

NOT TO SCALE
VICINITY MAP - C.O.A.
ZONE ATLAS L-20-Z
NORTH

PLAT NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, BASED UPON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED. ALL DISTANCES SHOWN IN PARENTHESIS ARE FROM THE PLAT OF RECORD.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. NUMBER OF EXISTING LOTS: 8
6. NUMBER OF LOTS CREATED: 9
7. PROPERTY IS ZONED NR-C
8. GROSS ACREAGE PLATTED 6.1948 ACRES

LEGAL DESCRIPTION

TRACT 'A', BLOCK 26, SKYLINE HEIGHTS WITH THE WEST HALF OF VACATED ERBE STREET S.E. BY CITY ORDINANCE NO. 1231, ADOPTED JUNE 4, 1957 AND FILED IN THE OFFICE OF THE COUNTY CLERK ON MARCH 1, 1990 IN BOOK 90C PAGE 54, TOGETHER WITH LOTS 6, 7, 8, 9 AND 10 IN BLOCK NUMBER 26 OF SKYLINE HEIGHTS, A SUBDIVISION, AND FILED IN THE OFFICE OF THE COUNTY CLERK ON NOVEMBER 18, 1946 TOGETHER WITH 56-A, SKYLINE HEIGHTS AND FILED IN THE OFFICE ON THE COUNTY CLERK ON APRIL 25, 1979 IN BOOK E14, PAGE 181.

SURVEYOR'S CERTIFICATION

I, GILBERT ALDAZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10298, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED UPON WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOW LAND BELIEF. THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gilbert Aldaz
GILBERT ALDAZ, N.M.P.S. NO. 10298

SEPTEMBER 4, 2024
DATE



TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

DATE

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF TRACT 'A' AND AGREE TO THE REPLAT AS TRACT A1, BLOCK 26 AND IT IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY REPRESENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE AND ARE AUTHORIZED TO SO ACT AND DO HEREBY AGREE TO THE REPLAT.

OWNER(S) SIGNATURE: *John McClinton* DATE: *12/4/24*
OWNER(S) PRINT NAME: JOHN MCCLINTIC
ADDRESS: *9701 Inwood SE 87123*

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.
PERSONALLY APPEARED: *John McClinton*
MY COMMISSION EXPIRES: *May 02, 2028*
NOTARY PUBLIC NAME: *Roberta Duran* STATE OF NEW MEXICO
NOTARY PUBLIC
Roberta Duran
Commission No. 1099261
Expires: May 02, 2028

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF LOTS 5 THRU 10 AND WEST HALF VACATED ERBE STREET AND AGREE TO THE REPLAT AS LOTS 5A, 6A, 7A, 8A, 9A, 10A AND IT IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY REPRESENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE AND ARE AUTHORIZED TO SO ACT AND DO HEREBY AGREE TO THE REPLAT.

OWNER(S) SIGNATURE: *Gary Peterson* DATE: *12/4/24*
OWNER(S) PRINT NAME: GARY PETERSON
ADDRESS: *510 Moon St SE Albuquerque NM 87123*

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.
PERSONALLY APPEARED: *Gary Peterson* STATE OF NEW MEXICO
NOTARY PUBLIC
Roberta Duran
Commission No. 1099261
Expires: May 02, 2028

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF BLOCK 56-A AND AGREE TO THE REPLAT AS BLOCK 56-A1, 56-A2 AND IT IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY REPRESENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE AND ARE AUTHORIZED TO SO ACT AND DO HEREBY AGREE TO THE REPLAT.

OWNER(S) SIGNATURE: *Jeffrey Robb* DATE: *12/4/24*
OWNER(S) PRINT NAME: JEFFREY ROBB
ADDRESS: *5901 S. W. 2nd Ave. NE SE 701, ALBQ, NM 87109*

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.
PERSONALLY APPEARED: *Jeff Robb* STATE OF NEW MEXICO
NOTARY PUBLIC
Roberta Duran
Commission No. 1099261
Expires: May 02, 2028

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), 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.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF LOTS 5 THRU 10 AND WEST HALF VACATED ERBE STREET AND AGREE TO THE REPLAT AS LOTS 5A, 6A, 7A, 8A, 9A, 10A AND IT IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY REPRESENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE AND ARE AUTHORIZED TO SO ACT AND DO HEREBY AGREE TO THE REPLAT.

OWNER(S) SIGNATURE: *Randy Bloomer* DATE: *12/4/24*
OWNER(S) PRINT NAME: RANDY BLOOMER
ADDRESS: *510 Moon St SE Albuquerque NM 87123*

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.
PERSONALLY APPEARED: *Randy Bloomer*
MY COMMISSION EXPIRES: *May 02, 2028*
NOTARY PUBLIC NAME: *Roberta Duran* STATE OF NEW MEXICO
NOTARY PUBLIC
Roberta Duran
Commission No. 1099261
Expires: May 02, 2028

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF BLOCK 56-A AND AGREE TO THE REPLAT AS BLOCK 56-A1, 56-A2 AND IT IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY REPRESENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE AND ARE AUTHORIZED TO SO ACT AND DO HEREBY AGREE TO THE REPLAT.

