

Vicinity Map Zone Atlas C-18-Z n.t.s.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT 9-C18 HAVING AN ELEVATION OF 5232.470 (NAVD 1983)
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE GRID COORDINATES (GRID-NAD 83).
5. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Purpose of Plat

1. DEDICATE RIGHT OF WAY AS SHOWN HEREON
2. VACATE EASEMENTS AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE 3.6651 ACRES
 ZONE ATLAS PAGE NO. C-18-Z
 NUMBER OF EXISTING TRACTS. 0
 NUMBER OF EXISTING LOTS. 4
 NUMBER OF TRACTS CREATED. 0
 NUMBER OF LOTS CREATED. 4
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET DEDICATED TO THE CITY OF ALBUQUERQUE 0.3449 ACRES
 DATE OF SURVEY JULY 2015

Indexing Information

Projected Section 13, Township 11 North, Range 3 East, N.M.P.M.
 within the Elena Gallegos Grant
 Subdivision: North Albuquerque Acres, Tract A, Unit B
 Owners: Nafeesa Pashtoon (Remaining Portion of Lot 17 and 18)
 Sevano Development, LLC (Lots 19 and 20)
 UPC #: 101806451732910216 (Portion of Lot 17)
 101806450233010215 (Lot 18)
 101806448533010214 (Lot 19)
 101806446933010213 (Lot 20)

Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#: LOT 17: _____

LOT 18: _____

LOT 19: _____

LOT 20: _____

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

PROJECT: 1005191
DATE: 8-5-15
APP: 15-70264 (P/F)

Legal

A CERTAIN PARCEL OF LAND, BEING COMPRISED OF LOTS 18, 19, 20 AND REMAINING PORTION OF LOT 17, BLOCK 29, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, SITUATE WITHIN PROJECTED SECTION 13, T11N, R3E, NMPM, WITHIN THE ELENA GALLEGOS GRANT, COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, NEW MEXICO 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 SEPTEMBER 10, 1931 IN BOOK D, PAGE 130, SAID PARCEL IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A PK NAIL, WHENCE A TIE TO ACS MONUMENT 9_C18 BEARS S 74°41'55" W, A DISTANCE OF 2082.24 FEET;

THENCE, FROM THE POINT OF BEGINNING, N 00°12'28" E, A DISTANCE OF 263.46 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 20, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°46'29" E, A DISTANCE OF 609.93 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 17 AND BEING A POINT ON THE WESTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, S 00°12'17" W, A DISTANCE OF 203.62 FEET TO A POINT OF CURVATURE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 47.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00, A DELTA OF 90°02'14", AND A CHORD BEARING S 45°13'24" W, A DISTANCE OF 42.44 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SIGNAL AVENUE NE, AND A POINT OF TANGENCY NON RADIAL TO THE PREVIOUS COURSE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°14'31" W, A DISTANCE OF 30.00 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL

THENCE, N 89°45'29" W, A DISTANCE OF 579.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6651 ACRES (159,652 SQ. FT.) MORE OR LESS.

**Subdivision Plat of
 Lots 17-A, 18-A, 19-A, and 20-A, Block 29
 North Albuquerque Acres, Unit A, Tract B**

**Being Comprised of
 Lots 18-20 and Remaining Portion of
 Lot 17, Block 29, North Albuquerque Acres
 Unit A, Tract B**

**City of Albuquerque
 Bernalillo County, New Mexico
 July 2015**

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 _____

Application Number _____

Plat approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC _____ Date _____

Comcast _____ Date _____

City approvals:

Ernest N. Kinnear P.S. _____ 7/21/15
 City Surveyor _____ Date _____

Traffic Engineer _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Surveyor's Certificate

"I, WILL PLOTNER JR., 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."

