GENERAL CONSTRUCTION NOTES

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCES MADE TO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WITH ALL UPDATES.

والمتعارف والمتعارض والمتع

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THESE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE PLANS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER IN A TIMELY MANNER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY, INCLUDING ENGINEERING DESIGN FEES.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR DESIRES TO REMOVE FENCING TO ACCOMMODATE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN PERMISSION BEFORE THE FENCE IS REMOVED. CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION AT THE EARLIEST OPPORTUNITY. WHILE ANY FENCING IS REMOVED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS RESTORED.

WORK WITHIN ADJACENT RIGHT-OF-WAY

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAYS OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL ASSURE THAT ALL PERMITS AND PERMISSIONS REQUIRED HAVE BEEN OBTAINED IN WRITING.

SURVEY MONUMENTS, PROPERTY CORNERS, BENCHMARKS

THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST SEVEN DAYS BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT COULD DAMAGE OR DISPLACE SURVEY MONUMENTS, PROPERTY CORNERS, OR PROJECT BENCHMARKS SO THESE ITEMS MAY BE RELOCATED.

ANY SURVEY MONUMENTS, PROPERTY CORNERS, OR BENCHMARKS THAT ARE NOT IDENTIFIED FOR RELOCATION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE AND PROTECT, RELOCATION OR REPLACEMENT OF THESE ITEMS SHALL BE DONE BY THE OWNER'S SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

<u>DIMENSIONS</u>

ALL DIMENSIONS TO CURBS ARE TO THE FLOWLINE UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN PERCENT UNLESS OTHERWISE NOTED.

CURB ELEVATIONS ARE SHOWN AT THE FLOW LINE UNLESS OTHERWISE NOTED. SEE THE DETAIL SHEET TO DETERMINE THE CURB HEIGHT ABOVE FLOW LINE.

SOILS

UNLESS OTHERWISE SPECIFIED, SUBGRADE, ENGINEERED FILL, AND STRUCTURAL FILL SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS OF THE ASTM D-1557 MAXIMUM DRY DENSITY.

MATERIAL/LOCATION	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95%
SUBBASE FOR SLAB SUPPORT	95%
MISCELLANEOUS BACKFILL BELOW STRUCTURAL	• ,
FILL OR ROADWAY PAVEMENT	95%
MISCELLANEOUS BACKFILL BELOW UNPAVED,	
NON-BUILDING AREAS	90%
ROADWAY PAVEMENT SUBGRADE	95%
SIDEWALK SUBGRADE	90%
CURB AND GUTTER SUBGRADE	95%

(\$ 83°39'25" W) RECORD BEARING AND DISTANCES

N 00°07'27" W MEASURED BEARING AND DISTANCES

______ EX WOOD FENCE

---5160--- EX CONTOUR LINE

EX SPOT ELEV.

POWER POLE

PROP SPOT ELEV.

FOUND AND USED MONUMENT

EX RAILROAD RETAINING WALL

<u>PAVEMENT</u>

LEGEND

x G 89.5

WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, CUT EXISTING PAVEMENT EDGE TO A NEAT, STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVEMENT ELEVATION TO

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TELEVISION, AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE BEFORE PAVING.

WHEN SIDEWALK OR CURB AND GUTTER IS REMOVED, IT SHALL BE REMOVED TO EXISTING CONSTRUCTION JOINTS. CUTTING OR BREAKING SHALL NOT BE ALLOWED.

DOWN GUY

LIGHT POLE

YARD LIGHT

UNDERGROUND

UTILITY RISER

-W-S-G-E- UTILITY (WATER, SEWER, ELEC., GAS, ETC.)

FIBER OPTIC COMMUNICATION 4" CONDUIT

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ACCORDANCE WITH CHAPTER 62, ARTICLE 14-1, THROUGH 14-8, NMSA 1978.

THE CONTRACTOR SHALL CONTACT THE STATEWIDE UTILITY LOCATOR SERVICE AT 1-800-321-2537 AT LEAST TWO WORKING DAYS BEFORE BEGINNING CONSTRUCTION. AFTER THE UTILITIES ARE SPOTTED, THE CONTRACTOR SHALL EXPOSE ALL PERTINENT UTILITIES TO VERIFY THEIR VERTICAL AND HORIZONTAL LOCATION. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.

THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CARELESS CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING VALVES SHALL ONLY BE OPERATED BY THE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF TWO WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.

THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER AND AFFECTED UTILITY COMPANY A MINIMUM OF THREE WORKING DAYS BEFORE THE INTERRUPTION.

THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE ALL UTILITIES, EXITING OR NEW, IN THEIR CORRECT LOCATION, HORIZONTAL AND VERTICAL. THIS RECORD SET OF DRAWINGS SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ENGINEER AT ANY TIME DURING CONSTRUCTION.

EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PREPARE ANY DUST CONTROL OR EROSION CONTROL PERMITS REQUIRED FROM THE REGULATORY AGENCIES.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITH THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY BY CONSTRUCTION OF TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING IT TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC.. SHALL BE APPROPRIATELY DISPOSED OF OFFSET AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES,

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE FIRM, SLIDE RESISTANT AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1: 20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

