *
Z=5164.135 * (NAVD 1988)
G-G=0.999671093
Mapping Angle=-0°12'49.65"
* U.S. SURVEY FOOT

ACS Monument " 14_L17 "
NAD 1983 CENTRAL ZONE
X=1534391.165 *
Y=1480200.281 *
Z=5319.339 * (NAVD 1988)
G-G=0.999662355
Mapping Angle=-0°12'12.90"
* U.S. SURVEY FOOT

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Solar Collection Note

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.

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Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) IN EQUITABLE TITLE THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

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 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 (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.

Jay Rembe 1/29/2021
 JAY REMBE *MEMBER* DATE
 REMBE COURTYARDS, LLC

STATE OF NEW MEXICO }
 COUNTY OF *Sandoval* } SS

OFFICIAL SEAL
 CHARLES CALDERON
 Notary Public
 State of New Mexico
 My Comm. Expires *6-11-22*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 29th of January, 2021
 BY: JAY REMBE, *MEMBER* REMBE COURTYARDS, LLC.

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

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