Will Plotner _____ 7/20/15
 WILL PLOTNER JR. _____ DATE _____
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



**Subdivision Plat of
Lots 17-A, 18-A, 19-A,
and 20-A, Block 29
North Albuquerque Acres
Unit A, Tract B
Being Comprised of
Lots 18-20 and Remaining
Portion of Lot 17, Block 29,
North Albuquerque Acres
Unit A, Tract B
City of Albuquerque
Bernalillo County, New Mexico
July 2015**

Lot 17-22, Block 29
Tract A, Unit B
North Albuquerque Acres
(Bk. D, Pg. 130, 4/24/36)

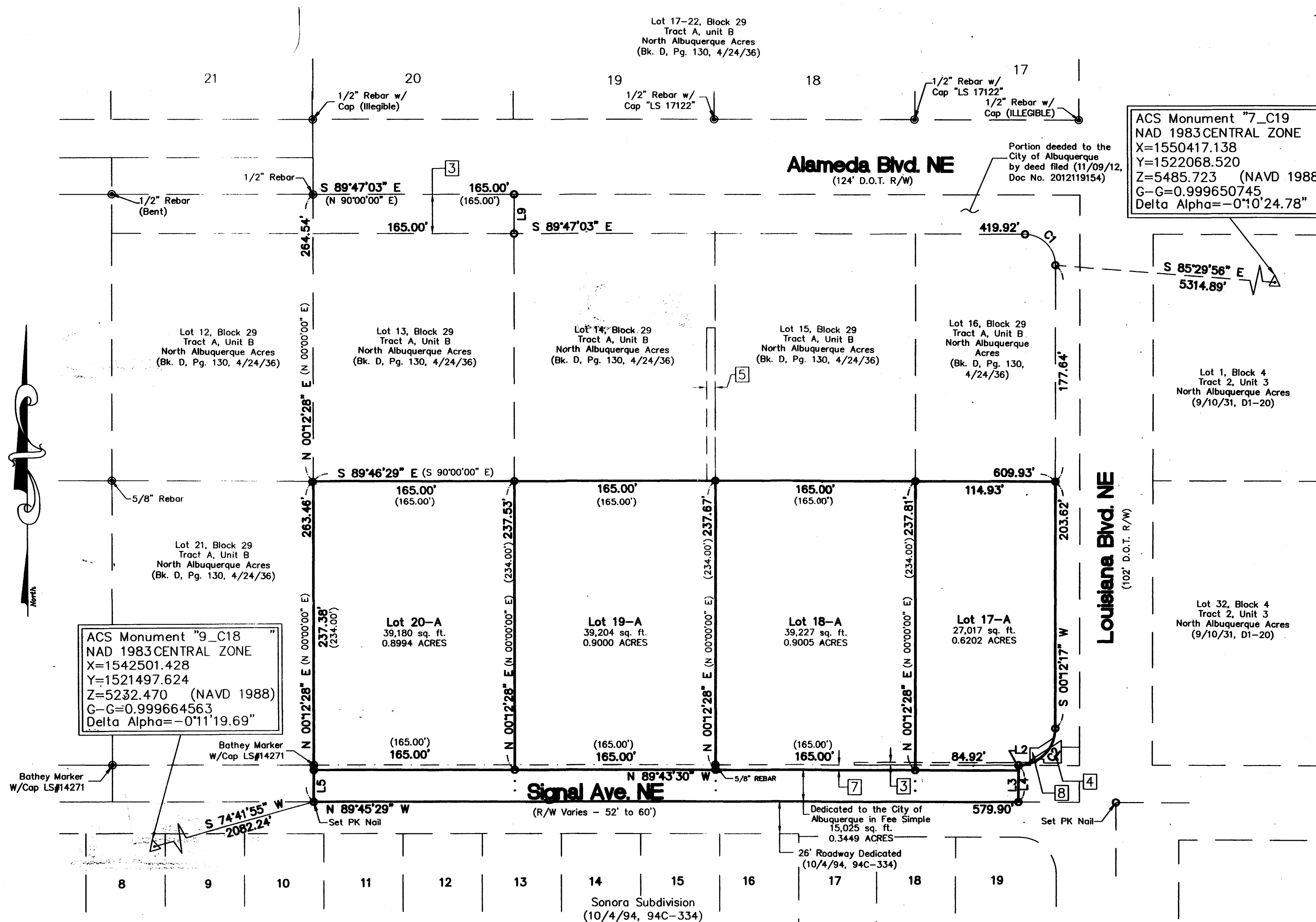
ACS Monument "7_C19
NAD 1983 CENTRAL ZONE
X=1550417.138
Y=1522068.520
Z=5485.723 (NAVD 1988)
G-G=0.999650745
Delta Alpha=-0°10'24.78"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (4/24/36, D-130)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS INDICATED OTHERWISE
.....	LOT LINE TO BE ELIMINATED

