

LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To Create Lot 6-A and 6-B.
2. To grant easement as shown here on.

SUBDIVISION DATA

1. Zone Atlas Index No.: C-20-Z
2. Total Number of Lots created: 2
3. Total Number of existing Lots: 1
4. Total Number of Tracts created: 0
5. Gross Subdivision Acreage: 0.4340 GROSS Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
 "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", (09-10-1931, D-121B)
 "SIGNAL POINTE SUBDIVISION", (03-28-2016, 2016C-028)
 "LOT 5-A, SIGNAL POINTE SUBDIVISION", (12-29-2016, 2016C-174)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed in February, 2017.
6. City of Albuquerque, New Mexico Zone: R-D
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. Revised by LOMR effective November 8, 2012. This property does not lie within the 100 Year Flood Zone.
8. Title Report: None provided.

FREE CONSENT

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 6-A and 6-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Llave Enterprises, Inc.

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 21ST day of MARCH, 2017, this instrument was acknowledged before me by Robert Keeran, President of Llave Enterprises, Inc. on behalf of said corporation.

OFFICIAL SEAL
 BRENDA LEE HUDGONS
 Notary Public
 State of New Mexico
 Notary Public Comm. Expires 8/8/20

Brenda Lee Hudgons

3/21/17
 Date

Robert Keeran, President

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 6, SIGNAL POINTE SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 28, 2016, in Plat Book 2016C, Page 028, and containing 0.4340 GROSS acres more or less.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

PLAT OF
 LOT 6-A AND 6-B
 SIGNAL POINTE SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17,
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2017

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

Fernando Vigil 3-21-17
 Public Service Company of New Mexico Date

Chris Salgado 3-21-17
 New Mexico Gas Company Date

[Signature] 3/20/2017
 Qwest Corporation dba CenturyLink QC Date

Comcast _____ Date

City Approvals:
Spencer M. Risenhoover P.S. 3/20/17
 City Surveyor Date

[Signature] 3-20-17
 Real Property Division Date

Traffic Engineering, Transportation Division _____ Date

Albuquerque-Bernalillo County Water Utility Authority _____ Date

Parks and Recreation Department _____ Date

Lynn M. Mason 3-20-17
 AMA/FCA Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, utility companies and other parties expressing an interest 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."



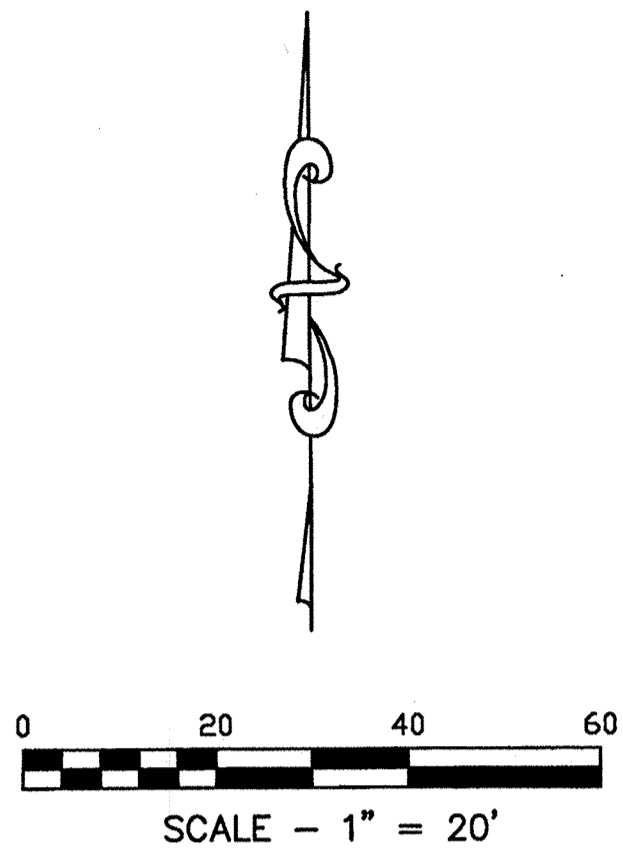
[Signature] 03/20/2017
 Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	03-16-17
Checked By:	TA	Drawing Name:	16060PL2.DWG
Job No.:	16-060	Sheet:	1 of 2

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 SIGNAL POINTE SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17,
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 CITY OF ALBUQUERQUE
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 MARCH, 2017