EX SD INLET

CONCRETE

EX SIGN

PLANTER

35.5

PROP SD INLET

EX WATER METER

PROPOSED TREE

EXIST. TREE

PROP WATER METER

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL

GAS METER

EX FIRE HYDRANT

EX WATER VALVE

EX SD MANHOLE

PROP FIRE HYDRANT

PROP WATER VALVE

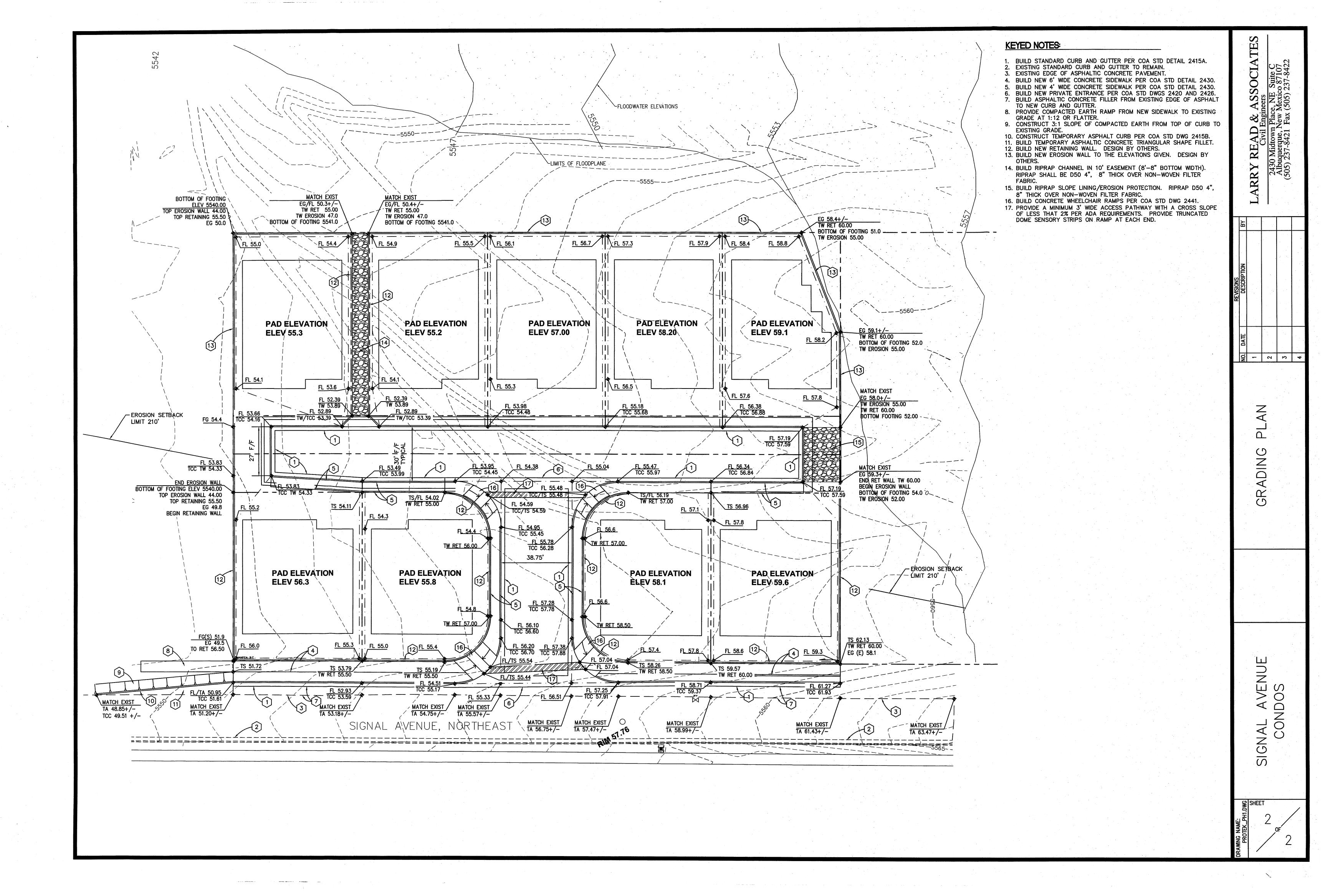
PROP SD MANHOLE

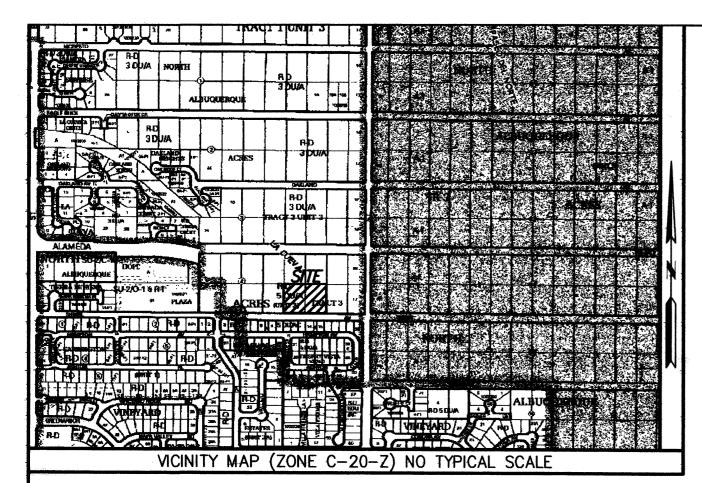
EX SAS MANHOLE

PROP SAS MANHOLE

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION. TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE GOVERNING AUTHORITY.

S S P	R-D	15 18 17 18 17 18 18 18 18	DATE DESCRIPTION BY LARRY READ & ASSOCIATES
	VICINITY MAP	J-2U-2	COVER SHEE
ABBREVIATIONS		DAM BIOLIT OF WAY	
A = AIR LINE AD = AREA DRAIN	FG = FINISHED GRADE FH = FIRE HYDRANT	R/W = RIGHT-OF-WAY S = SLOPE	
AD = AREA DRAIN AIP = ABANDONED IN PLACE	FL = FLOW LINE	SAS = SANITARY SEWER	
BLDG = BUILDING	G = GAS PIPE	SD = STORM DRAIN	
BM = BENCHMARK	GM = GAS METER	STA = STATION	
CATV = CABLE TELEVISION LINE	GV = GATE VALVE	STD = STANDARD	
CIP = CAST IRON PIPE	HI PT = HIGH POINT	SW = SIDEWALK	
CMP = CORRUGATED METAL PIPE	INV = INVERT ELEVATION	T = TELEPHONE	
CMPA = CORRUGATED METAL PIPE ARCH	LF = LINEAL FEET	TA = TOP OF ASPHALT PAVEMENT	
CO = CLEANOUT	LP = LIGHT POLE	TAC = TOP OF ASPHALT CURB	NT)
COA = CITY OF ALBUQUERQUE	L/S = LANDSCAPING	TC = TOP OF CONCRETE SLAB (PAVEMENT TCC = TOP OF CONCRETE CURB	VENUE OS
CONC = CONCRETE	MH = MANHOLE	TCC = TOP OF CONCRETE CURB TG = TOP OF GRATE	E S
CL = CENTERLINE DIA = DIAMETER	NG = NATURAL GROUND OE = OVERHEAD ELECTRIC LINE	TS = TOP OF GRATE TS = TOP OF SIDEWALK	> O
DIA = DIAMETER DIP = DUCTH F IRON PIPE	OE = OVERHEAD ELECTRIC LINE OT = OVERHEAD TELEPHONE LINE	TW = TOP OF WALL	
DIP = DUCTILE IRON PIPE DTL = DETAIL	OT = OVERHEAD TELEPHONE LINE PB = ELECTRICAL PULL BOX	TYP = TYPICAL	AL ON ON
DIL = DETAIL DWG = DRAWING	PCC = PORTLAND CEMENT CONCRETE	TB = TELEPHONE BOX	N N
DWG = DRAWING E = ELECTRIC LINE	PP = POWER POLE	UE = UNDERGROUND ELECTRIC	SIGNA
E = ELECTRIC LINE ELEC. = ELECTRIC	PROP = PROPOSED	UT = UNDERGROUND TELEPHONE	$\overline{\mathcal{O}}$
ELEV = ELEVATION	PVC = POLYVINYL CHLORIDE PIPE	W = WATER	
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE	WM = WATER METER	
FF = FINISHED FLOOR ELEVATION	RD = ROOF DRAIN	WV = WATER VALVE	SHEET
			AWING NAME: PROTEK_PH1.DWG JO
			■ 6 /





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.

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.

