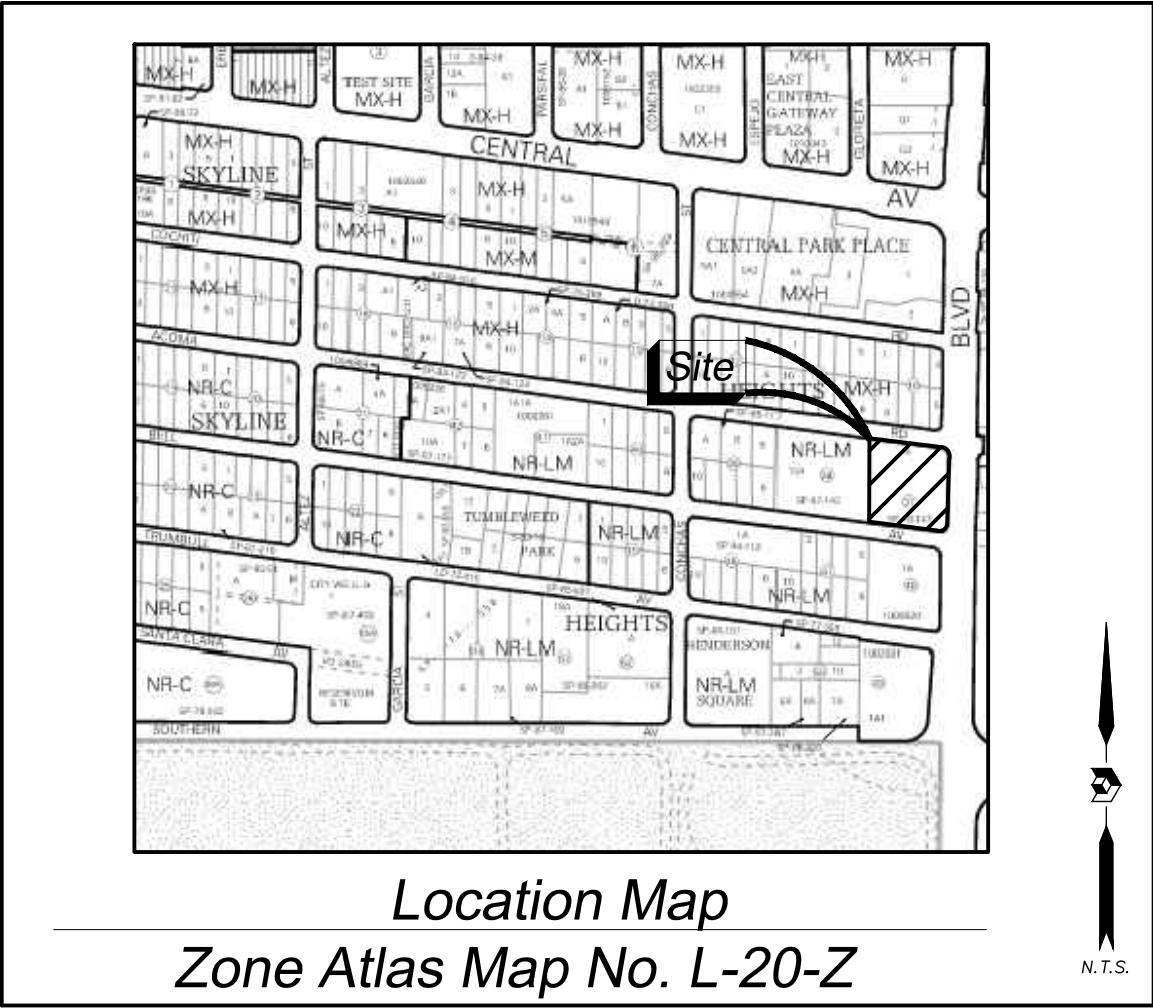




Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.5495 ACRES±
ZONE ATLAS INDEX NO: L-20-Z
NO. OF TRACTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO GRANT EASEMENTS AND TO VACATE EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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, 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID /GRID COORDINATES: GRID		GEIOD: 18		LAND GRANT N/A		PROPERTY OWNER GELTMORE & GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY				CREW/TECH: WB		DATE OF SURVEY 12/3-9/2024	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 28 & 29		TOWNSHIP 10 NORTH		RANGE 4 EAST		MERIDIAN NMPM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME SKYLINE HEIGHTS				DRAWN BY: JK		CHECKED BY: LM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003476823 GROUND TO GRID: 0.9996524385				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		UPC 102005652142511015		ADDRESS 301 EUBANK BOULEVARD, S.E.	
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX												PSI JOB NO. 259064P		SHEET NUMBER 1 OF 2	

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 28 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, 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 MARCH 22, 1978, IN BOOK C13, PAGE 36, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", LYING ON THE SOUTH RIGHT OF WAY LINE OF ACOMA ROAD, S.E. FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "'S_K20" BEARS N 64°13'50" W, A DISTANCE OF 2604.74 FEET:

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°19'00" E, A DISTANCE OF 230.60 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND CHISELED "X";
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 36.33 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 83°15'23", A CHORD BEARING OF S 40°39'51" E, AND A CHORD LENGTH OF 33.21 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF EUBANK BOULEVARD, S.E. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°54'34" W, A DISTANCE OF 219.70 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND PK NAIL WITH BRASS TAG (ILLEGIBLE);

