

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE REPLAT OF TRACT A1 AND 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 Mc Clellan* DATE: *12/4/24*
 OWNER(S) PRINT NAME: JOHN McCLELLAN
 ADDRESS: *9701 Tumbleweed SE 87123*

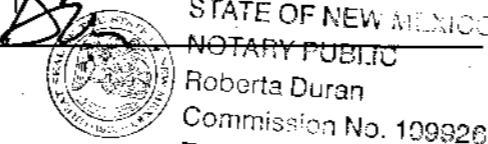
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.

PERSONALLY APPEARED: *John Mc Clellan*

MY COMMISSION EXPIRES: *May 02, 2028*

NOTARY PUBLIC NAME: *Roberta Duran*



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: *Rob* DATE: *12/4/24*
 OWNER(S) PRINT NAME: GARY PETERSON
 ADDRESS: *510 Moon St SE Albuquerque NM 87108*

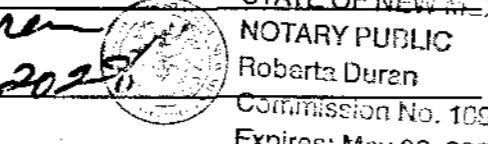
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STATE OF NEW MEXICO)
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 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *4th* DAY OF *December*, 2023.

PERSONALLY APPEARED: *Gary Peterson*

MY COMMISSION EXPIRES: *May 02, 2028*

NOTARY PUBLIC NAME: *Roberta Duran*



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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, 56A-2 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: *Rob* DATE: *12/4/24*
 OWNER(S) PRINT NAME: MARK STUART
 ADDRESS: *5013 Wyoming Blvd NE, Albuquerque, NM 87108*

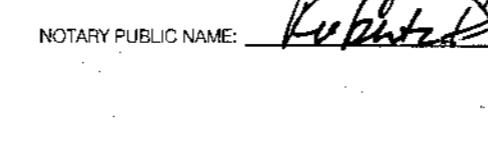
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MY COMMISSION EXPIRES: *May 02, 2028*

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OWNER(S) SIGNATURE: *Jeff Robb* DATE: *12/4/24*
 OWNER(S) PRINT NAME: JEFFREY ROBB
 ADDRESS: *5013 Wyoming Blvd NE, Albuquerque, NM 87108*

ACKNOWLEDGMENT

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MY COMMISSION EXPIRES: *May 02, 2028*

NOTARY PUBLIC NAME: *Roberta Duran*

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 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.
- 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.

PLAT NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
- 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.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- NUMBER OF EXISTING LOTS: 8
- NUMBER OF LOTS CREATED: 9
- PROPERTY IS ZONED NR-C
- 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 KNOWLEDGE AND 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

SEPTEMBER 4, 2024

DATE

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



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

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OWNER(S) SIGNATURE: *Randy Bloomer* DATE: *12/4/24*
 OWNER(S) PRINT NAME: RANDY BLOOMER
 ADDRESS: *510 Moon St SE Albuquerque NM 87108*

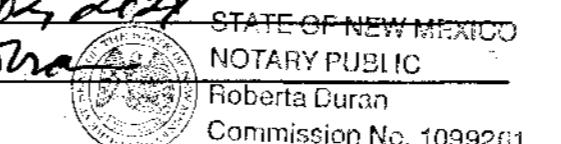
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PERSONALLY APPEARED: *Randy Bloomer*

MY COMMISSION EXPIRES: *May 02, 2028*

NOTARY PUBLIC NAME: *Roberta Duran*



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 OWNER(S) PRINT NAME: MARK STUART
 ADDRESS: *5013 Wyoming Blvd NE, Albuquerque, NM 87108*

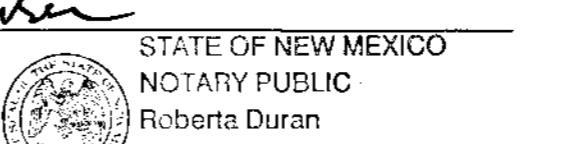
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OWNER(S) SIGNATURE: *Jeff Robb* DATE: *12/4/24*
 OWNER(S) PRINT NAME: JEFFREY ROBB
 ADDRESS: *5013 Wyoming Blvd NE, Albuquerque, NM 87108*