BLAS URQUIDEZ SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF VITAINIQ COUNTY OF FORFOX

NOTARY PUBLIC 294565 COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES FEBRUARY 29, 2016

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

MY COMMISSION EXPIRES 2 / 29/ 2016

ACKNOWLEDGMENT

STATE OF LITOURING COUNTY OF FORFOX

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



SUBDIVISION DATA

- 1) CASE No._
- 2) ZONE ATLAS INDEX No. C-20.
- GROSS SUBDIVISION AREA: 1.7813 ACRES 4) TOTAL NUMBER OF LOTS CREATED: 8 LOTS
- 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

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY OWNER OF RECORD

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

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:

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 SOO"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 NOO'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

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.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20 WHENCE ALBUQUERQUE

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

CITY SURVEYOR, CITY OF ALBUQUERQUE

PNM ELECTRIC SERVICES COMPANY

NEW MEXICO GAS COMPANY

QWEST CORPORATION d/b/a CENTURYLINK QC

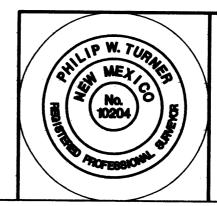
COMCAST CABLE

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))

SURVEYOR'S CERTIFICATION

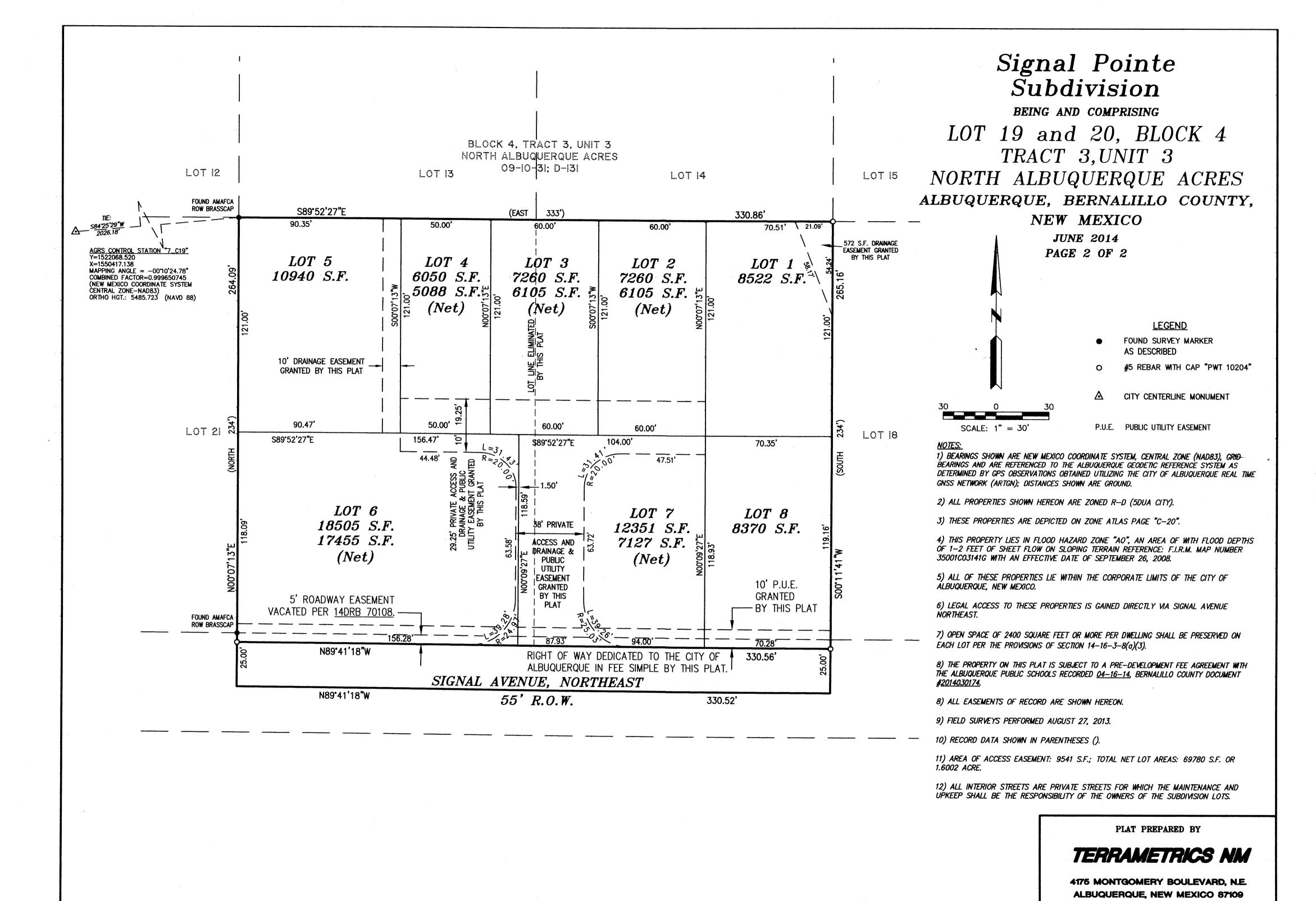
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON AUGUST 27, 2013, THAT IT IS TRUE AND CORRECT 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 CYTY OF ALBUQUER DUE SUBDIVISION ORDINANCE.

