

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-20.
- 3) GROSS SUBDIVISION AREA: 1.7813 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 8 LOTS
- 5) DRB PROJECT No. 1010010
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 102006422233420214
 AND PAID ON UPC # 102006420733420213

PROPERTY OWNER OF RECORD Keefan Robert
George Hane 3-28-16
 BERNALILLO COUNTY TREASURER'S OFFICE

**Signal Pointe
 Subdivision**
 BEING AND COMPRISING
**LOT 19 and 20, BLOCK 4
 TRACT 3, UNIT 3**
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

JUNE 2014
 PAGE 1 OF 2

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 19 AND 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO 8 RESIDENTIAL LOTS, TO GRANT EASEMENTS AND DEDICATE RIGHT OF WAY, ATTACH VACATED ROADWAY EASEMENTS TO ADJACENT PROPERTIES AND CREATE PRIVATE STREETS AS NECESSARY TO SERVE THE LOTS CREATED.

PROPERTY DESCRIPTION

ALL OF LOTS NUMBER 19 AND 20 IN BLOCK NUMBER FOUR (4) OF TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES SUBDIVISION, AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOLUME D, AT FOLIO 131 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20 WHENCE ALBUQUERQUE CONTROL STATION "7_C19" BEARS S84°25'29"W AND 2026.18 FEET DISTANT; THENCE S89°52'27"E A DISTANCE OF 330.86 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S00°11'41"W A DISTANCE OF 265.16 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT IN THE ORIGINAL CENTER LINE OF SIGNAL AVENUE, NORTHEAST; THENCE N89°41'18"W ALONG THE ORIGINAL CENTERLINE OF SAID SIGNAL AVENUE, NORTHEAST A DISTANCE OF 330.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N00°07'13"E A DISTANCE OF 264.09 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING AND CONTAINING 87,509 SQUARE FEET (2.0089 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.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1010010 APPLICATION NO. 15-70188

| | |
|--|----------|
| <u>[Signature]</u> | 3-25-16 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | |
| <u>[Signature]</u> | 3-23-16 |
| CITY ENGINEER | |
| <u>[Signature]</u> | 3/23/16 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | |
| <u>[Signature]</u> | 03/23/16 |
| UTILITIES DEVELOPMENT | |
| <u>[Signature]</u> | 3-23-16 |
| PARKS AND RECREATION DEPARTMENT | |
| <u>[Signature]</u> | 7-6-15 |
| A.M.A.F.C.A. | |
| <u>[Signature]</u> | 7-7-15 |
| REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE | |
| <u>[Signature]</u> | 7-10-14 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE | |
| <u>[Signature]</u> | 6-7-15 |
| PNM ELECTRIC SERVICES COMPANY | |
| <u>[Signature]</u> | 6/7/15 |
| NEW MEXICO GAS COMPANY | |
| <u>[Signature]</u> | 7-7-15 |
| QWEST CORPORATION d/b/o CENTURYLINK QC | |
| <u>[Signature]</u> | 7/6/15 |
| COMCAST CABLE | |

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND WE FURTHER AFFIRM THAT WE ARE GRANTING ALL EASEMENTS AND DEDICATING TWENTY-FIVE FEET OF RIGHT OF WAY ON SIGNAL AVENUE, NORTHEAST TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AS SHOWN HEREON. IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

[Signature]
 BLAS URQUIDEZ
[Signature]
 SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF Virginia ss
 COUNTY OF Fairfax

JENA BIAS
 NOTARY PUBLIC 294585
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES FEBRUARY 29, 2016

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY BLAS URQUIDEZ.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/29/2016

ACKNOWLEDGMENT

STATE OF Virginia ss
 COUNTY OF Fairfax

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF July 2014, BY SARAH URQUIDEZ.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/29/2016

JENA BIAS
 NOTARY PUBLIC 294585
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES FEBRUARY 29, 2016

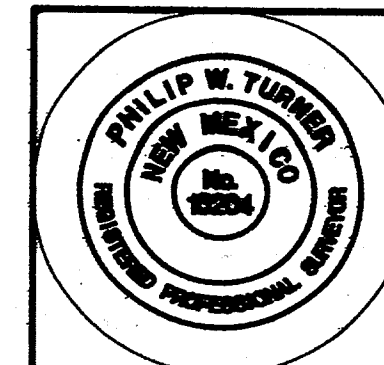
SURVEYOR'S CERTIFICATION

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 AUGUST 27, 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.

[Signature] 6-30-14
 PHILIP W. TURNER N.M.P.S. 10204 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))

