

5542

KEYED NOTES:

- BUILD STANDARD CURB AND GUTTER PER COA STD DETAIL 2415A.
- EXISTING STANDARD CURB AND GUTTER TO REMAIN.
- EXISTING EDGE OF ASPHALTIC CONCRETE PAVEMENT.
- BUILD NEW 6" WIDE CONCRETE SIDEWALK PER COA STD DETAIL 2430.
- BUILD NEW 4" WIDE CONCRETE SIDEWALK PER COA STD DETAIL 2430.
- BUILD NEW PRIVATE ENTRANCE PER COA STD DWGS 2420 AND 2426.
- BUILD ASPHALTIC CONCRETE FILLER FROM EXISTING EDGE OF ASPHALT TO NEW CURB AND GUTTER.
- PROVIDE COMPACTED EARTH RAMP FROM NEW SIDEWALK TO EXISTING GRADE AT 1:12 OR FLATTER.
- CONSTRUCT 3:1 SLOPE OF COMPACTED EARTH FROM TOP OF CURB TO EXISTING GRADE.
- CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG 2415B.
- BUILD TEMPORARY ASPHALTIC CONCRETE TRIANGULAR SHAPE FILLET.
- BUILD NEW RETAINING WALL DESIGN BY OTHERS.
- BUILD NEW EROSION WALL TO THE ELEVATIONS GIVEN. DESIGN BY OTHERS.
- BUILD RIPRAP CHANNEL IN 10' EASEMENT (8'-8" BOTTOM WIDTH). RIPRAP SHALL BE D50 4", 8" THICK OVER NON-WOVEN FILTER FABRIC.
- BUILD RIPRAP SLOPE LINING/EROSION PROTECTION. RIPRAP D50 4", 8" THICK OVER NON-WOVEN FILTER FABRIC.
- BUILD CONCRETE WHEELCHAIR RAMPS PER COA STD DWG 2441.
- PROVIDE A MINIMUM 3' WIDE ACCESS PATHWAY WITH A CROSS SLOPE OF LESS THAN 2% PER ADA REQUIREMENTS. PROVIDE TRUNCATED DOME SENSORY STRIPS ON RAMP AT EACH END.

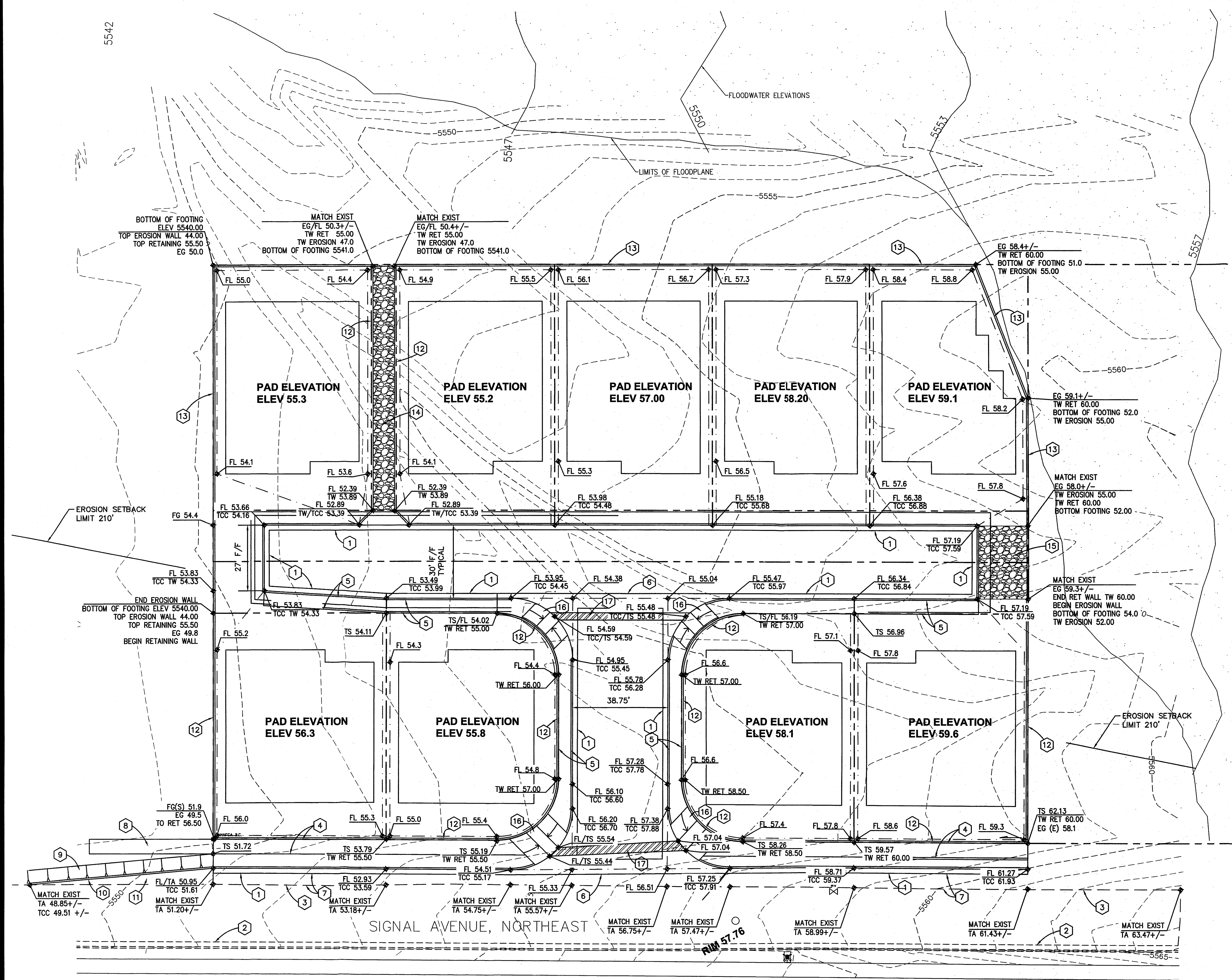
LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE Suite C
 Albuquerque, New Mexico 87107
 (505) 237-8421 Fax (505) 237-8422