N.M.P.S. 10204

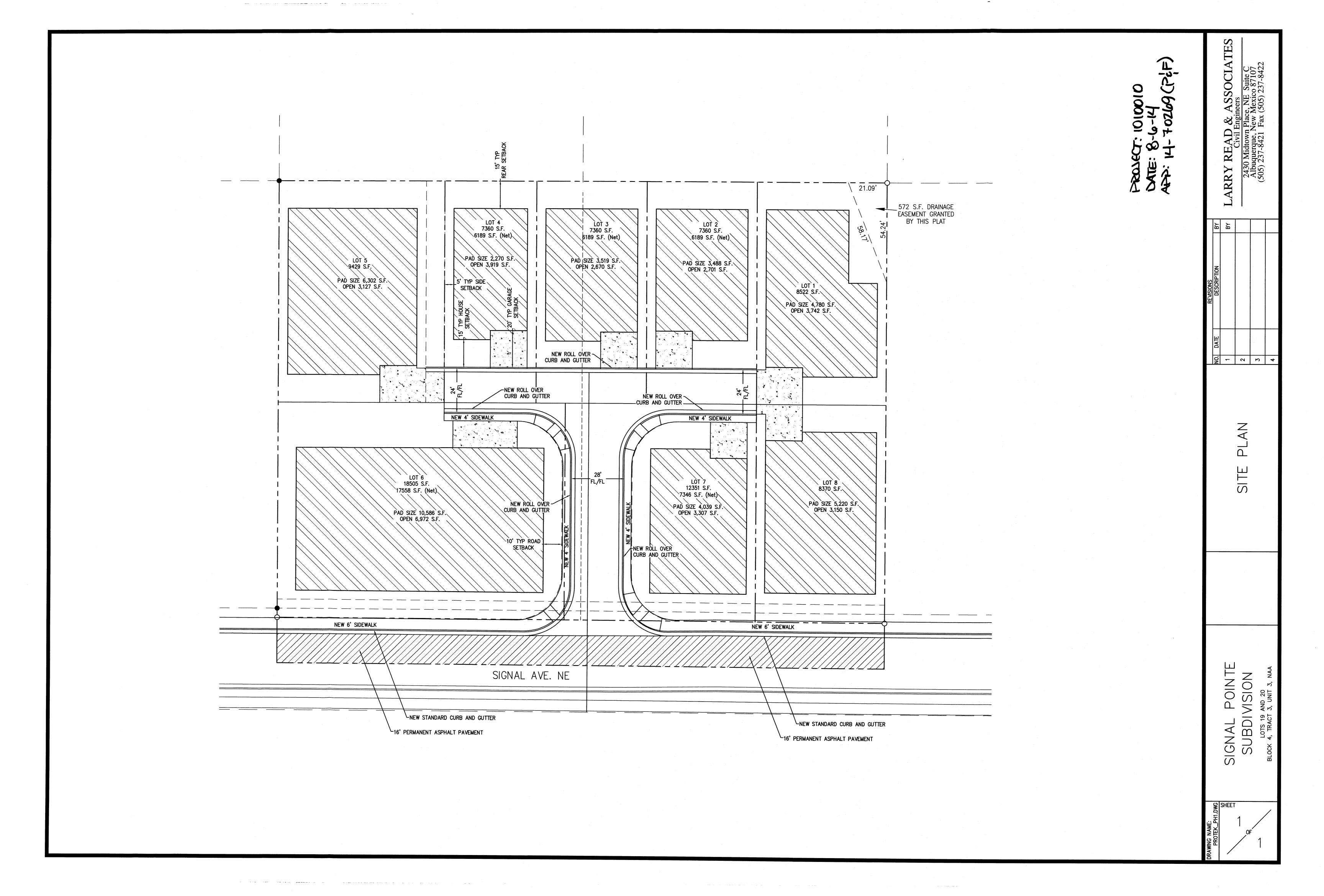


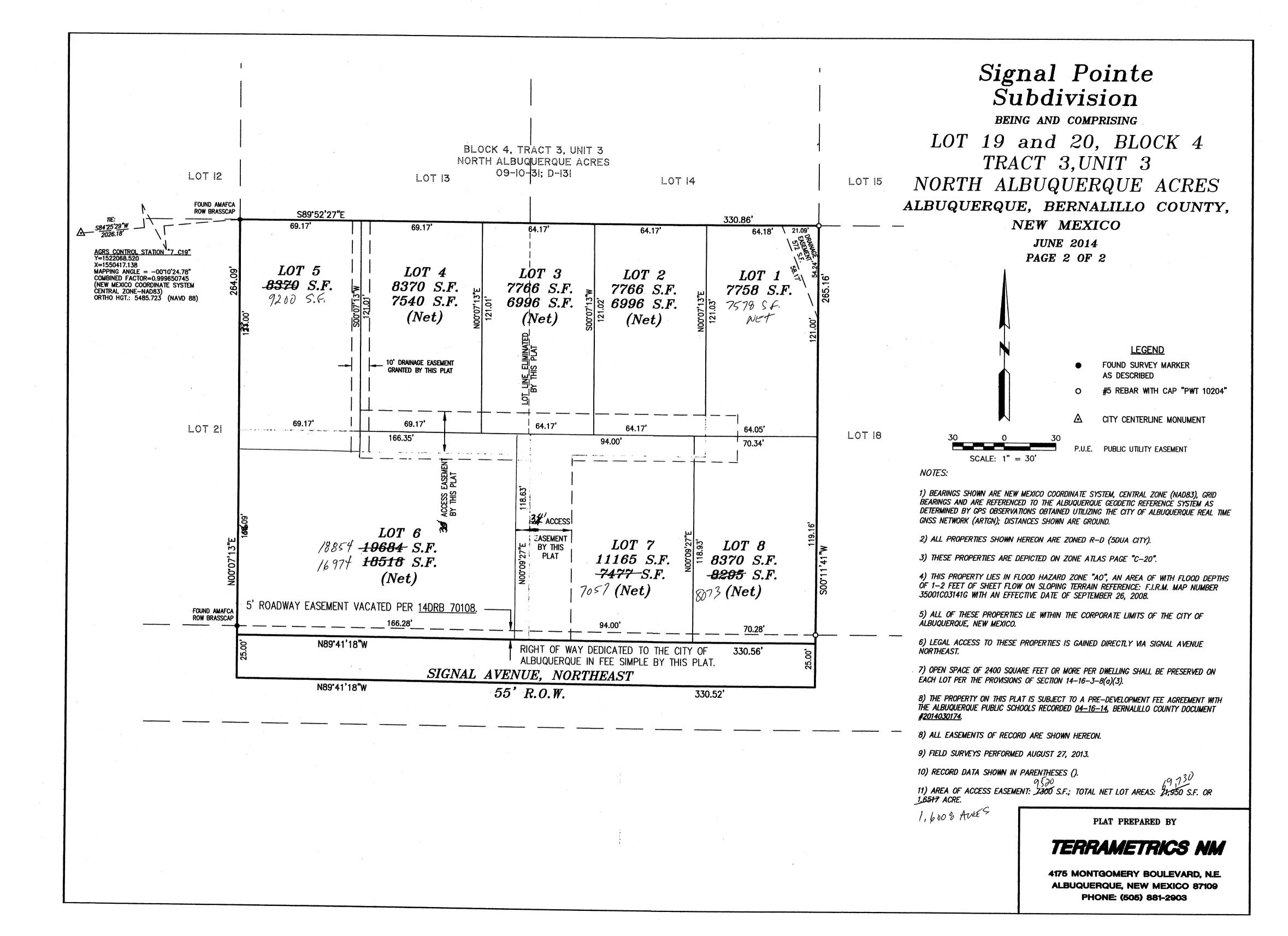
PLAT PREPARED BY

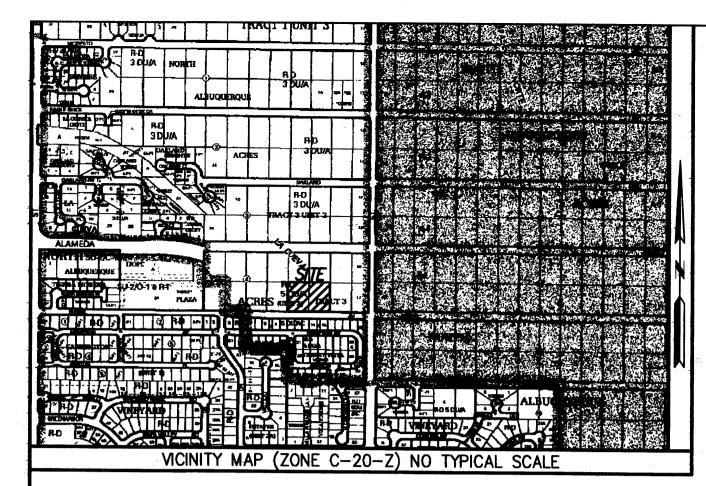
TERRAMETRICS NM



PHONE: (505) 881-2903







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.

