

Vicinity Map Zone Atlas L-20-Z

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GLAD, LLC
DOUGLAS A. ADAMS, MANAGING MEMBER

6/20/14
DATE

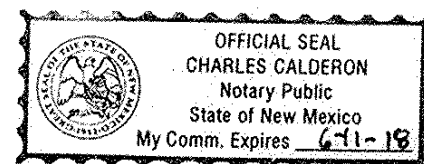
Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20th of June 2014

BY: GLAD, LLC, DOUGLAS A. ADAMS, MANAGING MEMBER

NOTARY PUBLIC MY COMMISSION EXPIRES 6-11-18



Indexing Information

Section 29, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Skyline Heights Subdivision
Owner: Doug Adams
UPC #: Lot 1: 102005651239810718
Lot 2: 102005651939710717
Lot 3: 102005652339610716
Lot 4: 102005653139510715
Lot 5: 102005653038210714
Lot 6: 102005652338310713
Lot 7: 102005651938410712
Lot 8: 102005651238510711

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT AS SHOWN HEREON.
3. SHOW VACATED EASEMENTS.

Subdivision Data

GROSS ACREAGE: 1.4282 ACRES
ZONE ATLAS PAGE NO. L-20-Z
NUMBER OF EXISTING LOTS. 8
NUMBER OF LOTS CREATED. 1
MILES OF FULL WIDTH STREETS. 0.00 MILES
MILES OF HALF WIDTH STREETS. 0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. SEPTEMBER 2013

Legal

ALL OF BLOCK FORTY-EIGHT (48) OF SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF BLOCKS 37 TO 52, INCLUSIVE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1948, AND THE EASTERLY ONE-HALF OF GLORIETA STREET SE, LYING ADJACENT TO AND BEING APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, VACATED BY COMMISSION ORDINANCE NO. 1231, ADOPTED JUNE 4, 1957, LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN DOCUMENT RECORDED OCTOBER 2, 2013 AS DOCUMENT NUMBER 2013-109954, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

THE SUBJECT PROPERTY BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF BELL AVENUE SE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "4-L22" WHICH BEARS S 89°54'41" E, A DISTANCE OF 7808.29 FEET;

THENCE, FROM THE POINT OF BEGINNING, 40.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00, A DELTA OF 82°52'51", A CHORD OF S 40°52'59" E, A DISTANCE OF 37.06 FEET, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF EUBANK BOULEVARD SE, BEING MARKED BY BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID WESTERLY RIGHT OF WAY OF EUBANK BOULEVARD SE, S 00°33'26" W, A DISTANCE OF 227.45 FEET TO A POINT OF CURVATURE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 27.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 16.00, A DELTA OF 97°08'22", A CHORD OF S 49°07'37" W, A DISTANCE OF 23.99 FEET, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF TRUMBULL AVENUE SE, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH THE SAID NORTHERLY RIGHT OF WAY OF TRUMBULL AVENUE SE, N 82°18'12" W, A DISTANCE OF 215.56 FEET, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 6126";

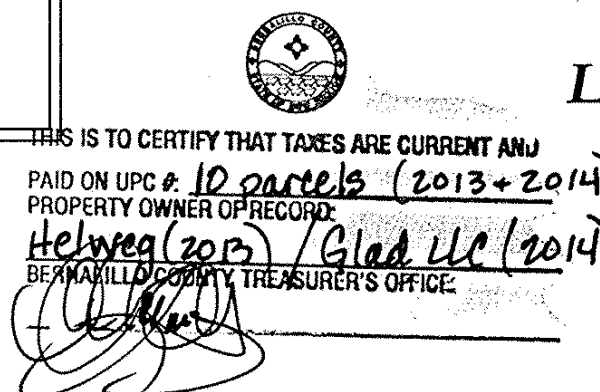
THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF TRUMBULL SE, N 00°57'43" E, A DISTANCE OF 269.99 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BELL AVENUE SE, BEING MARKED BY A 1/2 INCH REBAR;

THENCE, S 82°19'25" E, A DISTANCE OF 207.04 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.4282 ACRES (62,211 SQ. FT.) MORE OR LESS.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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.