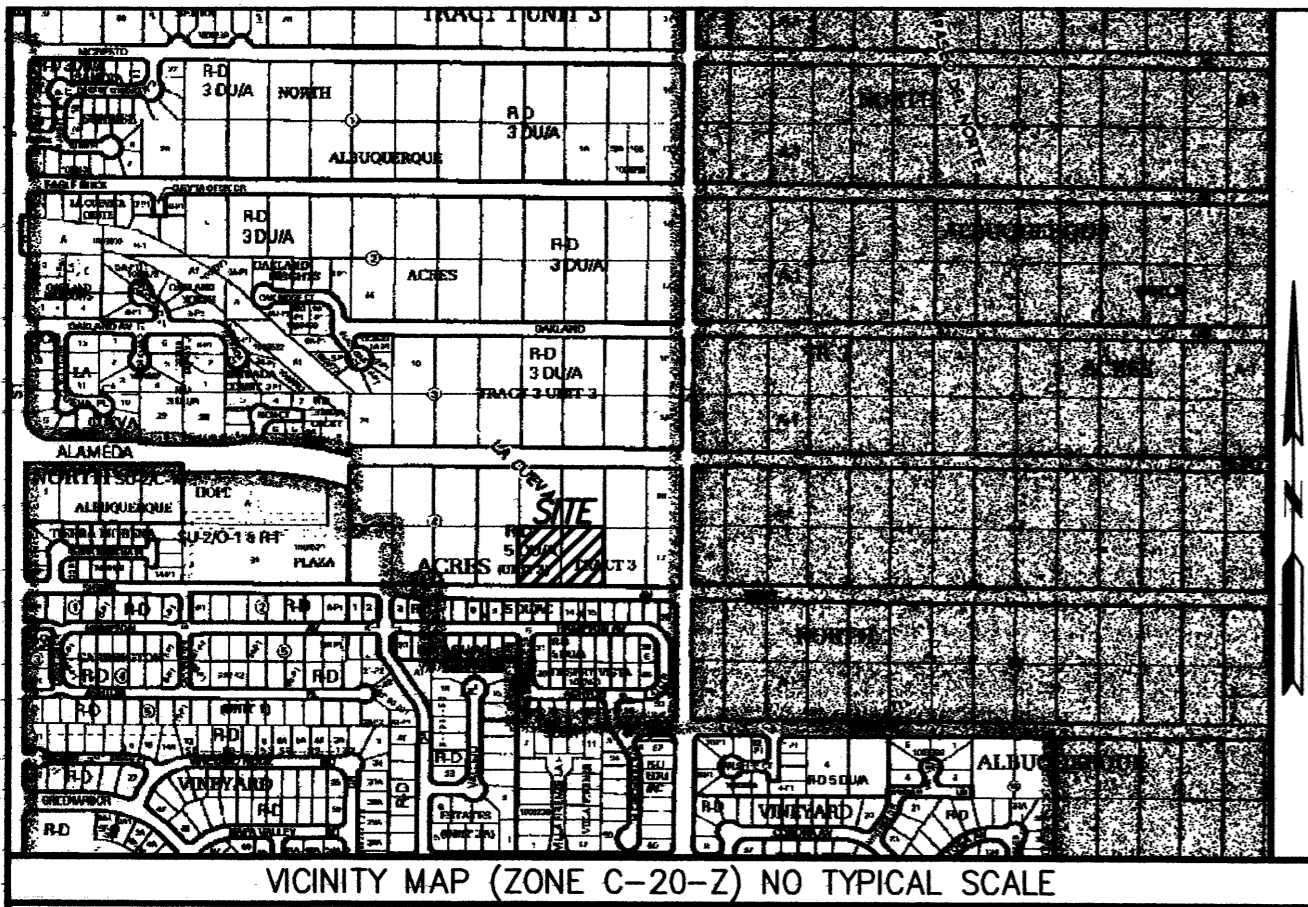
NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

GRADING PLAN

SIGNAL AVENUE CONDOS

DRAWING NAME: PROTEK_P/BLDING	SHEET 2 OF 2
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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: 1.7813 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 _____

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.

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 Jr
BLAS URQUIDEZ

Sarah Urquidez
SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF Virginia ss
COUNTY OF Fairfax

JENA BIAS
NOTARY PUBLIC 294565
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.

A Bias
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.

A Bias
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/29/2016

JENA BIAS
NOTARY PUBLIC 294565
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEBRUARY 29, 2016

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.

PROJECT: 100010
DATE: 8-6-14
APP: 14-102069 (P/F)

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

D. P. Austin 7-10-14
CITY SURVEYOR, CITY OF ALBUQUERQUE

PNM ELECTRIC SERVICES COMPANY _____

NEW MEXICO GAS COMPANY _____

QWEST CORPORATION d/b/a CENTURYLINK QC _____

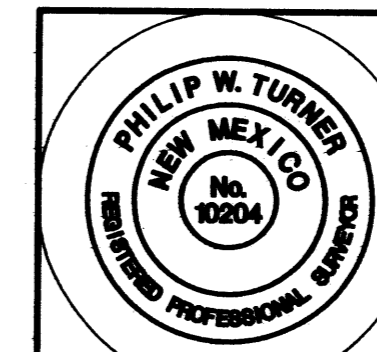
COMCAST CABLE _____

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 ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 6-30-14
PHILIP W. TURNER N.M.P.S. 10204 DATE



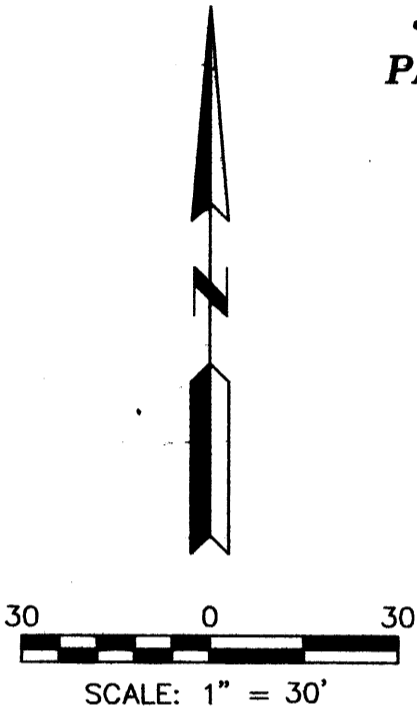
PLAT PREPARED BY

TERRAMETRICS NM

4175 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 861-2903

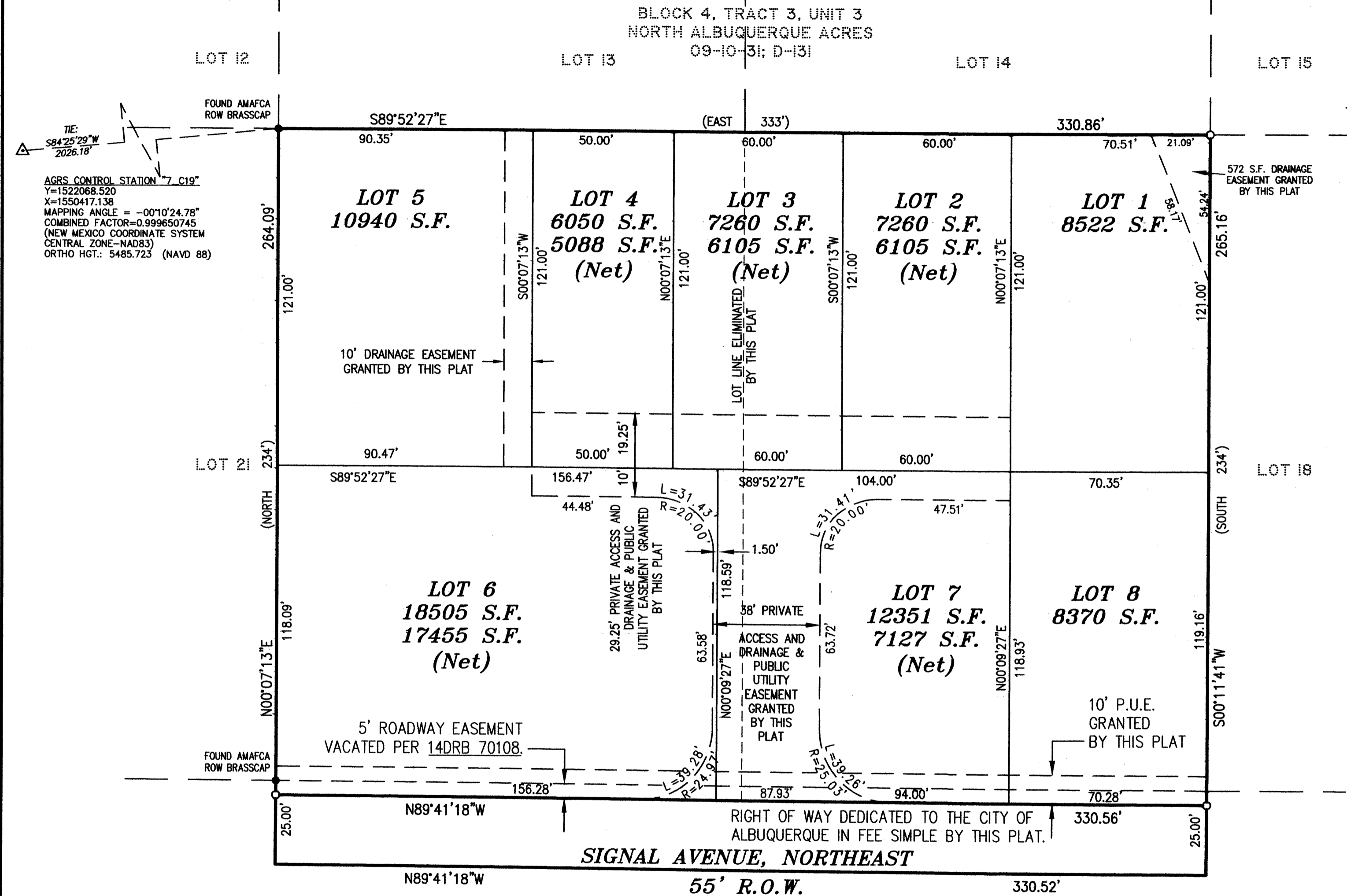
**Signal Pointe
Subdivision**
BEING AND COMPRISING
LOT 19 and 20, BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