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.

BLAS URQUIDEZ

SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF VIRGINIA COUNTY OF FORFOX

NOTARY PUBLIC 294565 COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES FEBRUARY 29, 2016

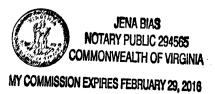
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2014, BY BLAS URQUIDEZ.

MY COMMISSION EXPIRES 2 /29/ 2016

ACKNOWLEDGMENT

COUNTY OF FORTAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ JU 2014, BY SARAH URQUIDEZ.



SUBDIVISION DATA

- 1) CASE No._
- 2) ZONE ATLAS INDEX No. C-20.
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- TOTAL NUMBER OF LOTS CREATED: 8 LOTS DRB PROJECT No. 1010010
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THIS IS TO CERTIFY THAT TAXES ARE CURRENT 102006422233420214 AND PAID ON UPC #. AND PAID ON UPC # __102006420733420213 PROPERTY OWNER OF RECORD _

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY DESCRIPTION

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 SOOTI'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 NOO'O7'13"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.

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

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

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.

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.

ALL OF LOTS NUMBER 19 AND 20 IN BLOCK NUMBER FOUR (4) OF TRACT 3, UNIT 3,

UTILITY NOTE:

C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED

DRB CHAIRPERSON, PLANNING DEPARTMENT

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

APPLICATION NO.

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

CITY ENGINEER

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PROJECT NO.

PARKS AND RECREATION DEPARTMENT

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

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE

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))

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 ALBUQUER QUE SUBDIVISION ORDINANCE.

PLAT PREPARED BY

TERRAMETRICS NM

BLOCK 4, TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES 09-|10-31; D-131 LOT 12 LOT 13 LOT 14 LOT 15 S89'52'27"E 330.86 69.17 64.17 64.17 64.18' \ 21.09' 10' DRAINAGE EASEMENT UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 1 6917 S.F. 6917 S.F. 6417 S.F. 6417 S.F. 6408 S.F. -- 10' P.U.E. 64.17 64.17 44.05' LOT 21 COMMON AREA LOT 18 50.34 44.99 45.01 50.34 10' P.U.E. — SCALE: 1" = 30'UNIT 2 UNIT 1 UNIT 1 UNIT 1 6483 S.F. 6201 S.F. 6201 S.F. 6542 S.F. 44.93 50.07 49.93' 45.36' 70.28 N89'41'18"W 330.56

SIGNAL AVENUE, NORTHEAST

	CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	39.34'	25.00'	90'09'16"	N45°14'05"E	35.40'
C2	39.20'	25.00'	89'50'45"	S44'45'56"E	35.31'
C3	39.26'	25.00'	89'58'06"	S45'08'30"W	35.35'
C4	39.28'	25.00'	90'01'54"	N44'51'30"W	35 37'

PROJECT #: 10/0010 DATE: 3-19-14

APP#: 14-70069(St) Signal Court

Condominiums

BEING AND COMPRISING

LOT 19 and 20, BLOCK 4 TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013 PAGE 1 OF 1

PROPERTY DESCRIPTION

Lots numbered 19 and 20 in Block numbered Four (4), of Tract 3. Unit 3 North Albuquerque Acres Subdivision, as the same is shown and designated on the plat of same as filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D, folio 131.

NOTES:

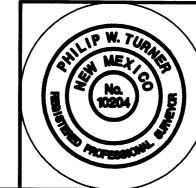
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) ALL PROPERTIES SHOWN HEREON ARE ZONED R-D (5DUA CITY).
- 3) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".
- 4) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AO", 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.
- 5) ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
- 6) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE
- 7) THE UNIT AREA SHOWN IS THE EXTERIOR FOOTPRINT OF THE EXISTING BUILDING OCCUPYING THE GIVEN SPACE EXCLUSIVE OF ANY EXTERNAL ACCOUTREMENTS AS ENTRY PORTALS, AWNINGS, OVERHANGS, ETC. THE FLOORSPACE AREA OF ADDITIONAL FLOORS OR STORIES IS NOT INCLUDED IN THIS MEASUREMENT.
- 8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
- 9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
- 10) RECORD DATA SHOWN IN PARENTHESES ().

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 on the ground and that this plat contains information required by Section 47-7B-9 of the New Mexico Condominium Act and that it is true and correct to the best of my knowledge and belief.

