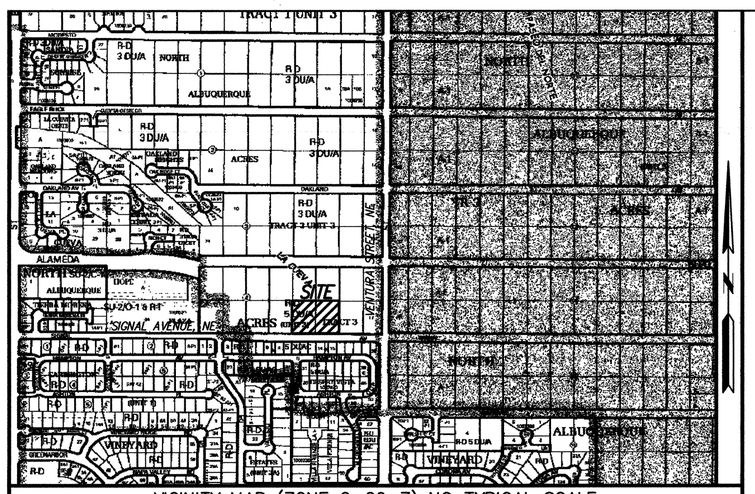

VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

SUBDIVISION DATA

1) CASE No._____.
2) ZONE ATLAS INDEX No. C-20.
3) GROSS SUBDIVISION AREA: 1.8192 ACRES
4) TOTAL NUMBER OF LOTS CREATED: 1 LOT
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 _____

_____
BERNALILLO COUNTY TREASURER'S OFFICE

LOT 19-A
BLOCK 4, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
PROJECTED SECTION 17
T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2015
PAGE 1 OF 2

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 19 AND 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO A SINGLE LOT TO BE KNOWN AS LOT 19-A AND TO ATTACH THE NORTHERLY FIVE FEET (5') OF VACATED SIGNAL AVENUE, N.E. ROADWAY EASEMENT TO THE ADJACENT PROPERTY AND TO DEDICATE THE REMAINING TWENTY-FIVE FEET (25') OF THE NORTHERLY THIRTY FEET (30') OF THE SIGNAL AVENUE, N.E. ROADWAY EASEMENT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

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 DEDICATING TWENTY-FIVE FEET OF RIGHT OF WAY ON SIGNAL AVENUE, NORTHEAST TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND THAT WE ARE GRANTING ALL EASEMENTS AS SHOWN HEREON. IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

BLAS URQUIDEZ

SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF ~~CA~~ NM
COUNTY OF ~~FRESNO~~ Bernalillo } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF MAY, 2015, BY BLAS URQUIDEZ.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OFFICIAL SEAL
Margaret Lopez-Coplen
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 8/21/2015

ACKNOWLEDGMENT

STATE OF CA
COUNTY OF FRESNO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF MAY, 2015, BY SARAH URQUIDEZ.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/06/2015

See attached

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.

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.

5-1-15

PHILIP W. TURNER — N.M.P.S. 10204 — DATE

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

_____
DRB CHAIRPERSON, PLANNING DEPARTMENT

_____
CITY ENGINEER

_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

_____
UTILITIES DEVELOPMENT

_____
PARKS AND RECREATION DEPARTMENT

_____
A.M.A.F.C.A.

_____
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE

Steven M. Rise P.S. 5/5/15
CITY SURVEYOR, CITY OF ALBUQUERQUE

_____
PNM ELECTRIC SERVICES COMPANY

_____
NEW MEXICO GAS COMPANY

_____
QWEST CORPORATION d/b/a CENTURYLINK QC

_____
COMCAST CABLE

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))

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT PREPARED BY

TERRAMETRICS NM

4175 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903