JUNE 2014
PAGE 2 OF 2



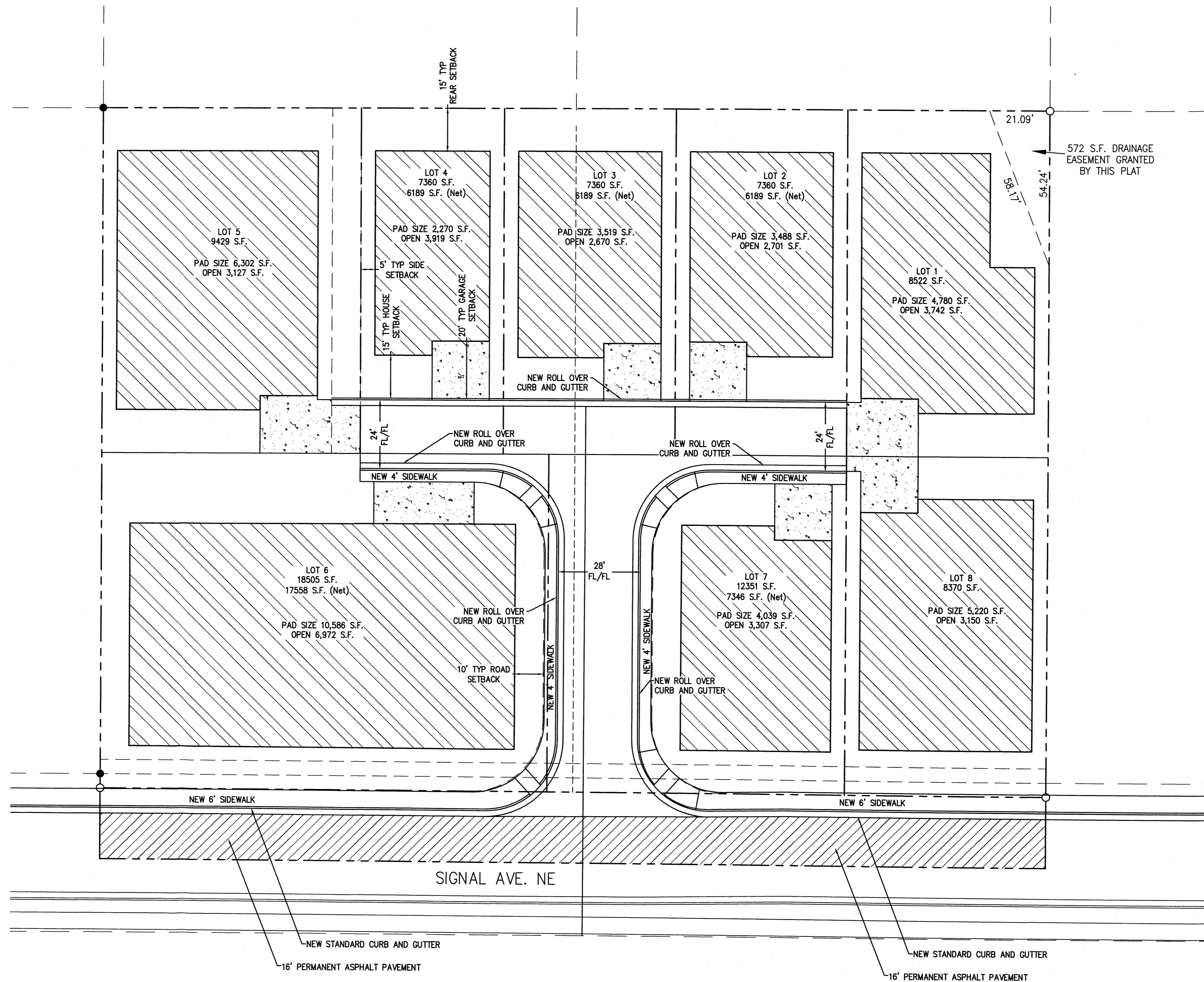
- LEGEND**
- FOUND SURVEY MARKER AS DESCRIBED
 - #5 REBAR WITH CAP "PWT 10204"
 - △ CITY CENTERLINE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

- 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 (SDUA 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 NORTHEAST.
 - 7) 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(a)(3).
 - 8) 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.
 - 8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
 - 9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
 - 10) RECORD DATA SHOWN IN PARENTHESES ().
 - 11) AREA OF ACCESS EASEMENT: 9541 S.F.; TOTAL NET LOT AREAS: 69780 S.F. OR 1.6002 ACRE.
 - 12) ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE MAINTENANCE AND UPKEEP SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION LOTS.



AGRS CONTROL STATION "7_C19"
Y=1522068.520
X=1550417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.999650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

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



PROJECT: 1010010
 DATE: 8-6-14
 APP: 14-70269 (P&F)

LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE Suite C
 Albuquerque, New Mexico 87107
 (505) 237-8421 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

SITE PLAN

SIGNAL POINTE
 SUBDIVISION
 LOTS 19 AND 20
 BLOCK 4, TRACT 3, UNIT 3, NAA

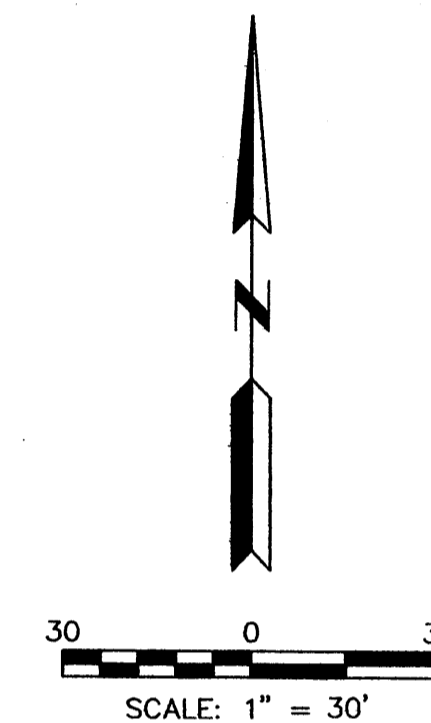
DRAWING NAME: PROTEK_PHI.DWG	SHEET 1 OF 1
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Signal Pointe Subdivision

