

LOCATION MAP

C-20-Z

PURPOSE OF PLAT

1. To Eliminate Private Drainage Easement.

SUBDIVISION DATA

1. Zone Atlas Index No.: C-20-Z
2. Total Number of Lots created: 1
3. Total Number of existing Lots: 1
4. Total Number of Tracts created: 0
5. Gross Subdivision Acreage: 0.2183 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)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed in August, 2016.
6. City of Albuquerque, New Mexico Zone: R-D
7. 100 Year Flood Zone Designation: Zone AO, as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property lies within the 100 Year Flood Zone.
8. Title Report: None provided.

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 5, 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 0.2183 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.

DISCLAIMER

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

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 5-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of Private Drainage Easement 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:

Matthew and Diana Keeran, Husband and Wife

Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this _____ day of _____, 2016, this instrument was acknowledged before me by Matthew Keeran and Diana Keeran, Husband and Wife.

Notary Public

PLAT OF
LOT 5-A
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
SEPTEMBER, 2016

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico

Date

New Mexico Gas Company

Date

Qwest Corporation dba Centurylink QC

Date

Comcast

Date

City Approvals:

City Surveyor

Date

Real Property Division

Date

Traffic Engineering, Transportation Division

Date

Albuquerque-Bernalillo County Water Utility Authority

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

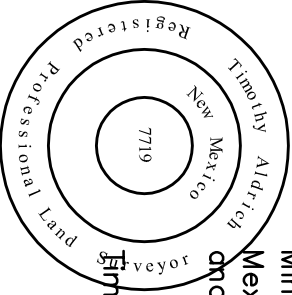
Date

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."

Timothy Aldrich, P.S. No. 7719

09/25/2016
Date



ALDRICH LAND
SURVEYING

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

Drawn By:	TA	Date:	09-25-16
Checked By:	TA	Drawing Name:	1606OPLT.DWG
Job No.:	16-060	Sheet:	1 of 2