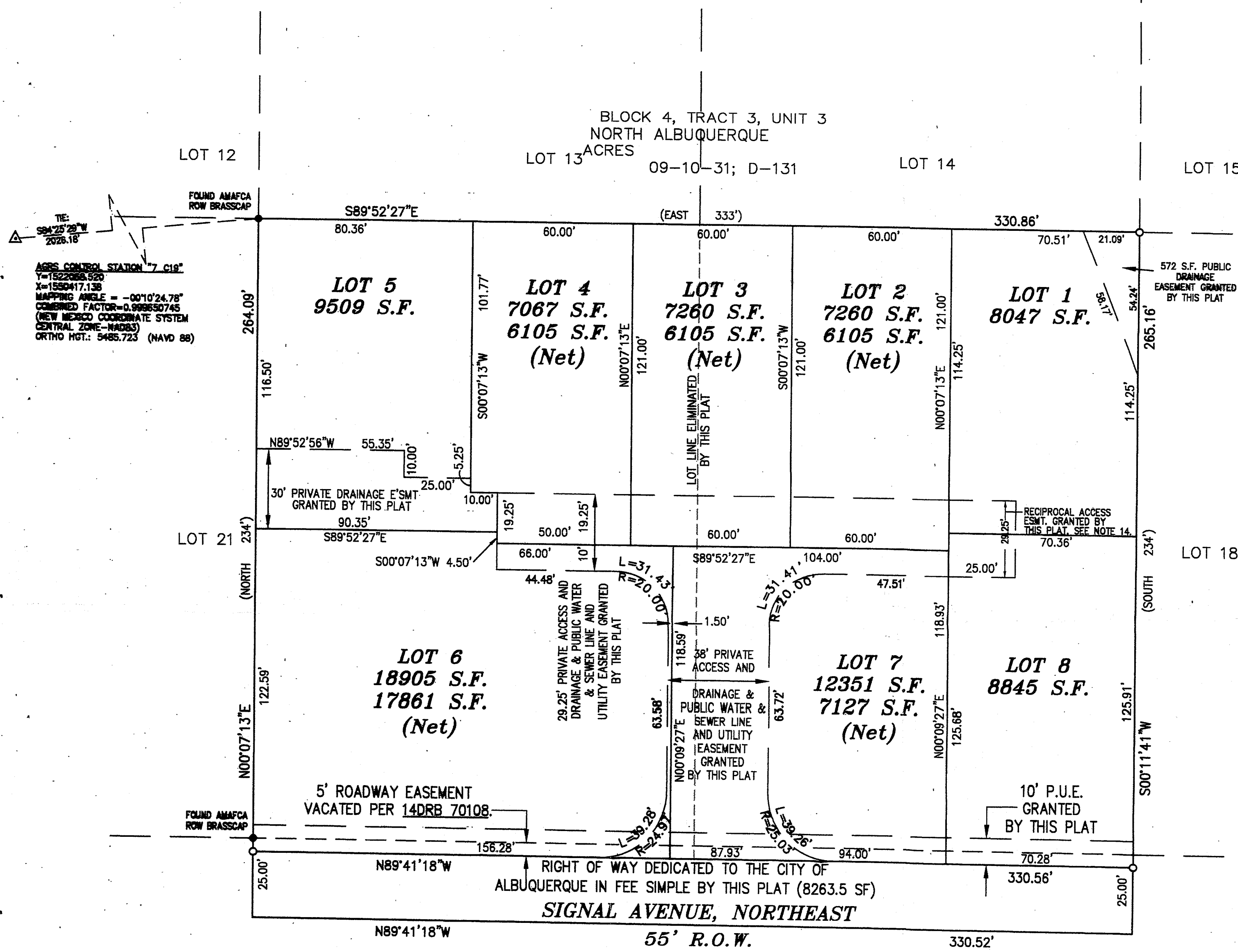
DOCH 2016027483
 03/28/2016 09:10 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2016C P: 0028 M. Toulouse Oliver, Bernalillo Cou



PLAT PREPARED BY
TERRAMETRICS NM
 4175 MONTGOMERY BOULEVARD, N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: (505) 881-2903

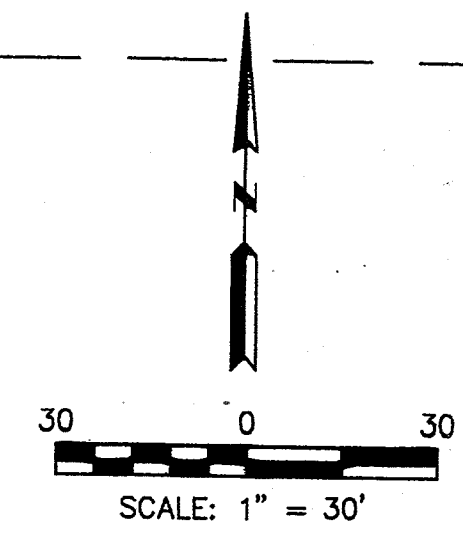
**Signal Point
Subdivision**
BEING AND COMPRISING
**LOT 19 and 20, BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES**
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

MARCH 2016
PAGE 2 OF 2



GPS CONTROL STATION "7_C18"
Y=1522086.920
X=1530417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.998650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

- NOTES:**
- 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.
 - THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".
 - THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AE", AN AREA OF WITH FLOOD DEPTHS OF 1-2 FEET OF SHEET FLOW ON SLOPING TERRAIN REFERENCE: F.I.R.M. MAP NUMBER 35001C03141G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
 - LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.
 - 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(e)(3).
 - THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-14, BERNALILLO COUNTY DOCUMENT # 2014030174.
 - ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
 - FIELD SURVEYS PERFORMED AUGUST 27, 2013.
 - RECORD DATA SHOWN IN PARENTHESES ().
 - AREA OF ACCESS EASEMENT: 9541 S.F.; TOTAL GROSS SUBDIVISION AREA: 79246 S.F.; REMAINDER LOT AREAS: 69705 S.F., OR 1.6002 ACRES.
 - ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE RESPONSIBILITY FOR MAINTENANCE SHALL BE BORNE BY THE OWNERS AND PROPRIETORS OF LOTS 1-8. THE PRIVATE STREETS INCLUDING PRIVATE DRAINAGE EASEMENT SHALL BENEFIT THE OWNERS, AND BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - THE PUBLIC DRAINAGE EASEMENT GRANTED ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.
 - A RECIPROCAL ACCESS EASEMENT IS GRANTED ON LOTS 1 AND 8 FOR THE SHARED DRIVEWAY FOR THE BENEFIT OF EACH PARTY, AND TO BE MAINTAINED BY THE OWNERS.



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

DOCH 2018027483
03/28/2016 09:10 AM Page: 2 of 2
PLAT R: 525.00 B: 20155 P: 0028 R: Toulouse Oliver, Bernalillo Cou

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