BEING AND COMPRISING

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

JUNE 2014
PAGE 2 OF 2



LEGEND

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

NOTES:

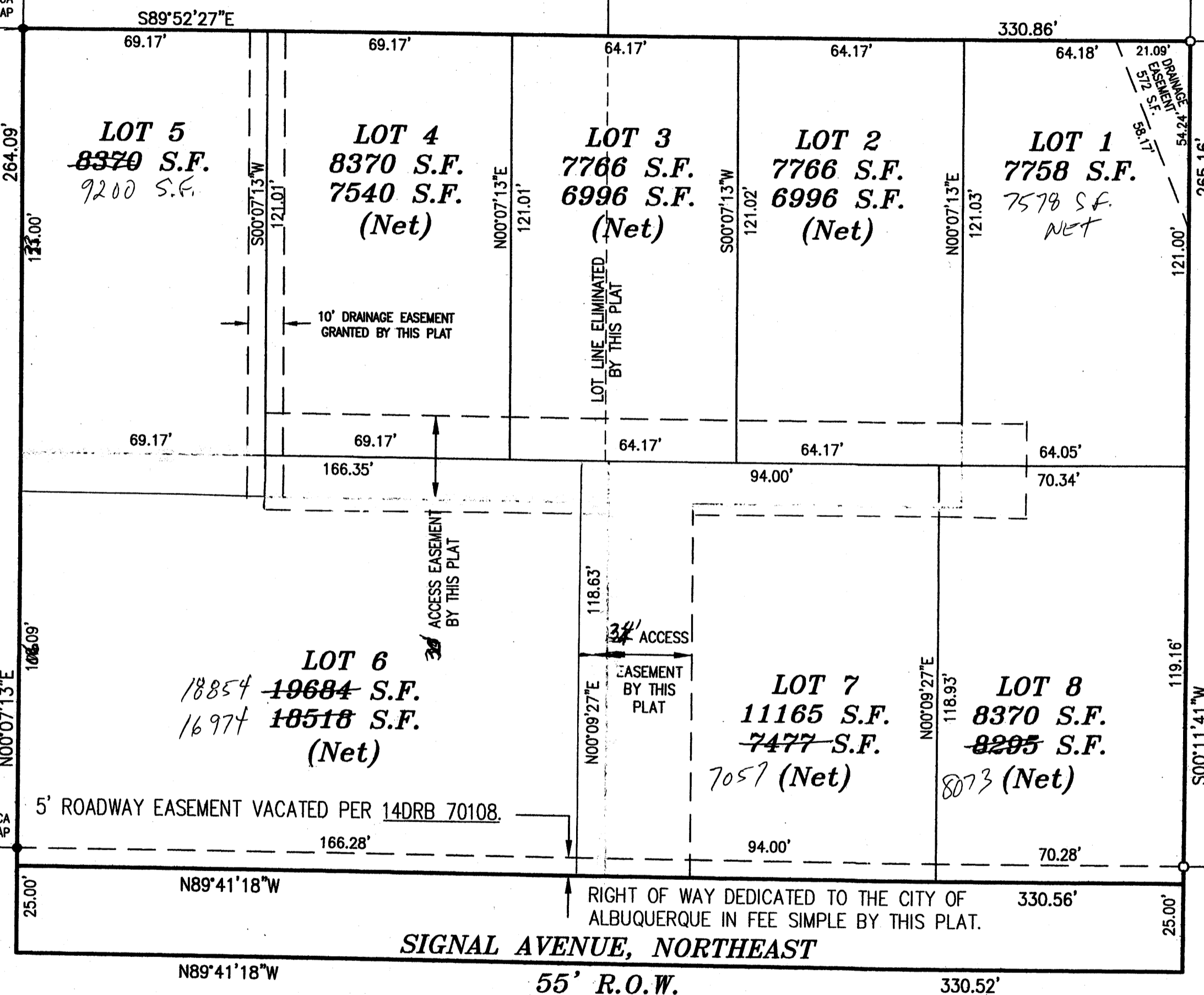
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- 8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
- 9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
- 10) RECORD DATA SHOWN IN PARENTHESES ().
- 11) AREA OF ACCESS EASEMENT: ⁹⁵²⁰2300 S.F.; TOTAL NET LOT AREAS: ^{69,730}24,950 S.F. OR 1.6577 ACRE.

1,600% AVES

BLOCK 4, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
09-10-31; D-131

LOT 12 LOT 13 LOT 14 LOT 15

LOT 21 LOT 18



AGRS CONTROL STATION "7 C19"
Y=1522068.520
X=1550417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.999650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