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 INTENTIONALLY OMITTED
- 3 EXISTING RIGHT OF WAY EASEMENT FOR MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY (1/6/89, 701A-185)
- 4 EXISTING US WEST & PNM EASEMENT (10/23/96, 96-28-5758)
- 5 EXISTING 7' PNM AND MST&T EASEMENT (10/1/79, 723-603)
- 6 INTENTIONALLY OMITTED
- 7 EXISTING PORTION OF ROADWAY EASEMENT (04/24/30, D-130) TO BE VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING CENTURYLINK EASEMENT (01/08/2014, DOC, NO. 2014001747)

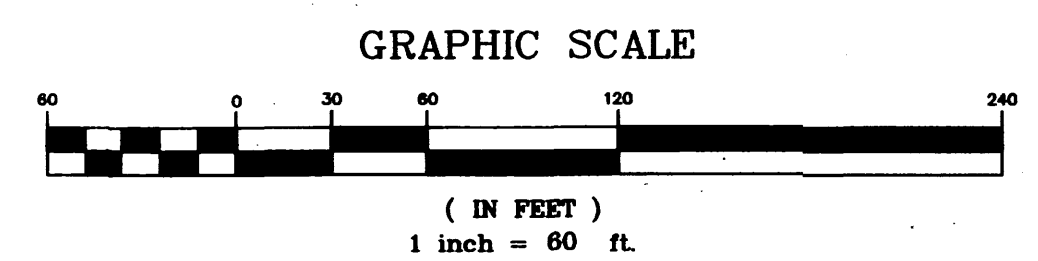


ACS Monument "9_C18
NAD 1983 CENTRAL ZONE
X=1542501.428
Y=1521497.624
Z=5232.470 (NAVD 1988)
G-G=0.999664563
Delta Alpha=-0°11'19.69"



LINE	LENGTH	BEARING
L1	10.27'	S 00°12'18" W
L2	4.26'	S 00°14'31" W
L3	25.74'	S 00°14'31" W
L4	30.00'	S 00°14'31" W
L5	26.08'	N 00°12'28" E
L6	INTENTIONALLY OMITTED	
L7	INTENTIONALLY OMITTED	
L9	32.00'	S 00°12'28" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	89°59'20"	35.35'	N 44°47'23" W
C2	47.14'	30.00'	90°02'14"	42.44'	S 45°13'24" W



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Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Nafesa Pashtoon
NAFEESA PASHTOON _____ DATE
OWNER OF LOT 18 AND REMAINING PORTION OF LOT 17

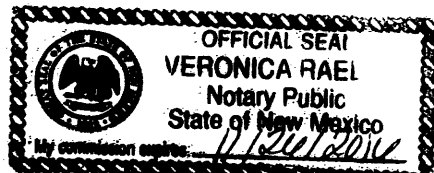
Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 20, 2015

BY: NAFEESA PASHTOON, OWNER OF LOT 18 AND REMAINING PORTION OF LOT 17

Veronica Rael 11/24/2014
NOTARY PUBLIC MY COMMISSION EXPIRES



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THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Shakeel Rizvi 7/20/15
SHAKEEL RIZVI, MANAGING MEMBER SEVANO DEVELOPMENT, LLC, LOTS 19 AND 20 _____ DATE

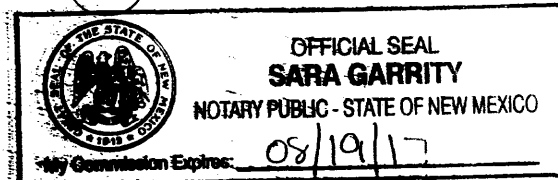
Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/20/15

BY: SHAKEEL RIZVI, MANAGING MEMBER FOR SEVANO DEVELOPMENT, LLC, LOTS 19 AND 20

Sara Garrity 8/19/17
NOTARY PUBLIC MY COMMISSION EXPIRES



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.

**Subdivision Plat of
Lots 17-A, 18-A, 19-A, and 20-A, Block 29
North Albuquerque Acres, Unit A, Tract B**

**Being Comprised of
Lots 18-20 and Remaining Portion of
Lot 17, Block 29, North Albuquerque Acres
Unit A, Tract B
City of Albuquerque
Bernalillo County, New Mexico
July 2015**

Public Utility Easements:

Public utility easements shown on this plat are granted for the common and 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 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.
- 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 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 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.

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