Plat for Lot 1-A, Block 48 Skyline Heights Subdivision

Being Comprised of
Lots 1-3, 6-8 and Portions of Lots 4 & 5, Block 48
and the E'ly 1/2 of Vacated Glorieta Street SE
Section 29, Township 10 North, Range 4 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
June 2014

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009920

Application Number 14-70223

Plat approvals:

| | |
|--|---------|
| | 7-16-14 |
| PNM Electric Services | Date |
| | 7/2/14 |
| New Mexico Gas Company | Date |
| | 7-16-14 |
| Qwest Corporation d/b/a CenturyLink QC | Date |
| | 7/3/14 |
| Comcast | Date |

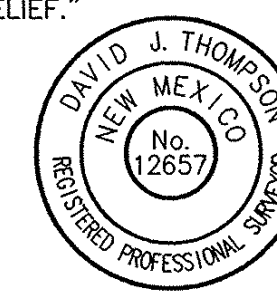
City approvals:

| | |
|--------------------------------------|----------|
| | 6-23-14 |
| City Surveyor | Date |
| | 8-26-14 |
| Traffic Engineer | Date |
| | 08/20/14 |
| ABCWUA | Date |
| | 8-20-14 |
| Parks and Recreation Department | Date |
| | 8-20-14 |
| AMAFCA | Date |
| | 8-20-14 |
| City Engineer | Date |
| | 8-26-14 |
| DRB Chairperson, Planning Department | Date |

Surveyor's Certificate

"I, DAVID J. THOMPSON, A DULY QUALIFIED 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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

DAVID J. THOMPSON
N.M.R.P.S. No. 12657
DATE 6/20/14



CARTESIAN SURVEYS INC.


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

Sheet 1 of 2
132056

Plat for
Lot 1-A, Block 48
Skyline Heights Subdivision

Being Comprised of
Lots 1-3, 6-8 and Portions of Lots 4 & 5, Block 48
and the E'ly 1/2 of Vacated Glorieta Street SE
Section 29, Township 10 North, Range 4 East
New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
June 2014

Easement Notes

- EXISTING 10' UTILITY EASEMENT (12/01/1948, BK. C, PG. 124) SHOWN HEREON AS THUS  TO BE VACATED WITH THE FILING OF THIS PLAT (13DRB-70789)
- EXISTING 14' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (2/18/1970, BK. MISC. 165, PG. 71)
- EXISTING 7' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/11/1997, BK. 9734 PG. 7820, DOC. NO. 97130569)
- 10' PUBLIC UTILITY EASEMENT GRANTED BY THE FILING OF THIS PLAT
- PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THE FILING OF THIS PLAT

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 Corp. 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.

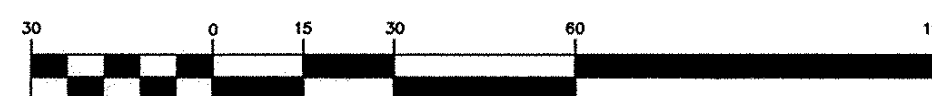
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

Legend

| | |
|-----------------|--|
| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C-124) |
| ⊙ | MONUMENT MARKED AS INDICATED |
| ○ | SET BATHEY MARKER "LS 14271" |