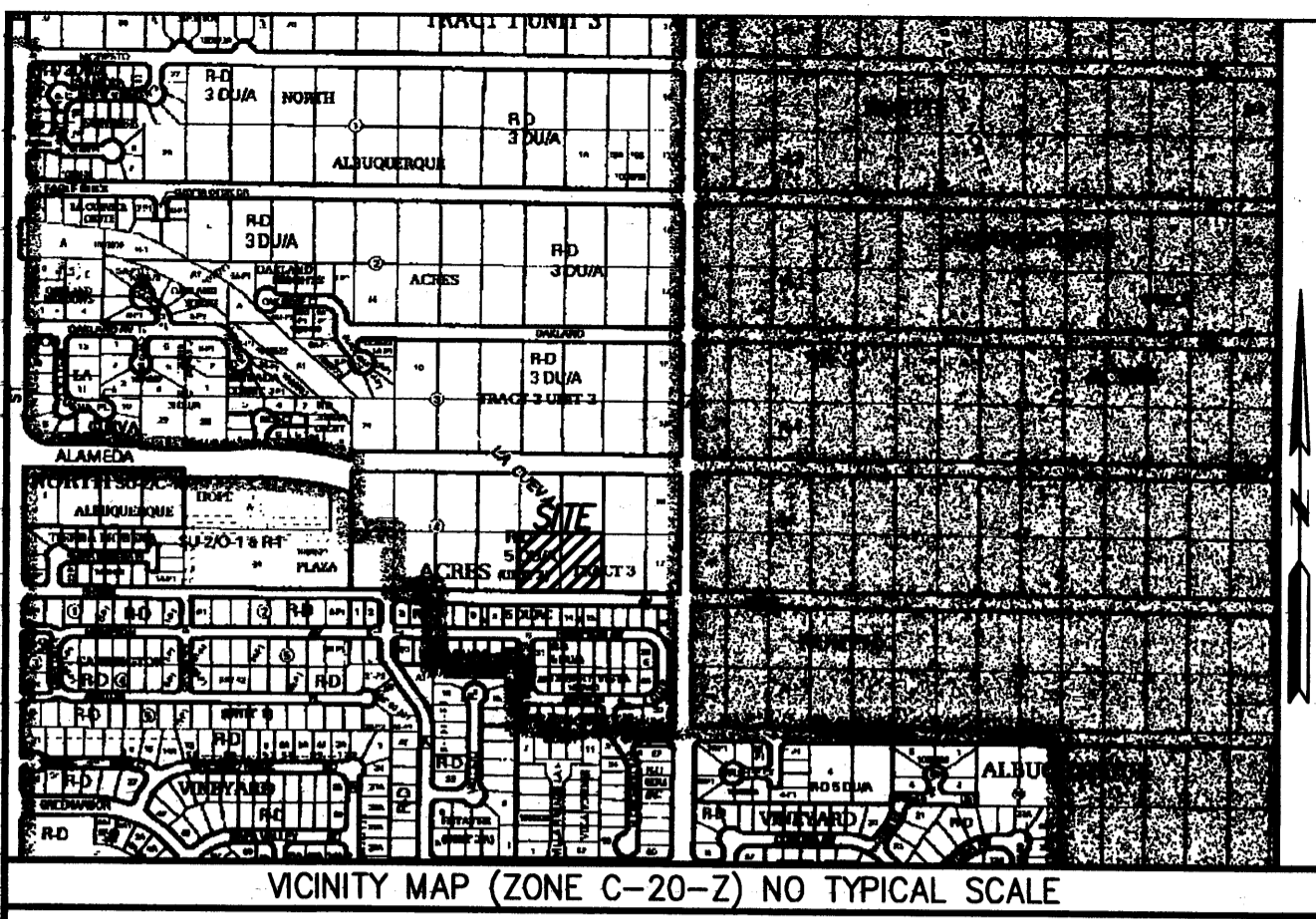
FOUND AMAFCA
ROW BRASSCAP

FOUND AMAFCA
ROW BRASSCAP

PLAT PREPARED BY

TERRAMETRICS NM

4176 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903



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: 1.7813 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 _____

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

PROJECT: 1010010
DATE: 7-16-14
APP: 14-70239(SK)

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.

CONSENT AND DEDICATION STATEMENT

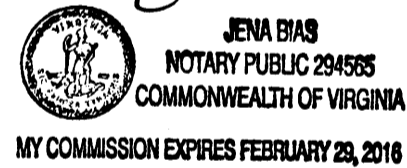
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Blas Urquidez Jr
BLAS URQUIDEZ

Sarah Urquidez
SARAH URQUIDEZ

ACKNOWLEDGMENT

STATE OF Virginia ss
COUNTY OF Fairfax



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A. Pro
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/29/2016

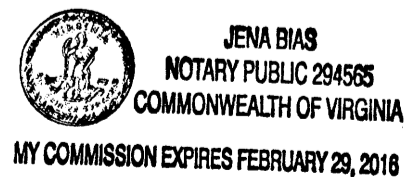
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A. Pro
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/29/2016



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.
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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
PHILIP W. TURNER N.M.P.S. 10204 DATE 6-30-14

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

CITY SURVEYOR, CITY OF ALBUQUERQUE _____

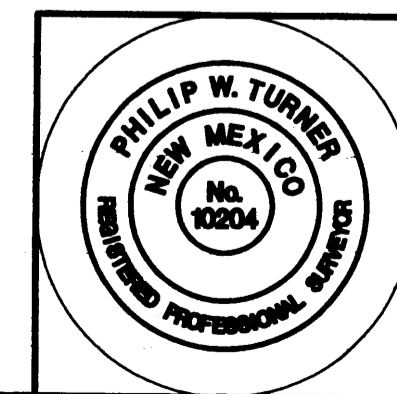
PNM ELECTRIC SERVICES COMPANY _____

NEW MEXICO GAS COMPANY _____

QWEST CORPORATION d/b/a CENTURYLINK QC _____

COMCAST CABLE _____

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PLAT PREPARED BY

TERRAMETRICS NM

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

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

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.

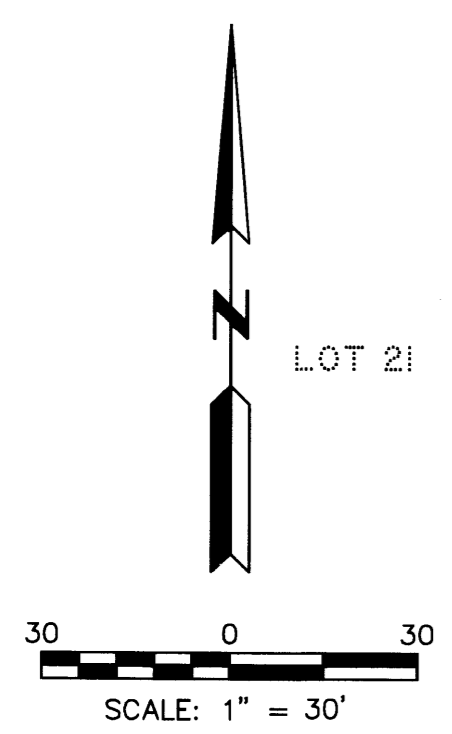
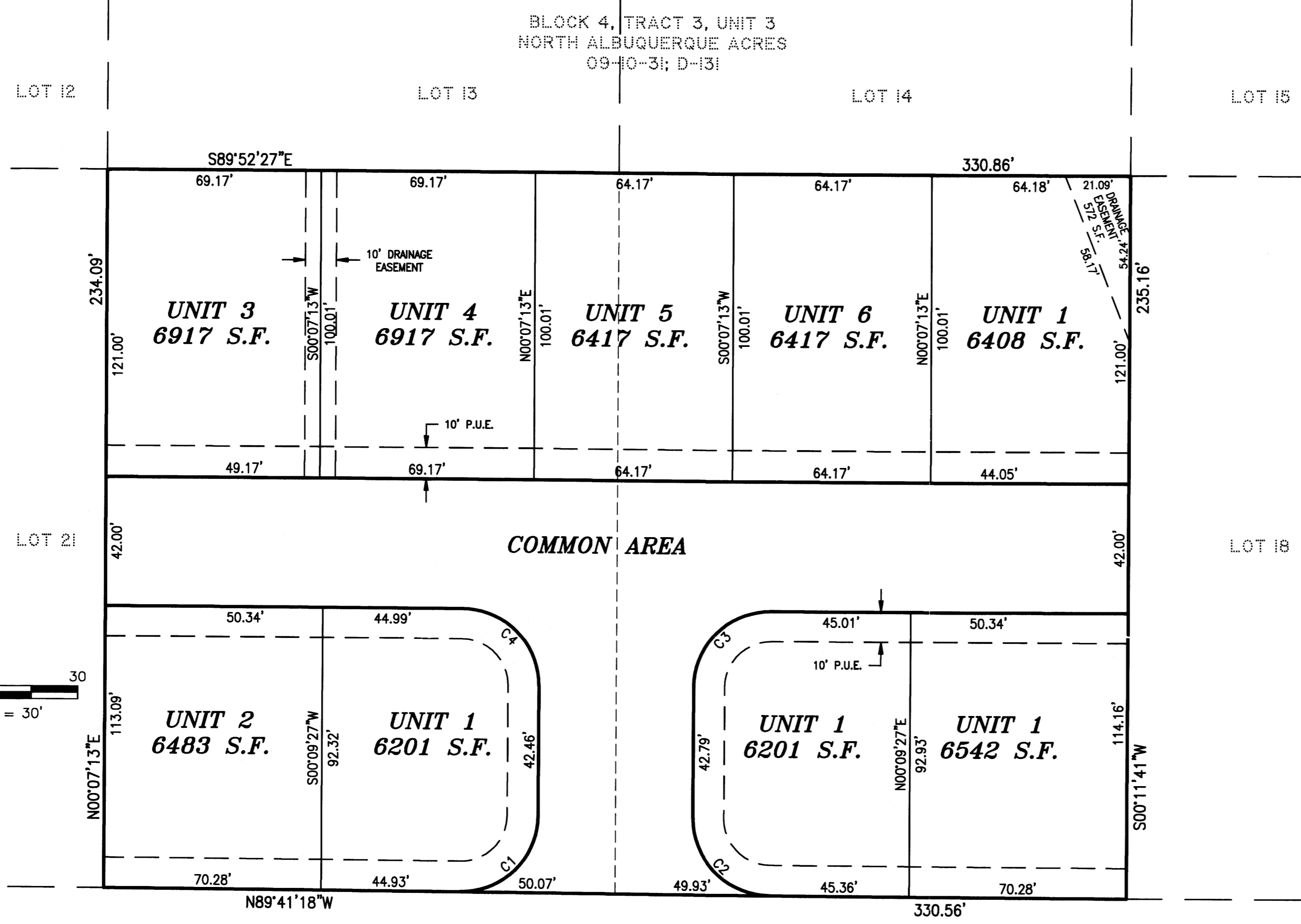
NOTES:

- 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 NORTHEAST.
- 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 ().