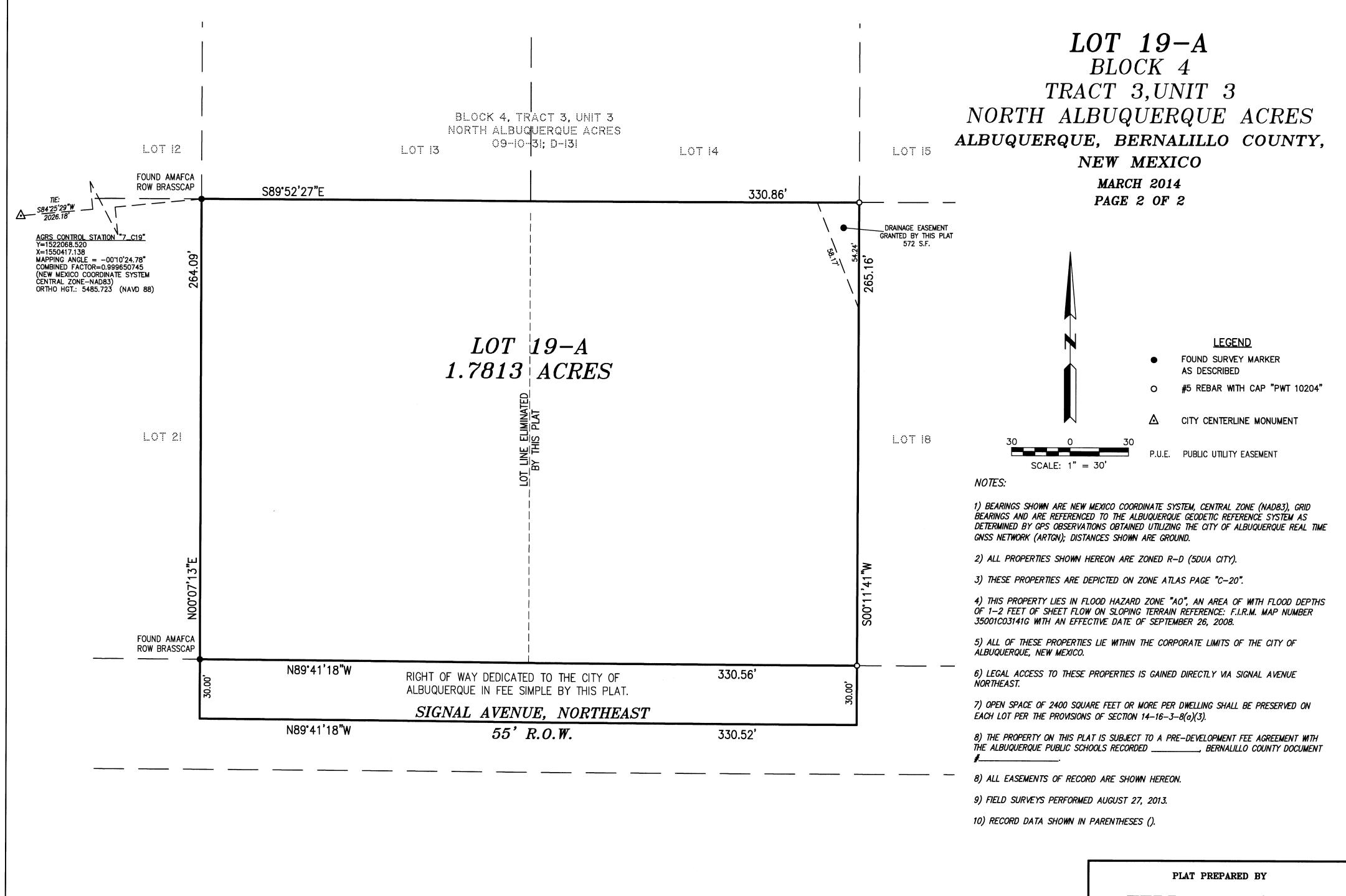
Philip W. Turner

NMPS 10204



MAP PREPARED BY

TERRAMETRICS NM



TERRAMETRICS NM

× 2 1840 2 0 110ACT 1 01011 3	
MODESTO HV JUVA SANDIA 2 P-D SANDIA 3 DU/A NORTH R-D 3 DU/A ALBUQUERQUE SANDIA 3 DU/A SANDIA 3 DU/A SANDIA SANDIA 3 DU/A SANDIA SAND	NORTH P. A.
A TOWN A DOLLAR	
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RD S ONT D S S S S S S S S S S S S S S S S S S	MORPH AMERICAN ALBUM CERNOTE
GREEWARDOR STATES SOURCE C-20	R-0 VINEYARD 2 Ap 22 Ap

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 19 AND LOT 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO A SINGLE LOT DESIGNATED LOT 19—A.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DO 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 HEREBY GRANT ALL EASEMENTS SHOWN, 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. IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

SARAH M. URQUIDEZ	
<u>ACKNOWLEDGMENT</u>	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO }	s
THE FOREGOING INSTRUMENT 2014, BY BLAS URQUIDEZ, JA	WAS ACKNOWLEDGED BEFORE ME THIS DAY OFR.
	NOTARY PUBLIC
MY COMMISSION EXPIRES	/ /
ACKNOWLEDGMENT	
STATE OF NEW MEXICO	
STATE OF NEW MEXICO }	es
STATE OF NEW MEXICO } COUNTY OF BERNALILLO } THE FOREGOING INSTRUMENT	WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
STATE OF NEW MEXICO } COUNTY OF BERNALILLO } THE FOREGOING INSTRUMENT	WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
COUNTY OF BERNALILLO }	WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

SUBDIVISION DATA

- 1) CASE No._
- 2) ZONE ATLAS INDEX No. C-20.
- 3) GROSS SUBDIVISION AREA: 2.089 ACRES
 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. _
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 102006422233420214

AND PAID ON UPC # 102006420733420213

PROPERTY OWNER OF RECORD ____

PROPERTY OWNER OF RECORD.

BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT#1010010 DATE: 3-19-14 APP#: 14-70069(SK LOT 19-A

BLOCK 4

TRACT 3,UNIT 3

NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,

NEW MEXICO

MARCH 2014

PAGE 1 OF 2

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 \$84"25'29"W AND 2026.18 FEET DISTANT; THENCE \$89"52'27"E A DISTANCE OF 330.86 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE \$00"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.

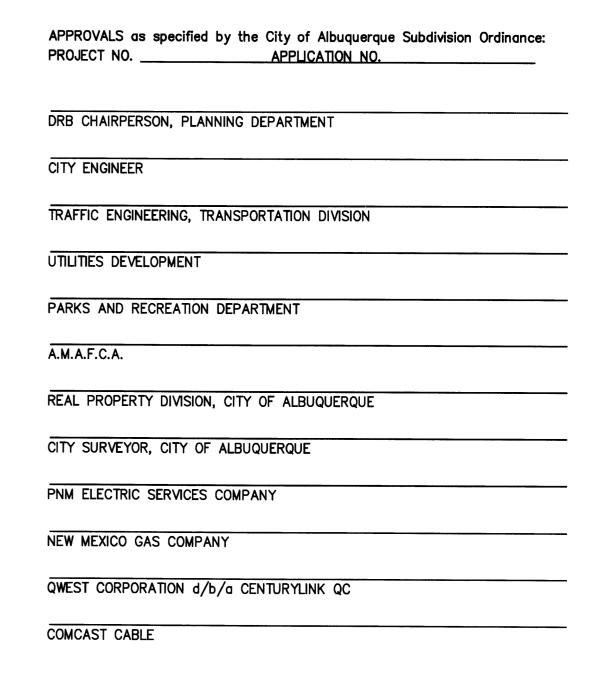
SURVEYOR'S CERTIFICATION

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.

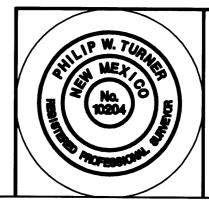
PHILIP W. TURNER

N.M.P.S. 10204

DATE

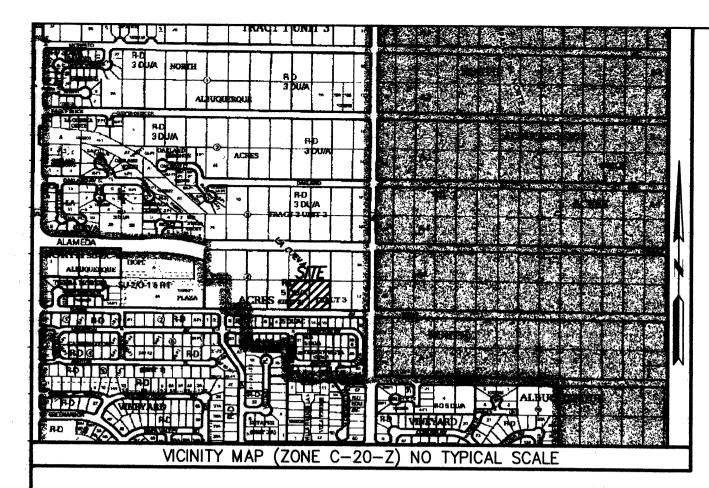


No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14–14–4–7(B))



PLAT PREPARED BY

TERRAMETRICS NM



THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 19 AND LOT 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO A SINGLE LOT DESIGNATED LOT 19-A AND TO DEDICATE SIGNAL AVENUE NE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AND TO GRANT A DRAINAGE EASEMENT. ADDITIONAL PURPOSE IS TO VACATE THE NORTHERLY FIVE FEET OF SIGNAL RIGHT OF WAY AND TO ATTACH THE VACATED PORTION TO THE ADJOINING LOTS.

