

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. 1009843
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
 AND PAID ON UPC # 101906420643820413
 PROPERTY OWNER OF RECORD KASSAM LAND GROUP 18 LLC

 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
JASMINE SUBDIVISION
 SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014

PROJECT #: 1009843
DATE: 1-15-14
APP#: 13-70001 (P/F)
13-70003 (SBV)

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1009843 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
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 OF 20 OF BLOCK 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 5 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE RIGHTS OF WAY AS NECESSARY TO SERVE THE PARCELS CREATED.

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.

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 ALL OF LOT 20 OF BLOCK 2 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 NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING ALSO THE NORTHWEST CORNER OF ABIS SUBDIVISION (BOOK 2004C, PAGE 90, RECORDS OF BERNALILLO COUNTY), WHENCE THE AGRS CONTROL STATION 1_B20 BEARS N75°49'22"W AND 3267.04 FEET DISTANT; THENCE S00°13'37"W ALONG THE WEST LINE SAID ABIS SUBDIVISION A DISTANCE OF 264.49 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE CENTERLINE OF OAKLAND AVENUE, NORTHEAST; THENCE N89°33'15"W ALONG THE CENTERLINE OF SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 164.70 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°08'42"E A DISTANCE OF 264.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY LINE OF DESERT LANE SUBDIVISION (BOOK 2003C, PAGE 18, RECORDS OF BERNALILLO COUNTY); THENCE S89°36'34"E ALONG SAID SOUTHERLY LINE OF DESERT LANE SUBDIVISION A DISTANCE OF 165.08 FEET TO NORTHEAST CORNER AND POINT OF BEGINNING, AND CONTAINING 43599 SQUARE FEET (1.0009 ACRE), MORE OR LESS.

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 THAT I AM GRANTING ALL EASEMENTS SHOWN AND THAT I AM DEDICATING OF THE SOUTHERLY TWENTY-SIX FEET (26') OF THE NORTHERLY THIRTY FEET (30') OF OAKLAND AVENUE RIGHT OF WAY IN FEE SIMPLE AND THE RIGHT OF WAY OF JASMINE COURT, N.E. IN FEE SIMPLE WITH WARRANTY COVENANTS. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

 ALEEM KASSAM FOR KASSAM LAND GROUP 18 LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

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

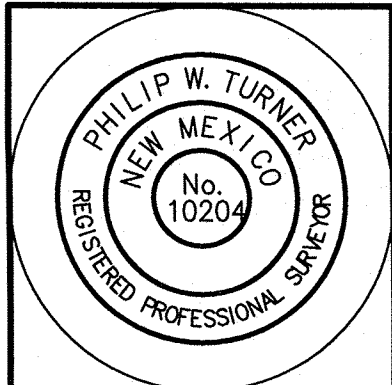
 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

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 NOVEMBER 1, 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