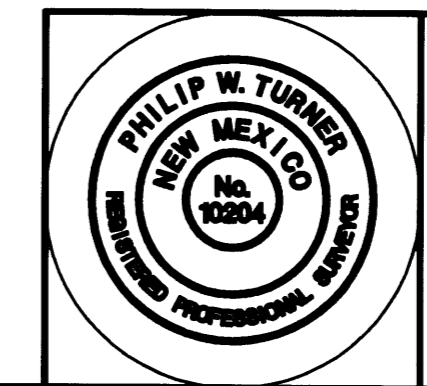
SURVEYOR'S CERTIFICATION

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 Date



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'



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

**LOT 19-A
BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO**

**MARCH 2014
PAGE 2 OF 2**

TIE:
S84°25'29"W
2026.18'

AGRS CONTROL STATION "7_C19"
Y=1522068.520
X=1550417.138
MAPPING ANGLE = -00°10'24.78"
COMBINED FACTOR=0.999650745
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

FOUND AMAFCA
ROW BRASSCAP

S89°52'27"E

330.86'

264.09'

265.16'

DRAINAGE EASEMENT
GRANTED BY THIS PLAT
572 S.F.

**LOT 19-A
1.7813 ACRES**

LOT LINE ELIMINATED
BY THIS PLAT

LOT 21

LOT 18

N00°07'13"E

S00°11'41"W

FOUND AMAFCA
ROW BRASSCAP

N89°41'18"W

330.56'

30.00'

30.00'

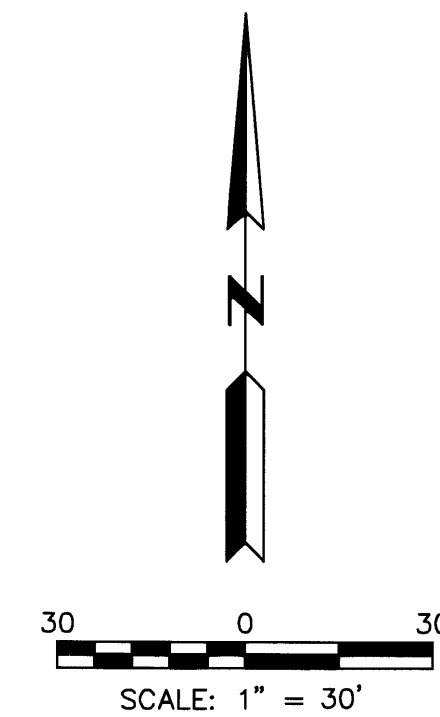
RIGHT OF WAY DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.

SIGNAL AVENUE, NORTHEAST

N89°41'18"W

55' R.O.W.

330.52'



LEGEND

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

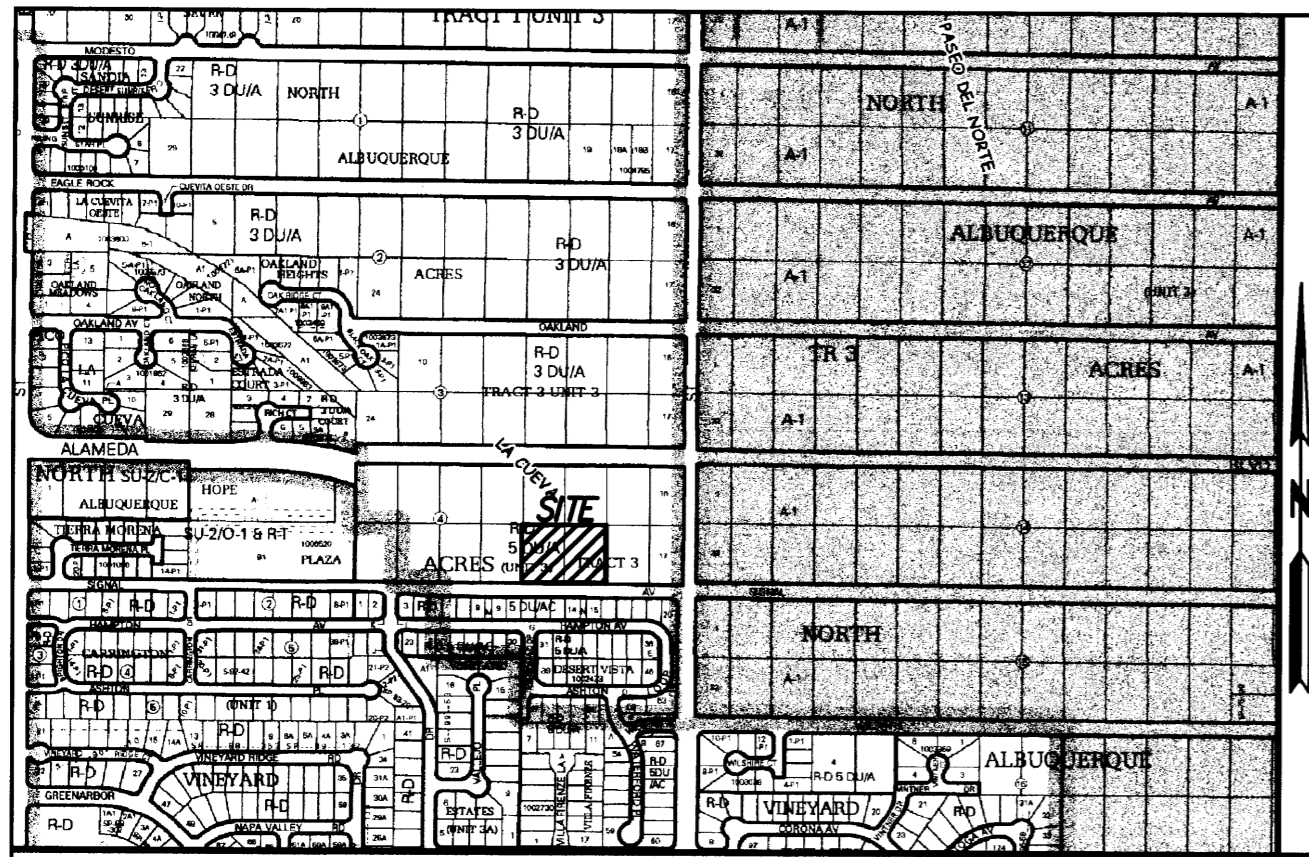
NOTES:

- 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.
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- 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 NORTHEAST.
- 7) 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(a)(3).
- 8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED _____, BERNALILLO COUNTY DOCUMENT # _____.
- 8) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
- 9) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
- 10) RECORD DATA SHOWN IN PARENTHESES ().