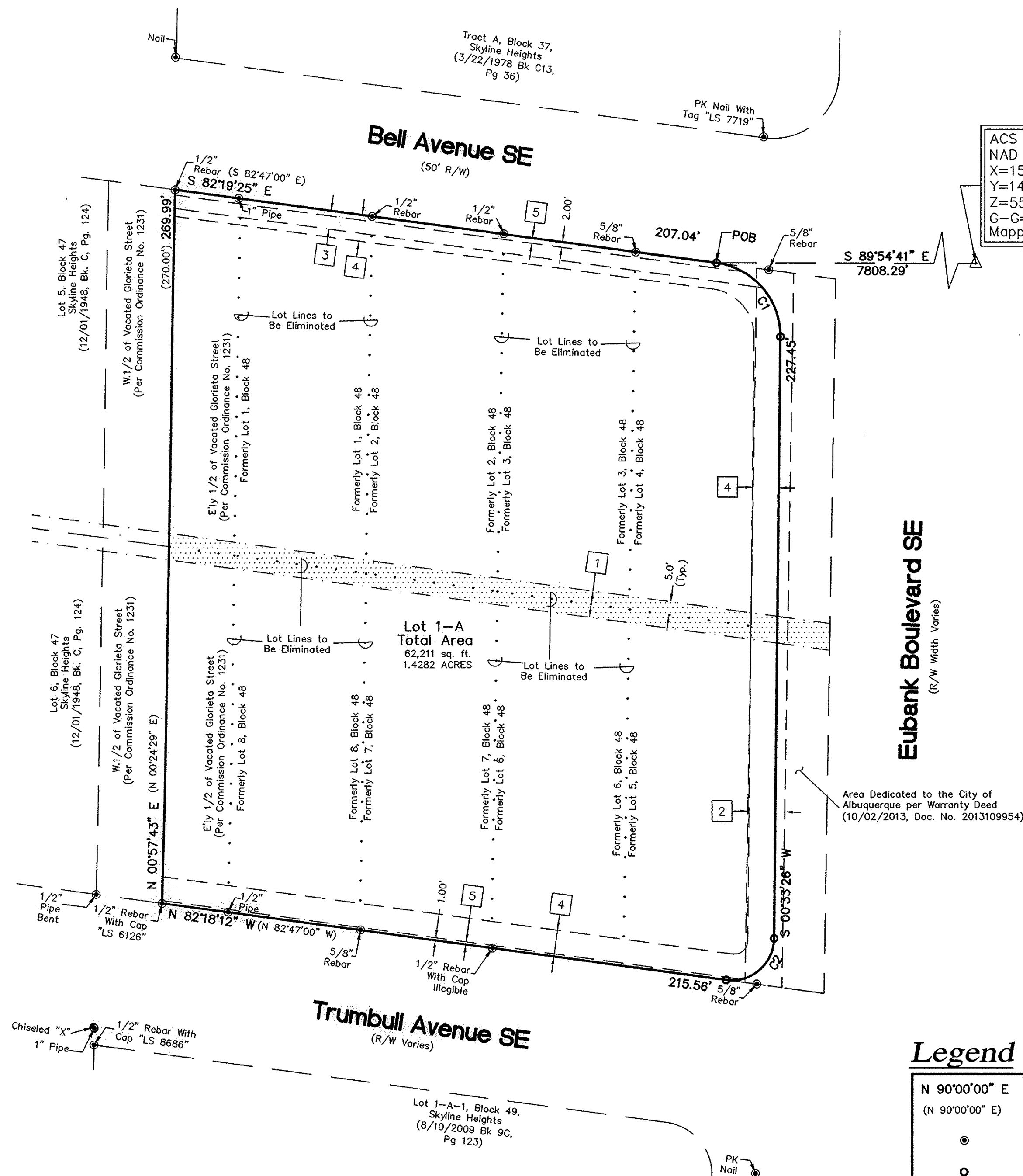
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|-----------|--------|---------------|
| C1 | 40.50' | 28.00' | 82°52'51" | 37.06' | S 40°52'59" E |
| C2 | 27.13' | 16.00' | 97°08'22" | 23.99' | S 49°07'37" W |



ACS Monument " 4-L22 "
NAD 1983 CENTRAL ZONE
X=1563610.492
Y=1480509.445
Z=5586.425 (NAVD 1988)
G-G=0.999643379
Mapping Angle=-0°08'50.94"

CARTESIAN SURVEYS INC.

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

DOCH 2014067054

08/26/2014 04:34 PM Page: 2 of 2
CityPLAT R-325.00 B: 2014C P: 0091 R: Toulous Oliveira, Bernalillo Co.

Sheet 2 of 2
132056