OWNER(S) SIGNATURE: *Mark Stuart* DATE: *12/4/24*
OWNER(S) PRINT NAME: MARK STUART
ADDRESS: *5901 S. W. 2nd Ave. NE SE 701, ALBQ, NM 87109*

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.
PERSONALLY APPEARED: *Mark Stuart*
MY COMMISSION EXPIRES: *May 02, 2028*
NOTARY PUBLIC NAME: *Roberta Duran* STATE OF NEW MEXICO
NOTARY PUBLIC
Roberta Duran
Commission No. 1099261
Expires: May 02, 2028

PLAT OF
TRACT A1 OF BLOCK 26, LOTS 5A, 6A,
7A, 8A, 9A, 10A OF BLOCK 25
AND BLOCK 56-A1 & 56-A2
SKYLINE HEIGHTS
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
IN SECTION 29, T10N, R4E
(BEING A REPLAT OF TRACT A BLOCK
26, LOTS 5, 6, 7, 8, 9 AND 10 OF
BLOCK 25 WITH VACATED WEST OF
ERBE STREET NO. 1231 DATED JUNE
4, 1957 AND BLOCK 56-A)
SEPTEMBER 2024

PROJECT NUMBER PR-2022-007903

APPLICATION NUMBER

UTILITY APPROVALS

<i>RH</i>	10/01/2024
PNM ELECTRIC SERVICES	DATE
<i>PK</i>	11/15/2024
NEW MEXICO GAS COMPANY	DATE
Thomas McClafflin	12/2/2024
QWEST CORPORATION D/B/A/ CENTURYLINK QC	DATE
<i>Mike Montoya</i>	09/17/2024
COMCAST	DATE

DEPARTMENT APPROVALS

<i>Loren N. Risenhauser P.S.</i>	9/13/2024
CITY SURVEYOR	DATE

REAL PROPERTY DIVISION	DATE
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TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
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ABCWUA	DATE
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PARKS AND RECREATION DEPARTMENT	DATE
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AMAFCA	DATE
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HYDROLOGY	DATE
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CODE ENFORCEMENT	DATE
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CITY ENGINEER	DATE
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PLANNING DEPARTMENT	DATE
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APPLIED ENGINEERING AND SURVEYING, INC.

1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO, 87112
(505) 480-8125, galdaz47@yahoo.com

SKYLINE HEIGHTS
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
IN SECTION 29, T10N, R4E
(BEING A REPLAT OF TRACT A BL
26, LOTS 5, 6, 7, 8, 9 AND 10 O
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OF ERBE STREET NO. 1231 DATED
JUNE 4, 1957 AND BLOCK 56-A)
SEPTEMBER 2024

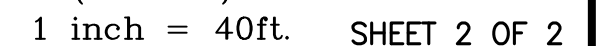
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS 'DRAINAGE EASEMENTS' ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE DRAINAGE REPORT FOR THE EXISTING DRAINAGE FACILITIES ARE REFERRED TO AS PROJECT NO. CPN 26-32430191 WITH PROJECT NAME "RIDGECREST RESERVOIR NO. 2 - NO FENCE, NO PLANTING, BUT PLANTING, BUT PLANTING, BUT PLANTING". THE OBLIGATIONS IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERSONAL PROPERTY TO INSPECT THE FACILITIES IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENTS AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY AGREE A LIEN AGAINST THE LOT OWNERS OF THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

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 REQUIREMENTS SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIRS, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

BENEFICIARIES OF THIS VEHICULAR ACCESS EASEMENT SHALL BE THE OWNERS AND OCCUPANTS SHOWN ON THIS PLAT, WHO SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE EASEMENT AREA, INCLUDING ANY NECESSARY IMPROVEMENTS TO ENSURE SAFE AND UNIMPEDED VEHICULAR ACCESS, AT THEIR OWN COST.

THE PURPOSE OF THIS PLAT IS TO VACATE SANTA CLARA AVENUE SE AND INCORPORATE INTO BLOCK 56-A1, BLOCK 56-A2, TRACT A1, BLOCK 26 AND LOTS 6A, 7A, 8A, 9A AND 10A, BLOCK 25 SKYLINE HEIGHTS. TO INCLUDE AND INCORPORATE VACATED ALTEZ STEET SE INTO BLOCK 56-A2, SKYLINE HEIGHTS AND TO INCORPORATE VACATED ERBE STREET SE INTO LOTS 5A AND 6A, BLOCK 25 SKYLINE HEIGHTS. THIS PLAT WILL ALSO INCLUDE DEDICATING PUBLIC AND PRIVATE EASEMENTS AS SHOWN.



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