PLAT PREPARED BY

TERRAMETRICS NM

4175 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 851-2903



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: 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

LOT 19-A
BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
 MARCH 2014
 PAGE 1 OF 2

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

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.

 BLAS URQUIDEZ, JR.

 SARAH M. URQUIDEZ

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

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

 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

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

 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

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

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

 CITY SURVEYOR, CITY OF ALBUQUERQUE

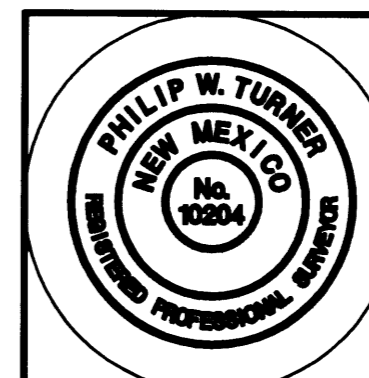
 PNM ELECTRIC SERVICES COMPANY

 NEW MEXICO GAS COMPANY

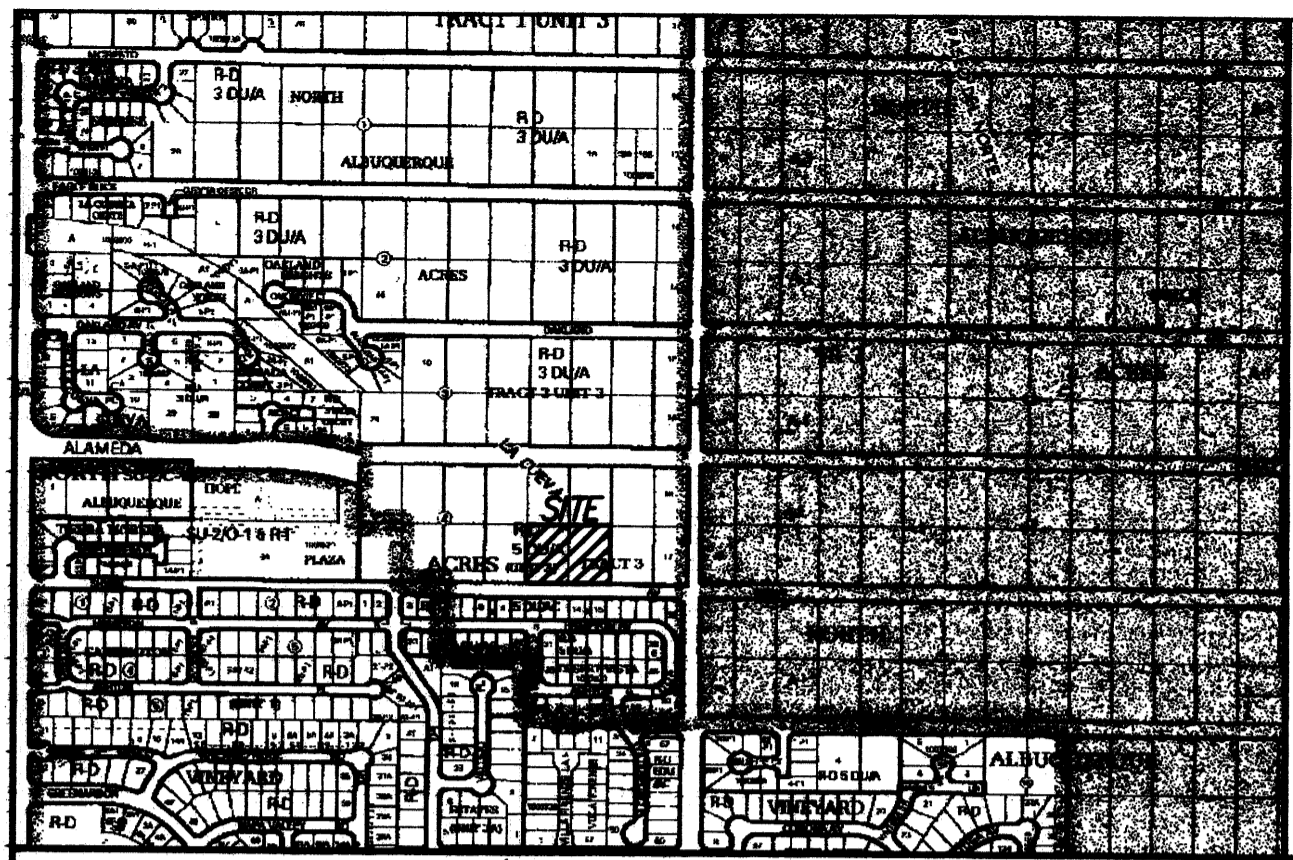
 QWEST CORPORATION d/b/a CENTURYLINK QC

 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))



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



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: 2.089 ACRES
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- 5) DRB PROJECT No. _____
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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

**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 #: 1010010
 DATE: 5-14-14
 APP #: 14-70108 (VPE)
 14-70109 (P&F)**

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

Dan P. DeRosa 3/21/14
 CITY SURVEYOR, CITY OF ALBUQUERQUE

PNM ELECTRIC SERVICES COMPANY _____

NEW MEXICO GAS COMPANY _____

[Signature] 4/15/14
 QUEST CORPORATION d/b/a CENTURYLINK QC

COMCAST CABLE _____

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 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.

[Signature]
 BLAS URQUIDEZ, JR.
[Signature]
 SARAH M. URQUIDEZ

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

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

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

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2 / 11 / 17

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

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

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2 / 11 / 17

OFFICIAL SEAL
 Jose Guzman
 NOTARY PUBLIC - STATE OF NEW MEXICO
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PROPERTY DESCRIPTION

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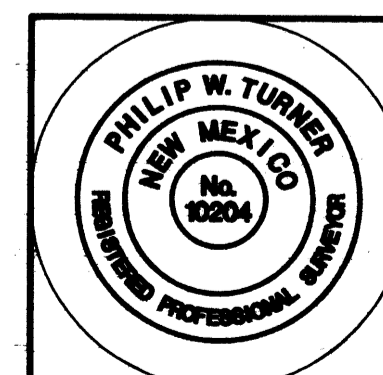
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SURVEYOR'S CERTIFICATION

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] 3-20-14
 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))