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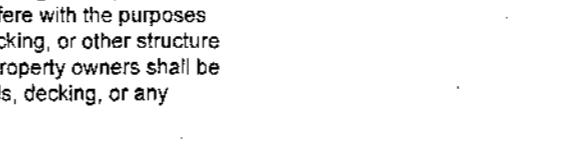
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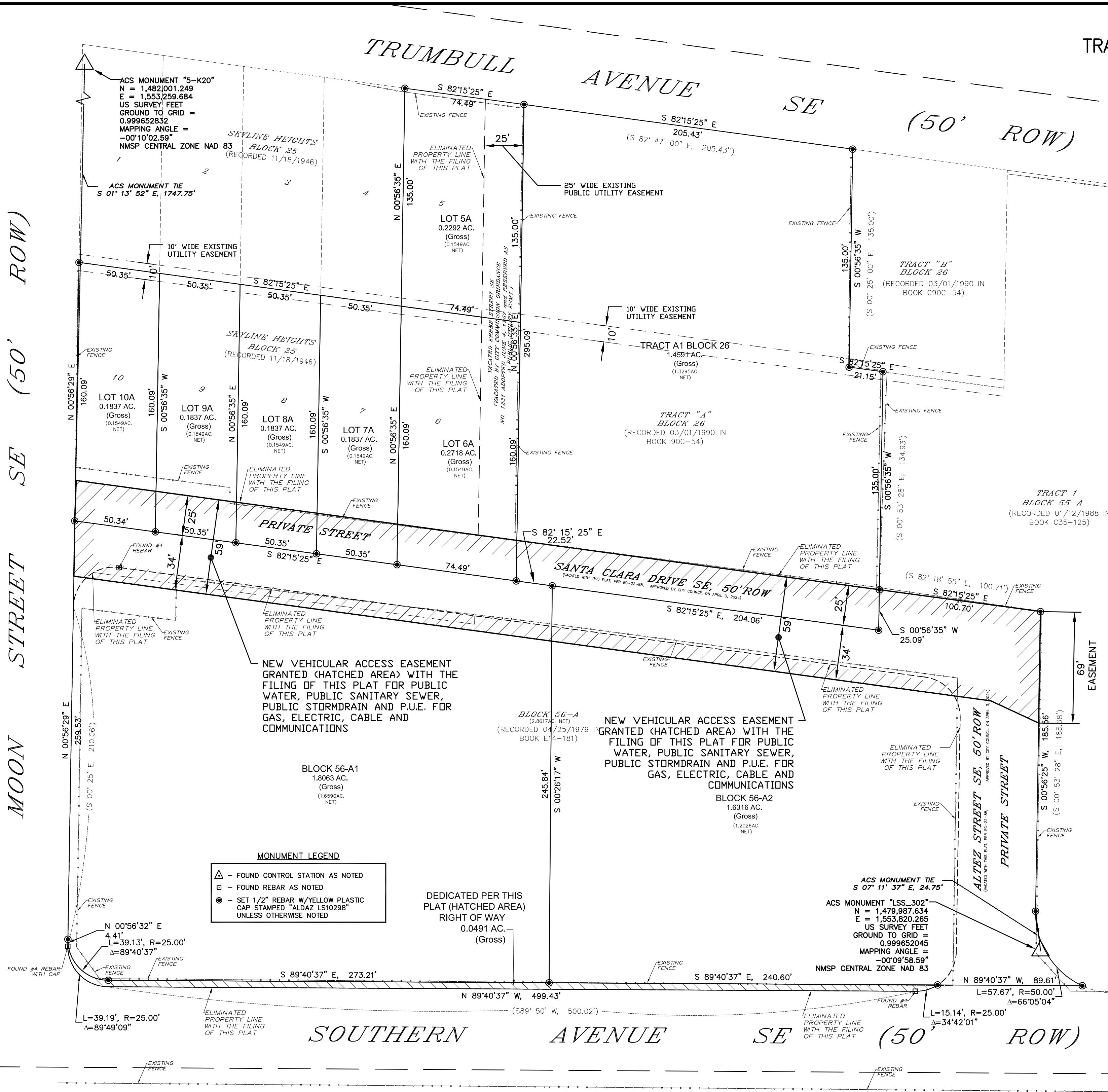
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OWNER(S) SIGNATURE: *Rob* DATE: *12/4/24*
 OWNER(S) PRINT NAME: RANDY BLOOMER
 ADDRESS: *510 Moon St SE Albuquerque NM 87108*

ACKNOWLEDGMENT

STATE OF NEW M



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 32, T41N, R47E

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 HALF
OF ERBE STREET NO. 1231 DATED
JUNE 4, 1957 AND BLOCK 56-A)

DRAINAGE EASEMENT FOR PLAT

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, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED 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 PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT 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 FILE A LIEN AGAINST ALL LOTS IN 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.

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 REQUIREMENTS SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

ABCWUA Public Water & Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, 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.

VECHICULAR ACCESS 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.

PURPOSE OF PLAT

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 STREET 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