CONSENT AND DEDICATION STATEMENT

WE THE UNDERSIGNED DO 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 HEREBY GRANT ALL EASEMENTS SHOWN AND DEDICATE TWENTY-FIVE FEET (25') OF SIGNAL AVENUE NE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AND WE DO FÜRTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES. IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

SARAH M. URQUIDEZ

ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO

OFFICIAL SEAL Jose Guzman OTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 2-11-17

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF MARK 2014, BY BLAS URQUIDEZ, JR.

MY COMMISSION EXPIRES 3 / 11 / 17

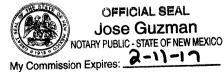
ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF MACE! 2014, BY SARAH M. URQUIDEZ.

MY COMMISSION EXPIRES & / 11 / 1



SUBDIVISION DATA

- 1) CASE No.__
- 2) ZONE ATLAS INDEX No. C-20.
- GROSS SUBDIVISION AREA: 2.089 ACRES
- DRB PROJECT No. _
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

AND PAID ON UPC # 102006422233420214 AND PAID ON UPC # __102006420733420213 TOTAL NUMBER OF LOTS CREATED: 1 LOTS PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY OWNER OF RECORD

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

PROJECT #: 1010010 DATE: 5-14-14 APP #: 14-70108 (UPE)

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 SOO"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 NOOO713"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.

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 CHY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

LOT 19-A

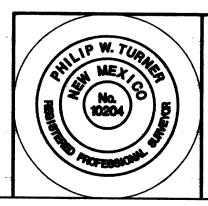
BLOCK 4 TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES

PROJECTED SECTION 17 T. 11 N., R. 4 E., N.M.P.M. ELENA GALLEGOS LAND GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

> **MARCH 2014** PAGE 1 OF 2

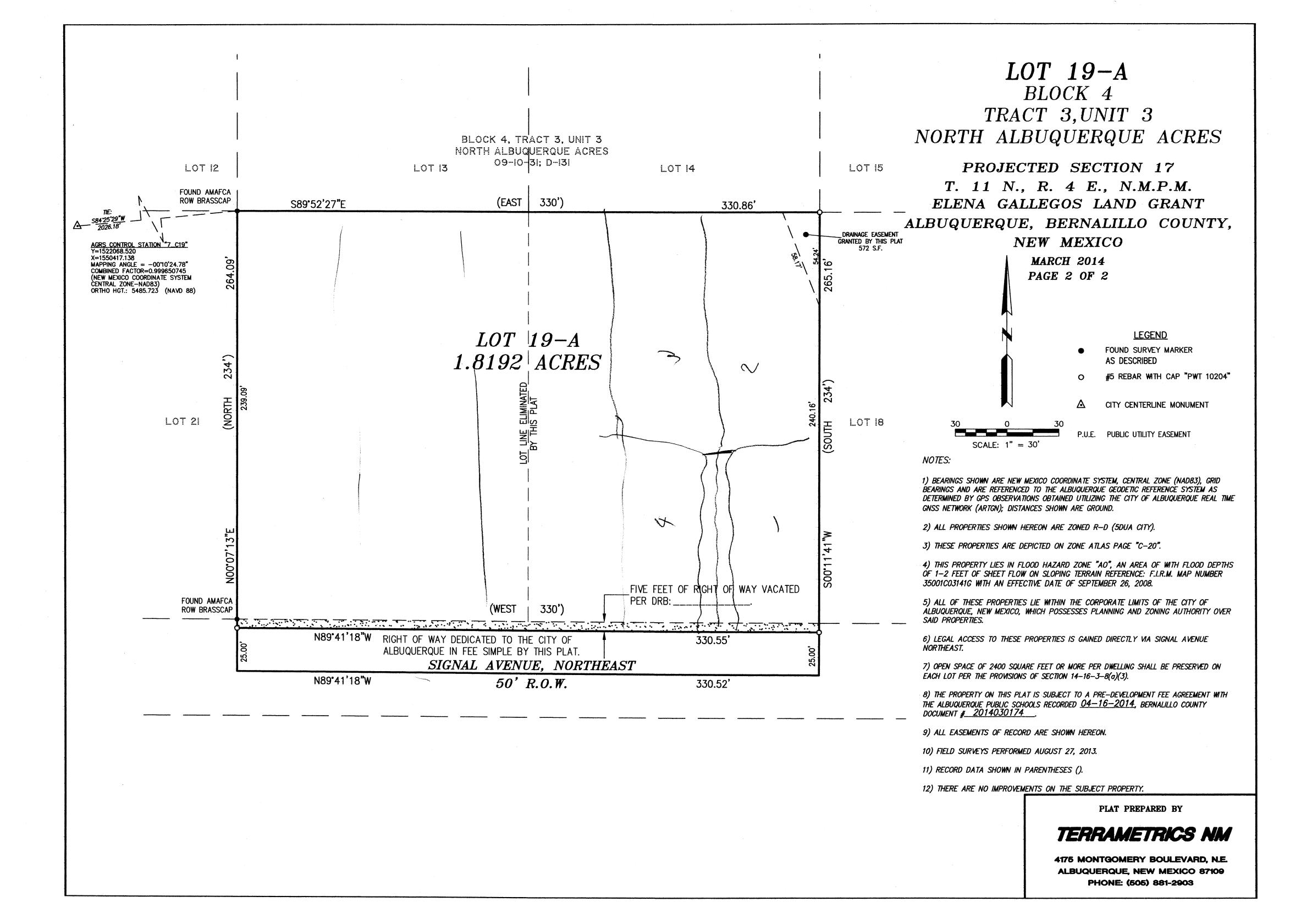
PROJECT NO.	APPLICATION NO	<u>.</u>	
•			
DRB CHAIRPERSON, PLA	ANNING DEPARTMENT	· · · · · · · · · · · · · · · · · · ·	
CITY ENGINEER			
TRAFFIC ENGINEERING,	TRANSPORTATION DIVISION		
UTILITIES DEVELOPMENT			
PARKS AND RECREATIO	N DEPARTMENT		
A.M.A.F.C.A.			The state of the s
REAL PROPERTY DIVISION	ON, GITY OF ALBUQUERQUE OF ALBUQUERQUE	3	3/21/14
PNM ELECTRIC SERVICE	S COMPANY		
NEW MEXICO GAS COMP			1/13/14
COMCAST CABLE			