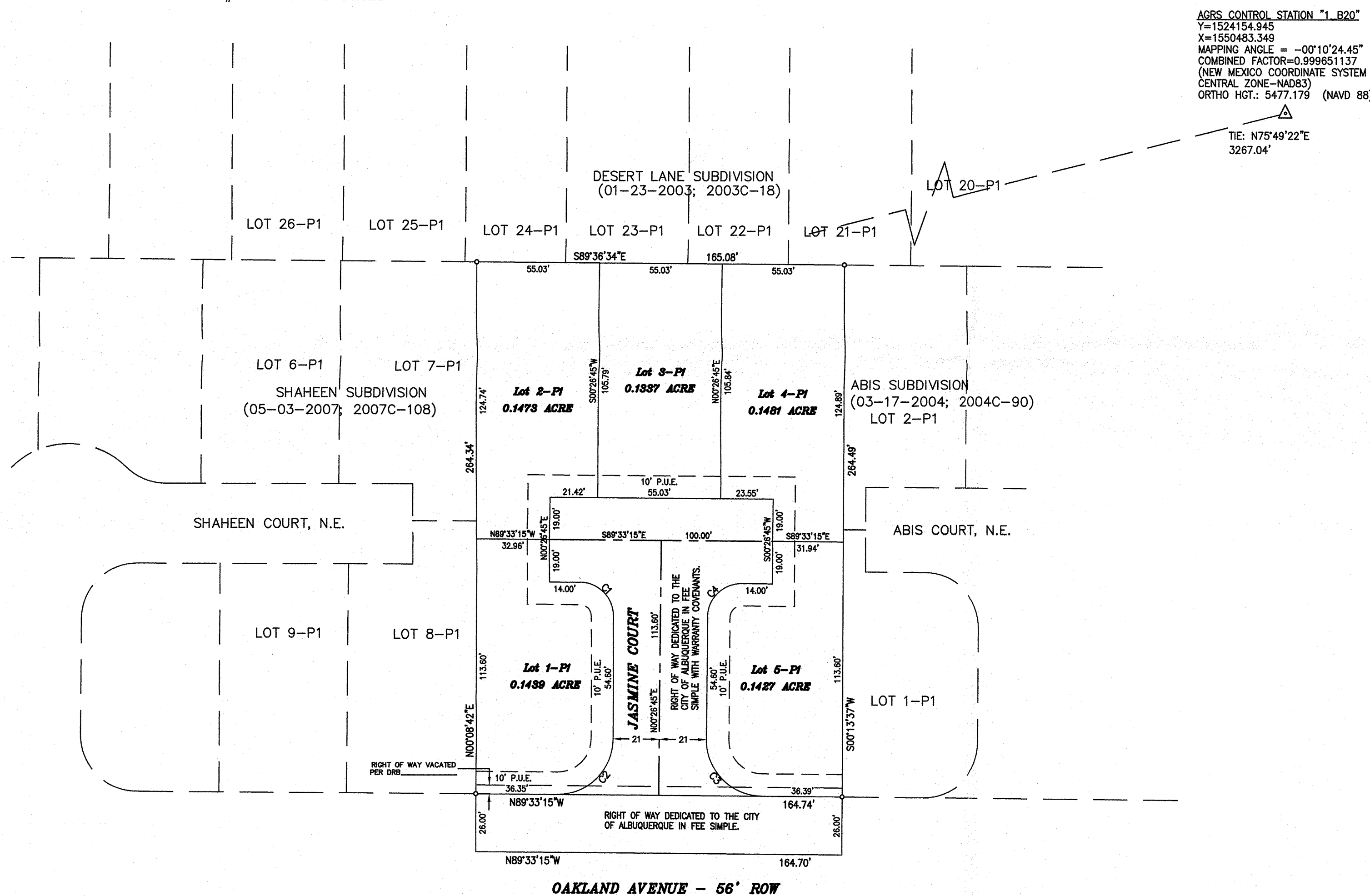


PLAT AND SURVEY BY:
TERRAMETRICS NM
 4175 MONTGOMERY BLVD., NE
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903

NOTES:

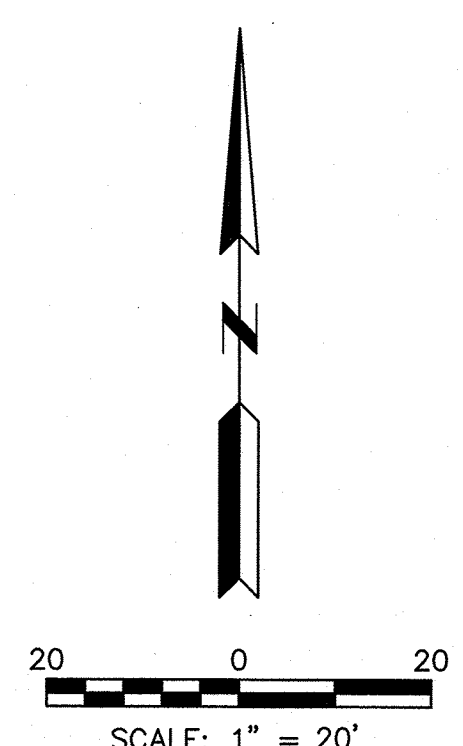
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT 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 (ABCWUA) A LETTER OF WATER AVAILABILITY; ABCWUA 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) 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).
- 8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED _____, BERNALILLO COUNTY DOCUMENT # _____.

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 JANUARY 2014



AGRS CONTROL STATION "1_B20"
 Y=1524154.945
 X=1550483.349
 MAPPING ANGLE = -00°10'24.45"
 COMBINED FACTOR=0.999651137
 (NEW MEXICO COORDINATE SYSTEM
 CENTRAL ZONE-NAD83)
 ORTHO HGT.: 5477.179 (NAVD 88)

TIE: N75°49'22"E
3267.04'



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

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))

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	23.56'	15.00'	90°00'00"	N44°33'15"W	21.21'
C2	39.27'	25.00'	90°00'00"	N45°26'45"E	35.36'
C3	39.27'	25.00'	90°00'00"	S44°33'15"E	35.36'
C4	23.56'	15.00'	90°00'00"	S45°26'45"W	21.21'

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