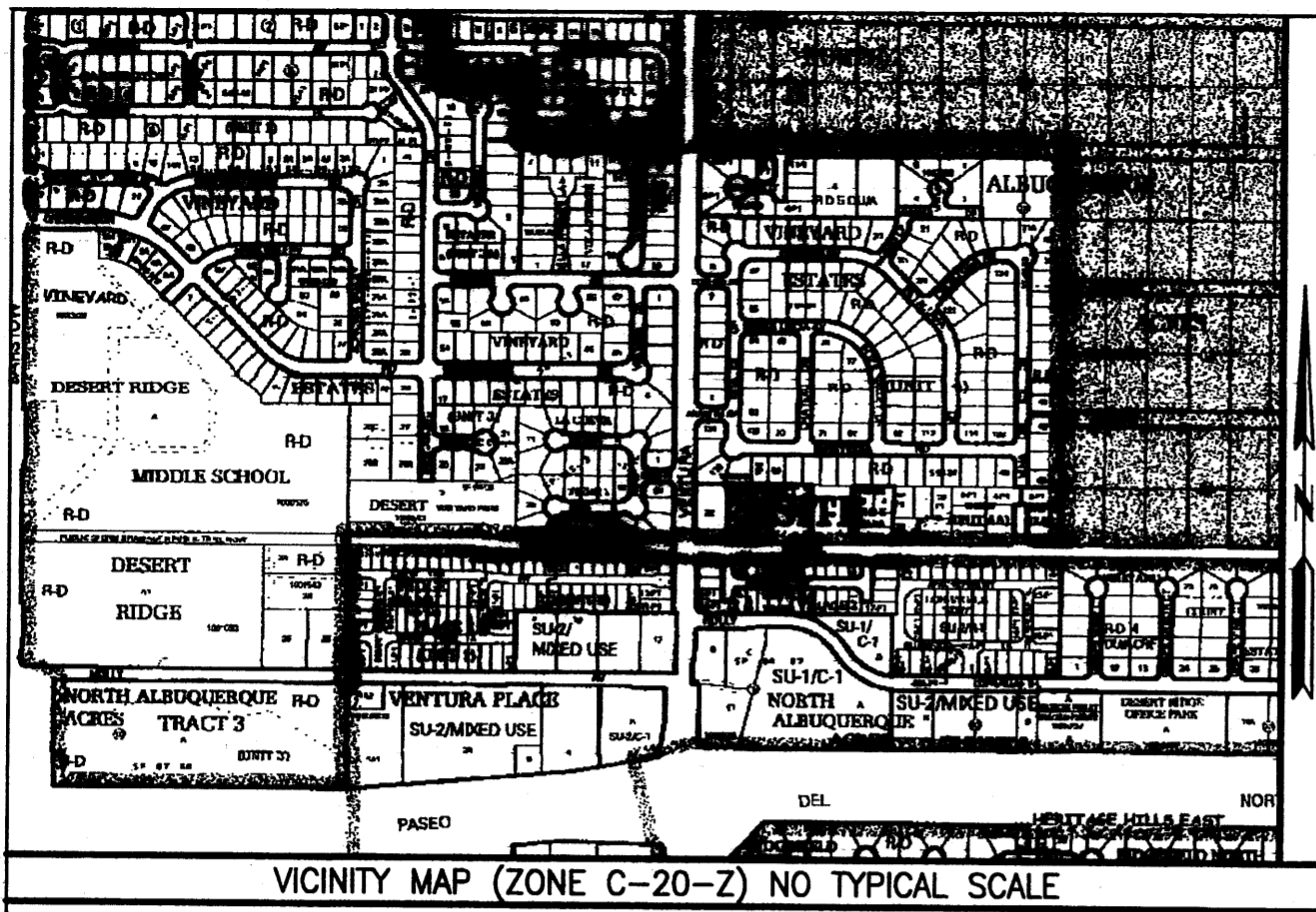


PROJECT# 1009840  
DATE: 1-6-16 (P/F)



VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. C-20.
- 3) GROSS SUBDIVISION AREA: 0.8832 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 5 LOTS
- 5) DRB PROJECT No. 1009840
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
AND PAID ON UPC # 102006428912040302  
PROPERTY OWNER OF RECORD NAZISH, LLC  
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**LOTS 1 THROUGH 5**  
OF  
**IZZAT SUBDIVISION**  
SITUATE WITHIN  
**PROJECTED SECTION 17**  
**T.11N., R.4E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
OCTOBER 2015

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1009840 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>Steven M. Reinhardt</i> F.S. 12/7/15	DATE
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

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 31 OF BLOCK 18, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO 5 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE STREETS AS NECESSARY TO SERVE THE PARCELS CREATED.

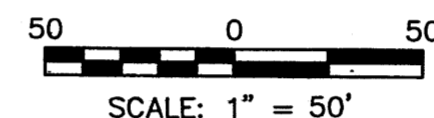
**NOTES:**

- 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) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED OR THOUGHT: 5485.723 (NAVD 88) HEREON.
- 6) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED BERNALILLO COUNTY DOCUMENT # \_\_\_\_\_
- 7) 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 7\_C19\*  
Y=1522068.520  
X=1550417.138  
MAPPING ANGLE = -00°10'24.78"  
COMBINED FACTOR=0.999650745  
(NEW MEXICO COORDINATE SYSTEM  
CENTRAL ZONE-NAD83)  
CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN)  
HGT.: 5485.723 (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.