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 42.26 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 96°51'10", A CHORD BEARING OF S 49°22'03" W, AND A CHORD LENGTH OF 37.41 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF BELL AVENUE, S.E. MARKED BY A FOUND PK NAIL WITH WASHER "ALS LS 7719";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 82°17'57" W, A DISTANCE OF 224.53 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°53'33" E, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5495 ACRES (67,498 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1 AND A-2, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, PARCEL ID: 102005652142511015

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

DAVID L. SILVERMAN
MANAGER
GELTMORE & GOYIM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY DAVID L. SILVERMAN, MANAGER, GELTMORE & GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Tracts A-1 and A-2, Block 37
Skyline Heights Subdivision
Sections 28 & 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
April 2025

Project No. PR-2025-

Application No. -2025-

DHO Approval Date -2025-

Utility Approvals

PNM DATE

NEW MEXICO GAS COMPANY DATE

CENTURYLINK DATE

COMCAST DATE

City Approvals

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

HYDROLOGY DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

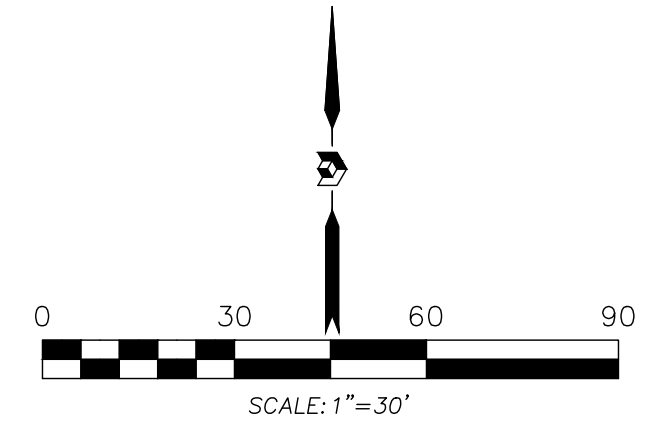
LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



Plat of
Tract A-1s and A-2, Block 37
Skyline Heights Subdivision

Sections 28 & 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
April 2025



Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
⊙ FOUND & USED MONUMENT AS DESIGNATED
● FOUND NO. 5 REBAR WITH PINK PLASTIC CAP
"PS 11993"

Eubank Boulevard, S.E.
(PUBLIC ROW—WIDTH VARIES)

Acoma Road, S.E.
(50' PUBLIC ROW)

Tract A-1
AREA=0.8901 ACRES±
38,772 SQ. FT.±

FORMER
TRACT A, BLOCK 37
SKYLINE HEIGHTS SUBDIVISION
(03/22/1978, C13-36)

Tract A-2
AREA=0.6594 ACRES±
28,726 SQ. FT.±

Bell Avenue, S.E.
(50' PUBLIC ROW)

BLOCK 37

A.G.R.S. MONUMENT "S_K20"
STANDARD C.O.A. CONTROL DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,482,001.249 US SURVEY FEET
E=1,553,239.684 US SURVEY FEET
PUBLISHED EL=5429.995 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652832
DELTA ALPHA ANGLE=-0°10'02.59"

A.G.R.S. MONUMENT "LSS_30"
STANDARD N.G.S. STAINLESS STEEL ROD (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,479,987.634 US SURVEY FEET
E=1,553,820.265 US SURVEY FEET
PUBLISHED EL=5444.139 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652045
DELTA ALPHA ANGLE=-0°09'58.59"

LOT 10—A, BLOCK 38
SKYLINE HEIGHTS ADDITION
(06/18/1997, 97C-226)

EXISTING 7' WIDE PUBLIC UTILITY
EASEMENT
(07/18/1997, 97C-226)

EXISTING 10' WIDE PUBLIC UTILITY
EASEMENT
(07/18/1997, 97C-226)

EXISTING 10' WIDE PNM EASEMENT
(04/15/2015, DOC. NO. 2015031040)
VACATED BY THIS PLAT

EXISTING 10' WIDE PNM &
MST&T EASEMENT
(12/12/1976, 656-890)
VACATED BY THIS PLAT

A CROSS LOT DRAINAGE EASEMENT FOR
THE BENEFIT OF TRACTS A-1 AND A-2
TO BE MAINTAINED BY THE OWNERS OF
EACH TRACT. GRANTED BY THIS PLAT

24' WIDE PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF TRACTS A-1 AND
A-2 TO BE MAINTAINED BY THE OWNER
OF EACH TRACT GRANTED BY THIS
PLAT

5' WIDE PUBLIC PEDESTRIAN ACCESS
EASEMENT
GRANTED BY THIS PLAT

6' WIDE PUBLIC PEDESTRIAN ACCESS
EASEMENT GRANTED BY THIS PLAT

5' WIDE PUBLIC
PEDESTRIAN ACCESS
EASEMENT
GRANTED BY THIS PLAT

R=25.00'
L=36.33'
Δ=83°15'23"
CH=S 40°39'51" E
(R=25.00)
33.21' (L=36.31)

R=20.00'
L=16.95'
Δ=48°34'08"
CH=S 73°31'28" W
16.45'

EXISTING 14' WIDE PNM EASEMENT
(03/20/1970, 168-402)
(03/22/1978, C13-36)

R=25.00'
L=42.26'
Δ=96°51'10"
CH=S 49°22'03" W
37.41' (R=25.00)
(L=42.23)

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: WB	DATE OF SURVEY 12/3-9/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259064P	SHEET NUMBER 2 OF 2