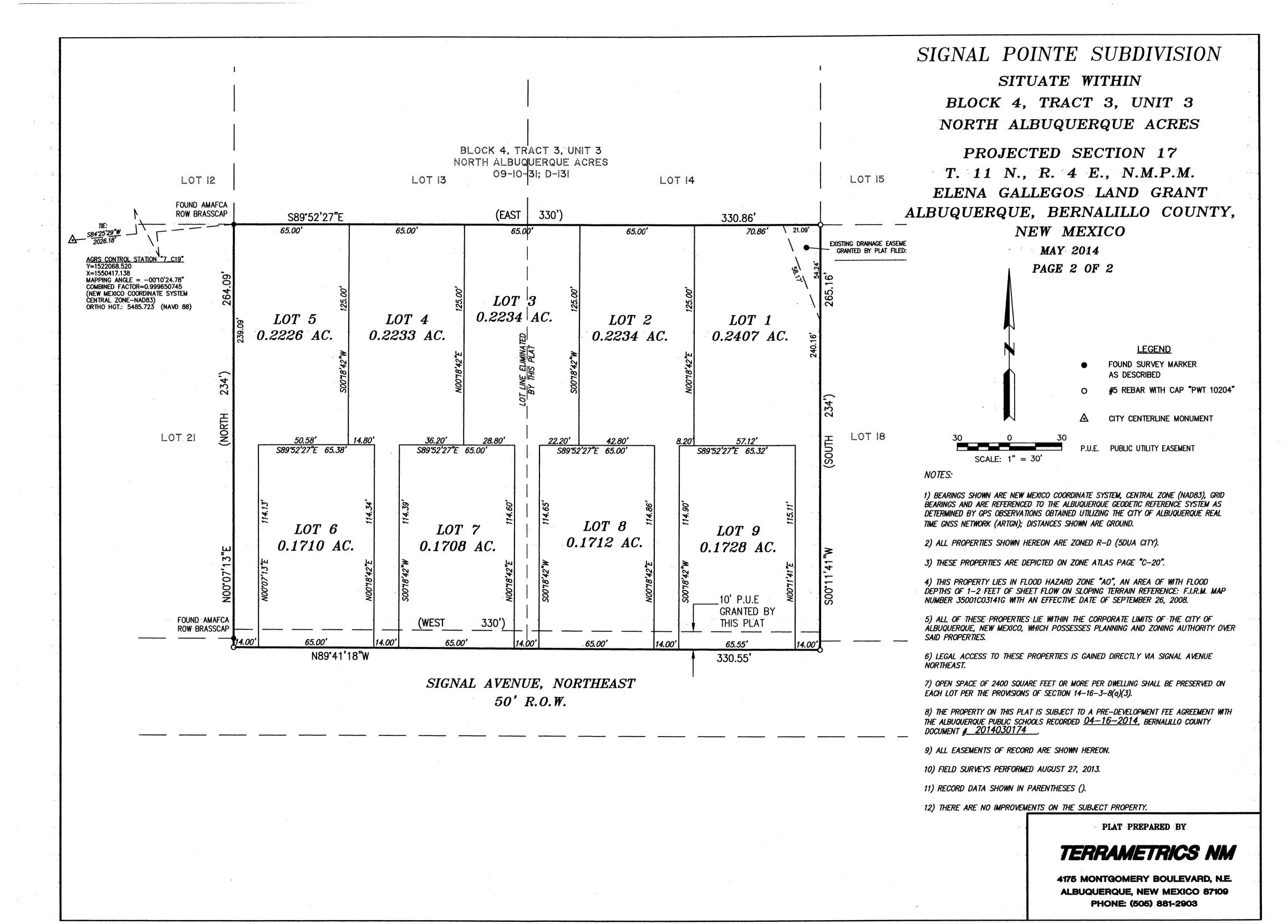
No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

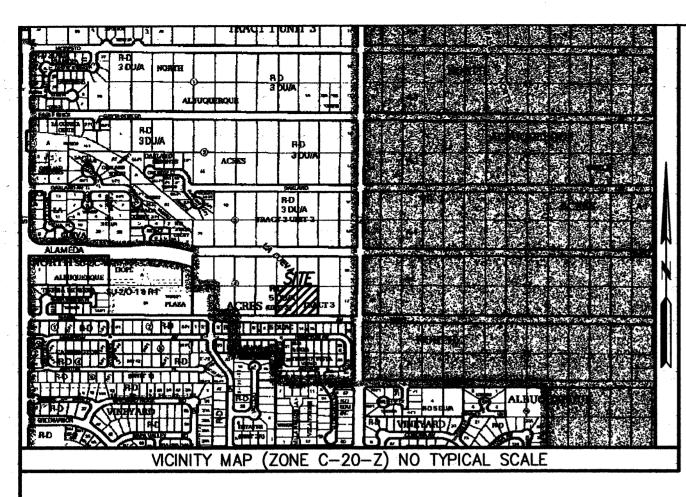


PLAT PREPARED BY

TERRAMETRICS NM







THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 19 AND LOT 20 OF BLOCK 4, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO NINE LOTS AND TO GRANT EASEMENTS FOR UTILITY PURPOSES PURSUANT THERETO.

CONSENT AND DEDICATION STATEMENT

WE THE UNDERSIGNED DO 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 HEREBY GRANT ALL EASEMENTS SHOWN 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. IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

ARAH M. URQUIDEZ	
ANAIT M. UNGOIDEZ	
CKNOWLEDGMENT	,
TATE OF NEW MEXICO	
OUNTY OF BERNALILLO ss	s
} HE FOREGOING INSTRUMENT 014, BY BLAS URQUIDEZ, JR	WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
or, 51 5210 oneo.522, on	•
	NOTARY PUBLIC
N AAN WACOON EVOIDES	1 /
Y COMMISSION EXPIRES	
<u>CKNOWLEDGMENT</u>	
CKNOWLEDGMENT TATE OF NEW MEXICO	
	s

NOTARY PUBLIC

MY COMMISSION EXPIRES

SUBDIVISION DATA

- 1) CASE No._
- 2) ZONE ATLAS INDEX No. C-20.
 - GROSS SUBDIVISION AREA: 2.089 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 9 LOTS
 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC #
AND PAID ON UPC #102006420733420213
PROPERTY OWNER OF RECORD
PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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.

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.

PHILIP W. TURNER

N.M.P.S. 10204

DATE

PROJECT #: 1010010 DATE: 5-21-14 APP#:14-70153(SK)

SIGNAL POINTE SUBDIVISION SITUATE WITHIN BLOCK 4 TRACT 3 UNIT 3

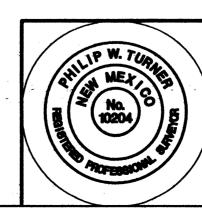
BLOCK 4, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

PROJECTED SECTION 17
T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MAY 2014

PAGE 1 OF 2

PROJECT NO	City of Albuquerque Subdivision Ordinance: APPLICATION NO.
~*.	
DRB CHAIRPERSON, PLANNING DE	EPARTMENT
CITY ENGINEER	
TRAFFIC ENGINEERING, TRANSPOR	RTATION DIVISION
UTILITIES DEVELOPMENT	
PARKS AND RECREATION DEPART	TMENT
A.M.A.F.C.A.	
REAL PROPERTY DIVISION, CITY (OF ALBUQUERQUE
CITY SURVEYOR, CITY OF ALBUQ	UERQUE
PNM ELECTRIC SERVICES COMPAN	NY
NEW MEXICO GAS COMPANY	
QWEST CORPORATION d/b/a CEN	NTURYLINK 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))



PLAT PREPARED BY

TERRAMETRICS NM