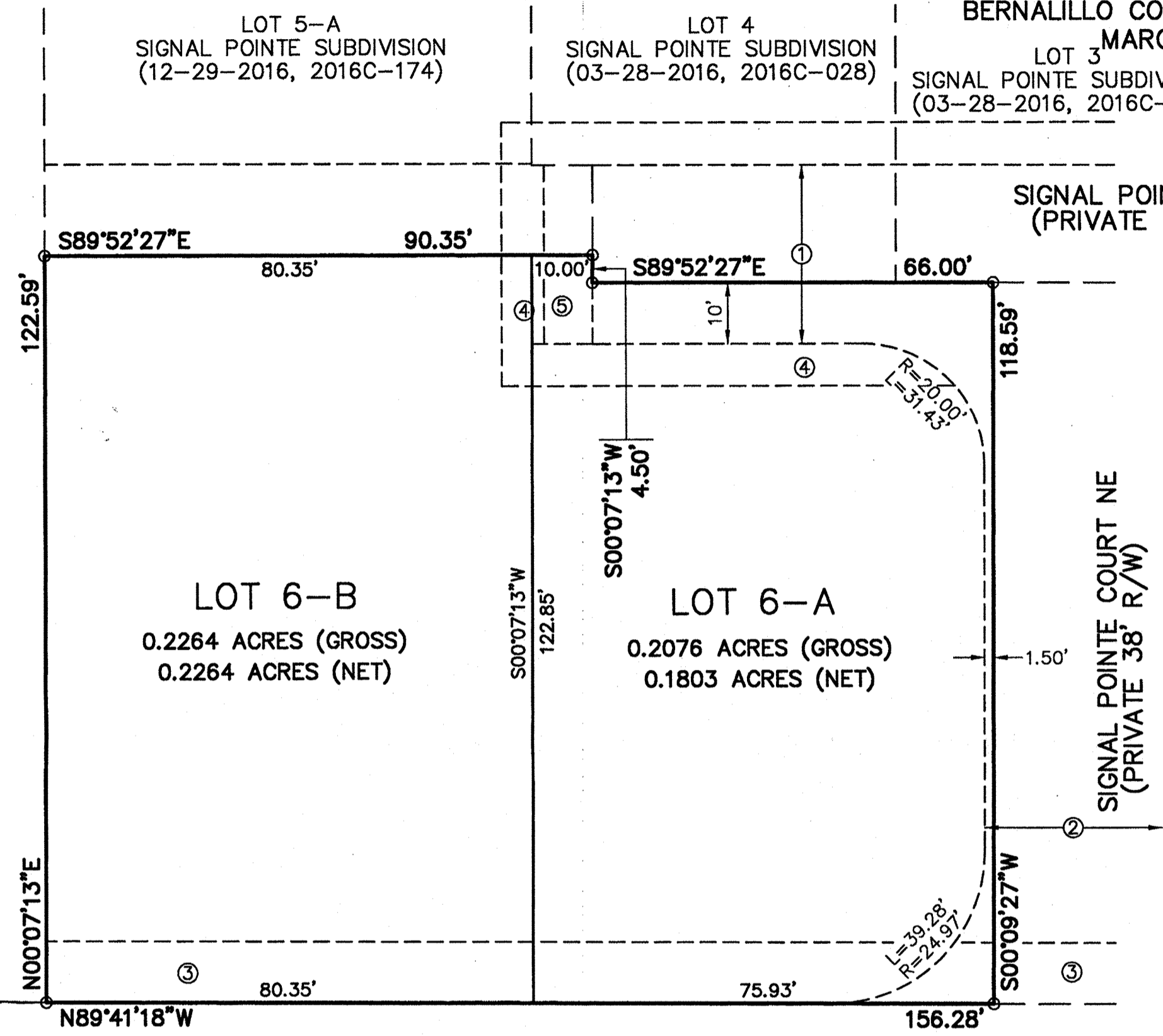
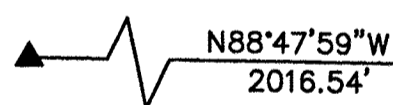


LOT 21, BLOCK 4
 TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 (09-10-1931, D-121B)

EASEMENTS

- ① EXISTING 29.25' PRIVATE ACCESS & DRAINAGE EASEMENT
 EXISTING 29.25' A.B.C.W.U.A. PUBLIC WATER & SEWER LINE EASEMENT
 EXISTING 29.25' PUE
 (03-28-2016, 2016C-0283)
- ② EXISTING 38' PRIVATE ACCESS & DRAINAGE EASEMENT
 EXISTING 38' A.B.C.W.U.A. PUBLIC WATER & SEWER LINE EASEMENT
 EXISTING 38' PUE
 (03-28-2016, 2016C-0283)
- ③ EXISTING 10' PUE
 (03-28-2016, 2016C-0283)
- ④ EXISTING 7' PUE
 (10-27-2016, 2016101709)
- ⑤ 14.50' x 10.00' PRIVATE ACCESS & DRAINAGE EASEMENT
 14.50' x 10.00' A.B.C.W.U.A. PUBLIC WATER & SEWER LINE EASEMENT
 14.50' x 10.00' PUE
 (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "7-C19 1995"
 N=1522068.52
 E=1550417.138
 G-G=0.999650745
 Δα=-00°10'24.78"
 ELEVATION=5485.723
 CENTRAL ZONE
 (NAD83/NAVD88)



LOT 7
 SIGNAL POINTE SUBDIVISION
 (03-28-2016, 2016C-028)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)

03-20-17 REV	
Drawn By: TA	Date: 03-16-17
Checked By: TA	Drawing Name: 16060PL2.DWG
Job No.: 16-060	Sheet: 2 of 2



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