



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

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 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: _____ DATE: _____
OWNER(S) PRINT NAME: JOHN MCCLINTIC
ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
PERSONALLY APPEARED: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NAME: _____

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: _____ DATE: _____
OWNER(S) PRINT NAME: RANDY BLOOMER
ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
PERSONALLY APPEARED: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NAME: _____

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: _____ DATE: _____
OWNER(S) PRINT NAME: GARY PETERSON
ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
PERSONALLY APPEARED: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NAME: _____

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, 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: _____ DATE: _____
OWNER(S) PRINT NAME: MARK STUART
ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
PERSONALLY APPEARED: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NAME: _____

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, 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: _____ DATE: _____
OWNER(S) PRINT NAME: JEFFREY ROBB
ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.
PERSONALLY APPEARED: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC NAME: _____

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

Ry
PNM ELECTRIC SERVICES
10/01/2024
DATE

NEW MEXICO GAS COMPANY
DATE

QWEST CORPORATION D/B/A/ CENTURYLINK QC
Mike Mortus
09/17/2024
DATE

COMCAST
DATE

DEPARTMENT APPROVALS

Loren N. Risenhoover P.S.
CITY SURVEYOR
9/13/2024
DATE

REAL PROPERTY DIVISION
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE

ABCWUA
DATE

PARKS AND RECREATION DEPARTMENT
DATE

AMAFCA
DATE

CITY ENGINEER/HYDROLOGY
DATE

CODE ENFORCEMENT
DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE

SEPTEMBER 2024

AREAS DESIGNATED ON THE ACCOMPANYING SLAT 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.

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 ERRECTD ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENTS SHALL BE A CONDITION TO APPROVAL OF THIS 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. ALSO TO INCLUDE AND INCORPORATE VACATED ALTEZ STEET SE INTO BLOCK 56-A2, SKYLINE HEIGHTS. THIS PLAT WILL ALSO INCLUDE DEDICATING PUBLIC AND PRIVATE EASEMENTS AS SHOWN.

1 inch = 40ft. SHEET 2 OF 2

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