**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 AFFIRM 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 I FURTHER AFFIRM THAT I AM GRANTING ALL EASEMENTS AND DEDICATING ALL RIGHTS OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE (CARMEL AVENUE, N.E.) OR IN FEE SIMPLE WITH WARRANTY COVENANTS (IZZAT COURT, N.E.) AS SHOWN HEREON. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

TODD J. KRUGER FOR RIO GRANDE REALTY & INVESTMENT, LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

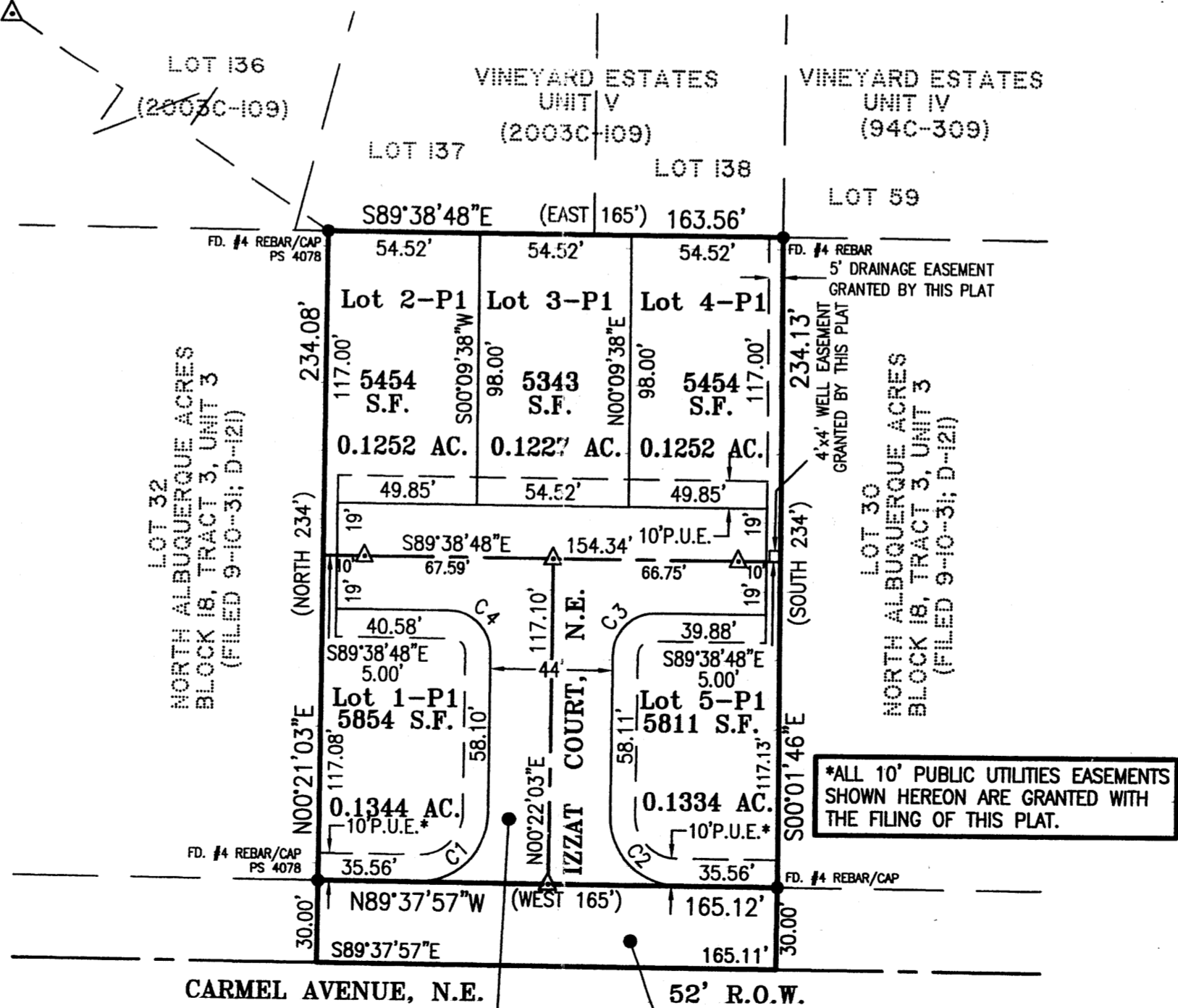
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November, 2015, BY TODD J. KRUGER FOR RIO GRANDE REALTY & INVESTMENT, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC



MY COMMISSION EXPIRES

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	39.27'	25.00'	90°00'00"	S45°22'03"W	35.36'
C2	39.27'	25.00'	90°00'00"	N44°37'57"W	35.36'
C3	23.56'	15.00'	89°59'09"	N45°21'37"E	21.21'
C4	23.57'	15.00'	90°00'51"	S44°38'23"E	21.22'

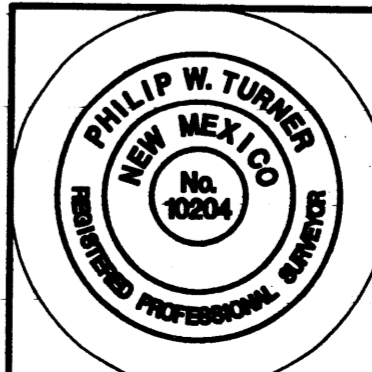


No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall 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 MAY 17, 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 N.M.P.S. 10204 DATE 10/7/15



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

IZZAT COURT, NORTHEAST:  
RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.

NORTH HALF OF CARMEL AVENUE, NORTHEAST:  
30' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.