

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REMOVE THE INTERIOR LOT LINES TO CREATE ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

#### GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.2385 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD
- 7: DATE OF FIELD WORK: MARCH 2021
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
  - A: SKYLINE HEIGHTS

FILED: DECEMBER 1, 1948 IN VOLUME C, FOLIO 124

10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0358H DATED 8-16-2012

#### LEGAL DESCRIPTION

LOTS NUMBERED SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FORTY—SIX (46) AND LOTS NUMBERED NINE (9) AND TEN (10) IN BLOCK NUMBERED FORTY—SEVEN (47) TOGETHER THE VACATED PORTION OF ESPEJO STREET, SKYLINE HEIGHTS, A SUBDIVISION, 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 DECEMBER 1, 1948 IN VOLUME C, FOLIO 124.

DOC# 2021073786

06/22/2021 03:36 PM Page: 1 of 2 PLAT R:\$25.00 B: 2021C P: 0072 Linda Stover, Bernalillo County

## PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. <u>QWEST D/B/A CENTURYLINK</u> 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 salely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shawn 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.

<u>Disclaimer</u>

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

# FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jahn Strand

5-10-202

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

BY: John stroud

NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires: 6 185 12022

OFFICIAL SEAL

LanieRose Norton

MY COMMISSION EXPIRES: 6/15/2022 BY: Danis BUBLIC

PLAT OF LOT 10-A, BLOCK 46 SKYLINE HEIGHTS

> WITHIN 10 N R 4

SECTION 29, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

PROJECT NUMBER: <u>PR-202| -005356</u>
APPLICATION NUMBER: <u>SD-202| -00097</u>

UTILITY APPROVALS:		•
RNIX		5/25/2021
PUBLIC SERVICE COMPANY OF NEW MEXICO	,	DATE
9/1 9/1		3/17/2021
NEW NEW CO GAS COMPANY		DATE
6		6/4/201
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
		5/18/21
COMCAST		DATE
	<i>₹</i>	

CITY APPROVALS:	
Loren N. Risenhoover P.S. CITT SURVEYOR	4/08/2021
CITY SURVEYOR	DATE
N/A	
*REAL PROPERTY DIMISION (CONDITIONAL)	DATE
N/A	
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Jeanne Wolfenbarger  Jeanne Wolfenbarger (Jun 10, 2021 0:52 MDT)  TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Jun 10, 2021
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Blaine Carter	Jun 9, 2021
ABCWUA  ABCWUA  ABCWUA	DATE
Charles Sand Lot	Jun 9, 2021
Cheryl Smerfeldt (Jun 9 2021 16:59 MDT) PARKS AND RECHEATION DEPARTMENT	DATE
Acob Whicolf	6/1/2021
AMAFCA	DATE
Ernest armijo	Jun 9, 2021
CITY ENGINEER	DATE
Walfely.	Jun 21, 2021
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
Carl Carria (hun 10, 2001 09:21 MDT)	Jun 10, 2021
Carl Garcia (Jun 10, 2021 08:31 MDT) CODE ENFORCEMENT	DATE

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 31st DAY OF MARCH, 2021

ANTHONY L. HARRIS. P.S. # 11463

CICO, CHOMY L AGO OF THE OF TH

THARRIS SURVEYING, INC.

1308 CIBLO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250–2273 E-MAIL: harrissurveying51@gmail.com SHEET 1 OF 2

PEET 1 OI

BERNALILLO CO. TREASURER'S OFFICE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON