

VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1009730
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 101906401040920332
PROPERTY OWNER OF RECORD NAZISH, LLC
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
VISTA OAKLAND

SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2013

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1009730 APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE	DATE
<i>Daryl P. Acosta</i> CITY SURVEYOR, CITY OF ALBUQUERQUE	11-26-13 DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO REPLAT THE REMAINING PORTION LOT OF 1 OF BLOCK 3, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 3 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE RIGHTS OF WAY AS NECESSARY TO SERVE THE PARCELS CREATED.

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.
- 8) OPEN SPACE OF 2400 SQUARE FEET OR MORE PER DWELLING SHALL BE PRESERVED ON EACH LOT PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).
- 9) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 10-29-13, BERNALILLO COUNTY DOCUMENT #2013118662.

AGRS CONTROL STATION "10 C18"
Y=1524123.885
X=1542565.263
MAPPING ANGLE = -00°11'19.43"
COMBINED FACTOR=0.99966504
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5222.09 (NAVD 88)

UTILITY NOTE:

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.



SCALE: 1" = 50'

LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFENSIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN HEREON, INCLUDING THE GRANTING OF THE PRIVATE STREET, VISTA OAKLAND COURT, N.E., AS A PERMANENT ACCESS EASEMENT AND THE DEDICATION OF THE SOUTH THIRTY FEET (30') OF OAKLAND AVENUE RIGHT OF WAY. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November 2013, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

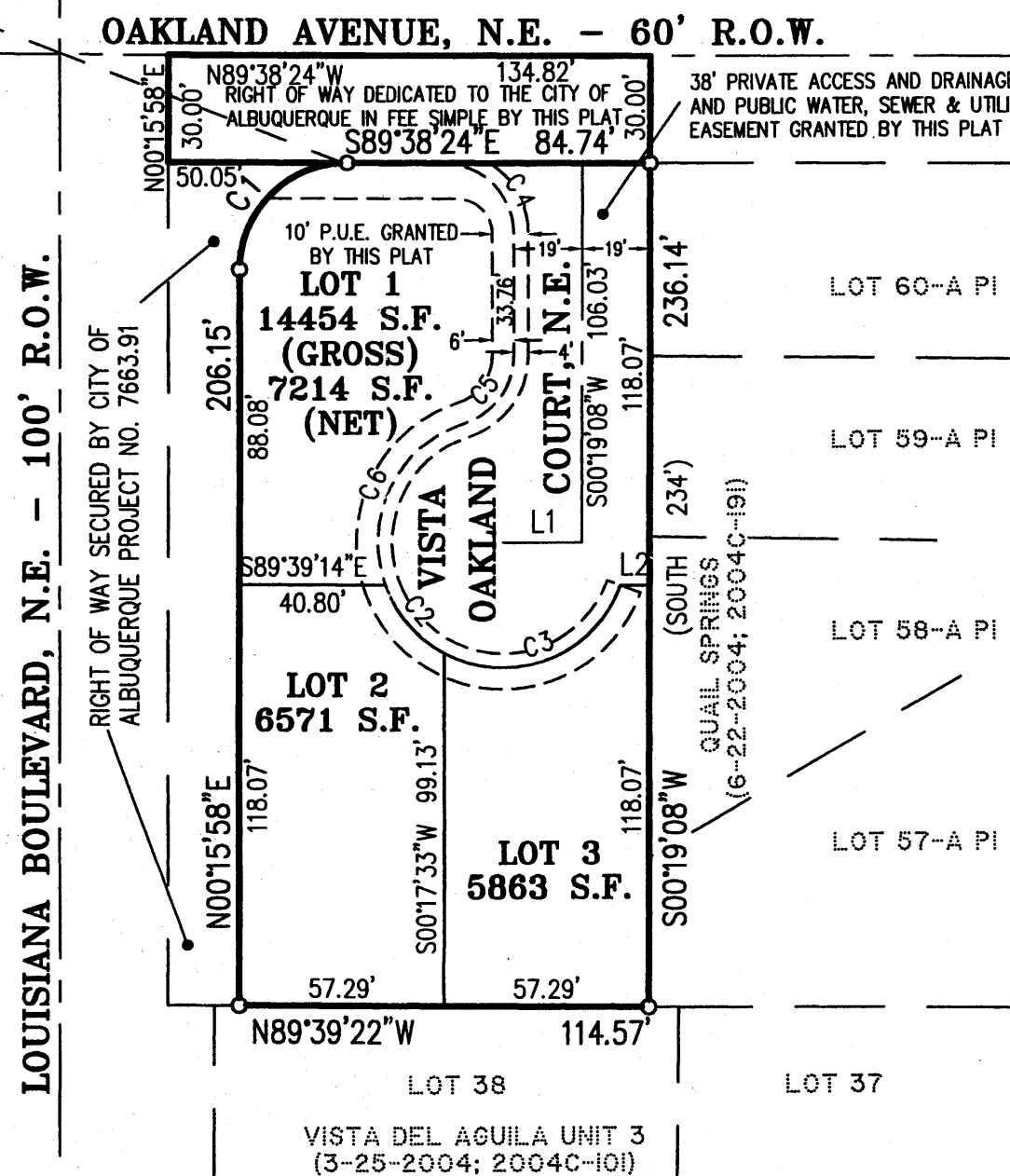
Lori J. Holland
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/07/14

OFFICIAL SEAL
LORI J. HOLLAND
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires: 10/07/14

LINE	LENGTH	BEARING
L1	22.00'	S89°40'52"E
L2	8.13'	S89°39'14"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.15'	30.00'	90°02'36"	N45°20'18"E	42.44'
C2	25.73'	35.00'	42°07'38"	S40°48'14"E	25.16'
C3	59.68'	35.00'	97°41'59"	N69°16'57"E	52.71'
C4	31.40'	20.00'	89°57'32"	N44°39'38"W	28.27'
C5	25.13'	20.00'	71°59'44"	N36°19'00"E	23.51'
C6	56.23'	35.00'	92°03'18"	S26°17'13"W	50.38'

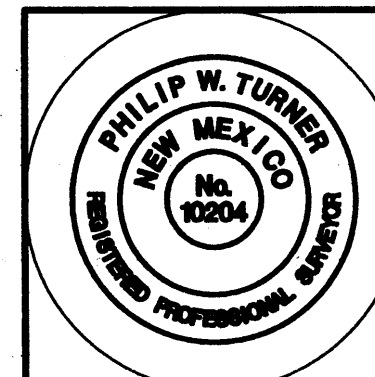


No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 29, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner
PHILIP W. TURNER
N.M.P.S. 10204
DATE 11-26-13

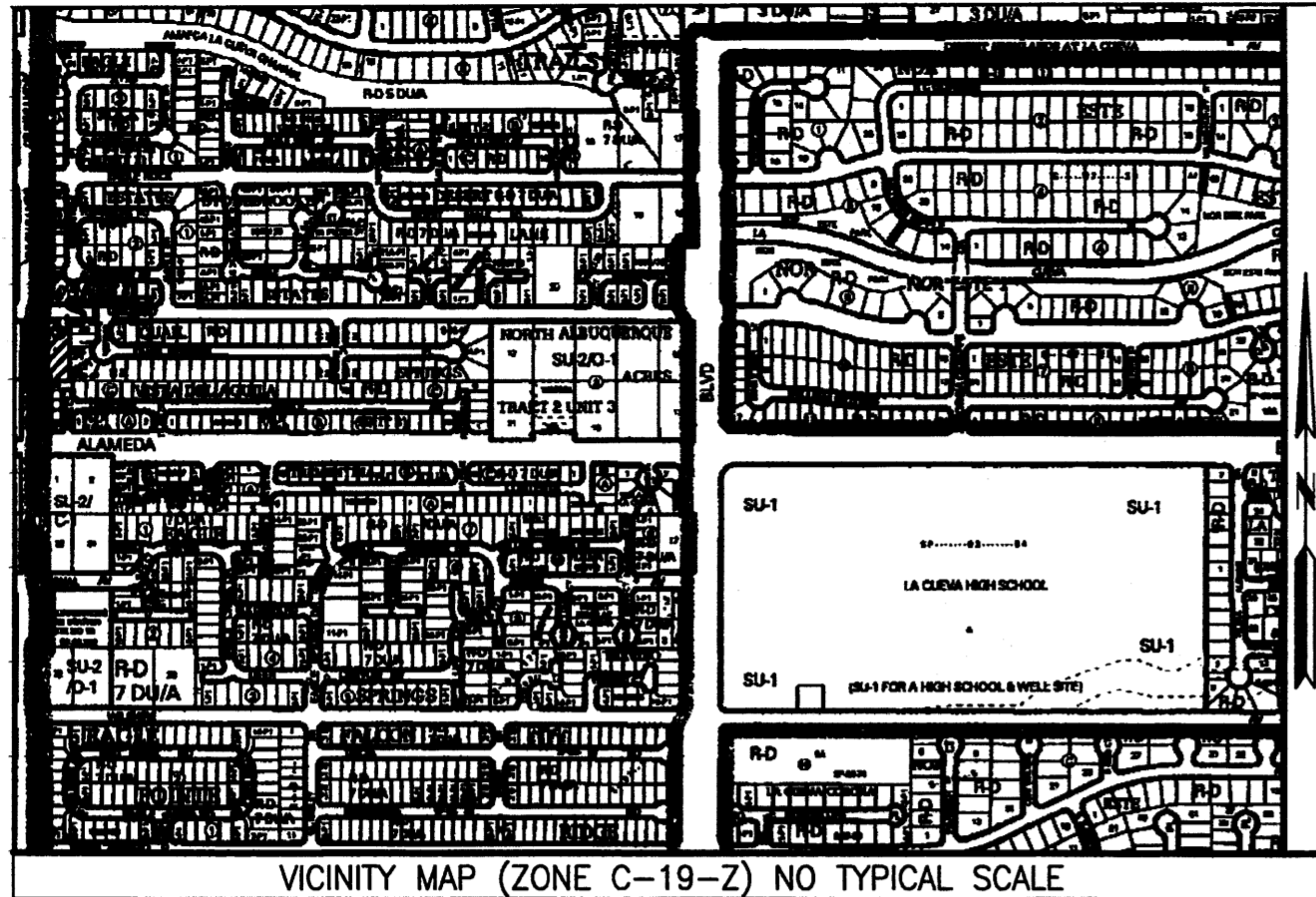


PLAT AND SURVEY BY:

TERRAMETRICS NM

4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

PROJECT: 1009730
DATE: 2-11-15
APP: 15-7004 (P&F)
15-7005 (SDV)



VICINITY MAP (ZONE C-19-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO REPLAT THE REMAINING PORTION OF LOT 1 OF BLOCK 3, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 3 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AS NECESSARY TO SERVE THE PARCELS CREATED.

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.
- 8) TOTAL OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).

AGRS CONTROL STATION "10_C18"
 Y=1524123.885
 X=1542565.263
 MAPPING ANGLE = -00°11'19.43"
 COMBINED FACTOR=0.99966504
 (NEW MEXICO COORDINATE SYSTEM
 CENTRAL ZONE-NAD83)
 ORTHO HGT.: 5222.09 (NAVD 88)

TIE: N68°40'14"W
 2886.31'

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN HEREON, INCLUDING THE GRANTING OF THE PRIVATE STREET, VISTA OAKLAND COURT, N.E., AS A PERMANENT ACCESS EASEMENT. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH LLC

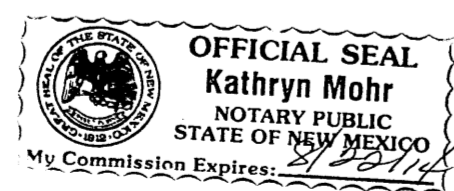
ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 2013, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/22/2014



LINE	LENGTH	BEARING
L1	22.00'	S89°40'52"E
L2	8.13'	S89°39'14"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.15'	30.00'	90°02'36"	N45°20'18"E	42.44'
C2	25.73'	35.00'	42°07'38"	S40°48'14"E	25.16'
C3	59.68'	35.00'	97°41'59"	N69°16'57"E	52.71'
C4	31.40'	20.00'	89°57'32"	N44°39'38"W	28.27'
C5	25.13'	20.00'	71°59'44"	N36°19'00"E	23.51'
C6	56.23'	35.00'	92°03'18"	S26°17'13"W	50.38'

PROJECT # 1009730
 11-10-13 (P&F) (SDV)
 13-70741
 13-70742

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-19.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1009730
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

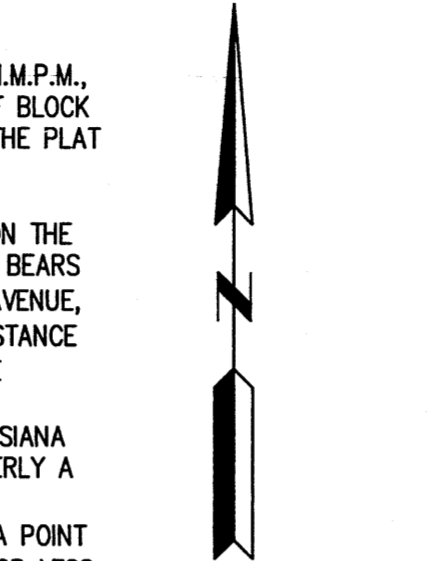
PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE REMAINDER PORTION OF LOT 1 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 10_C18 BEARS N68°40'14"W AND 2886.31 FEET DISTANT; THENCE S89°38'24"E ALONG THE SOUTH LINE SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 84.74 FEET TO THE NORTHEAST CORNER; THENCE S00°19'08"W ALONG A DISTANCE OF 236.14 FEET TO THE SOUTHEAST CORNER; THENCE N89°39'22"W A DISTANCE OF 114.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST; THENCE N00°15'58"E ALONG SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST A DISTANCE OF 206.15 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 47.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 90°02'36" AND A CHORD THAT BEARS N45°20'18"E A DISTANCE OF 42.44 FEET TO A POINT OF TANGENCY AND POINT OF BEGINNING, AND CONTAINING 26888 SQUARE FEET (0.6173 ACRES), MORE OR LESS.

UTILITY NOTE:

- PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
 - B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

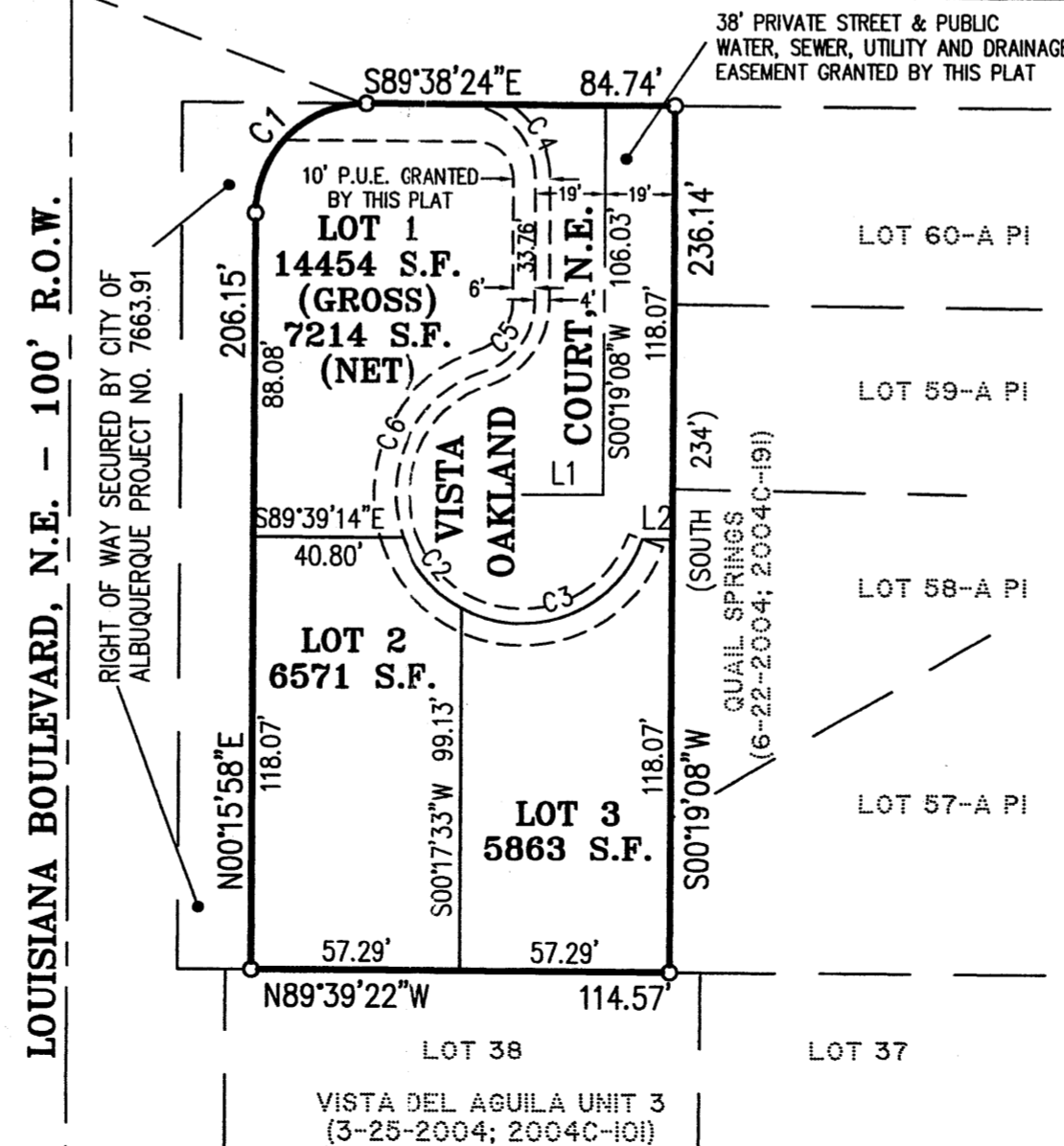
THIS IS TO CERTIFY THAT TAXES ARE CURRENT
 AND PAID ON UPC # 101906401040920332
 PROPERTY OWNER OF RECORD NAZISH, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

OAKLAND AVENUE, N.E. - 60' R.O.W.



PLAT OF
VISTA OAKLAND
 SITUATE WITHIN
**PROJECTED SECTION 18
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**
 OCTOBER 2013

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1009730 APPLICATION NO. _____

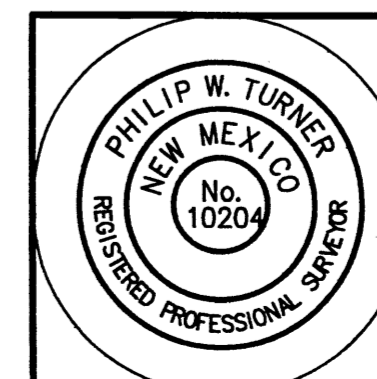
- | | |
|--|----------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| CITY ENGINEER | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| UTILITIES DEVELOPMENT | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| A.M.A.F.C.A. | DATE |
| REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE | DATE |
| <i>Daniel P. Acosta</i> | 10-25-13 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE | DATE |
| PNM ELECTRIC SERVICES COMPANY | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| QWEST CORPORATION d/b/a CENTURYLINK QC | DATE |
| COMCAST CABLE | DATE |

No property within the area of requested final action plat shall at any time be subject to 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 or site development plan for subdivision. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 29, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 10-23-13
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:
TERRAMETRICS NM
 4175 MONTGOMERY BLVD., NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903