PLAT PREPARED BY

TERRAMETRICS NM

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

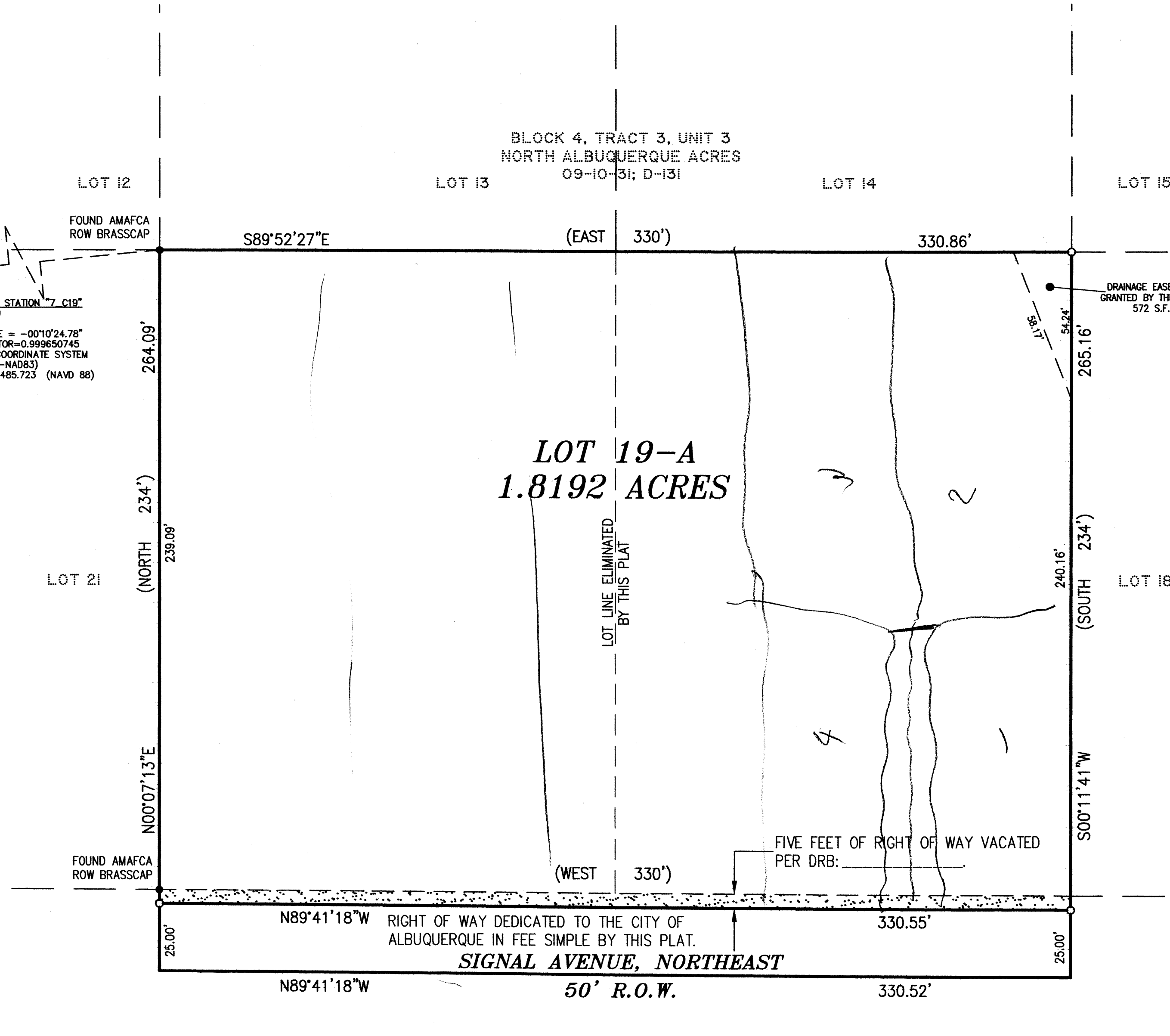
**LOT 19-A
BLOCK 4
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES**

**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 2 OF 2**

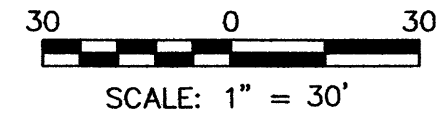
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MAPPING ANGLE = -00°10'24.78"
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(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5485.723 (NAVD 88)

TE:
S84°25'29"W
2026.18'



LEGEND

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



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.
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- 6) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.
- 7) 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(o)(3).
- 8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-2014, BERNALILLO COUNTY DOCUMENT # 2014030174
- 9) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
- 10) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
- 11) RECORD DATA SHOWN IN PARENTHESES ().
- 12) THERE ARE NO IMPROVEMENTS ON THE SUBJECT PROPERTY.

PLAT PREPARED BY

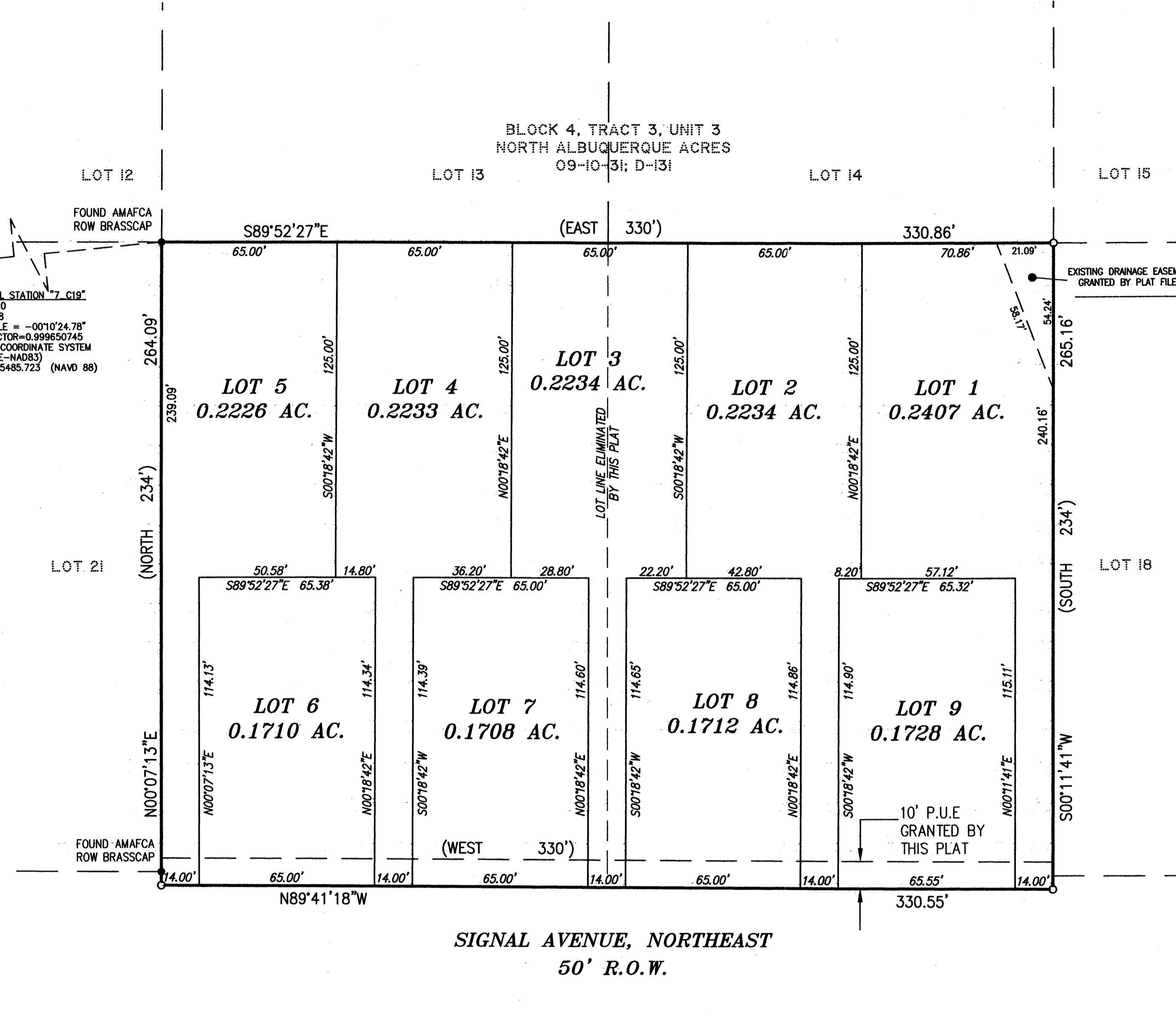
TERRAMETRICS NM

4176 MONTGOMERY BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

SIGNAL POINTE SUBDIVISION
SITUATE WITHIN
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 2 OF 2

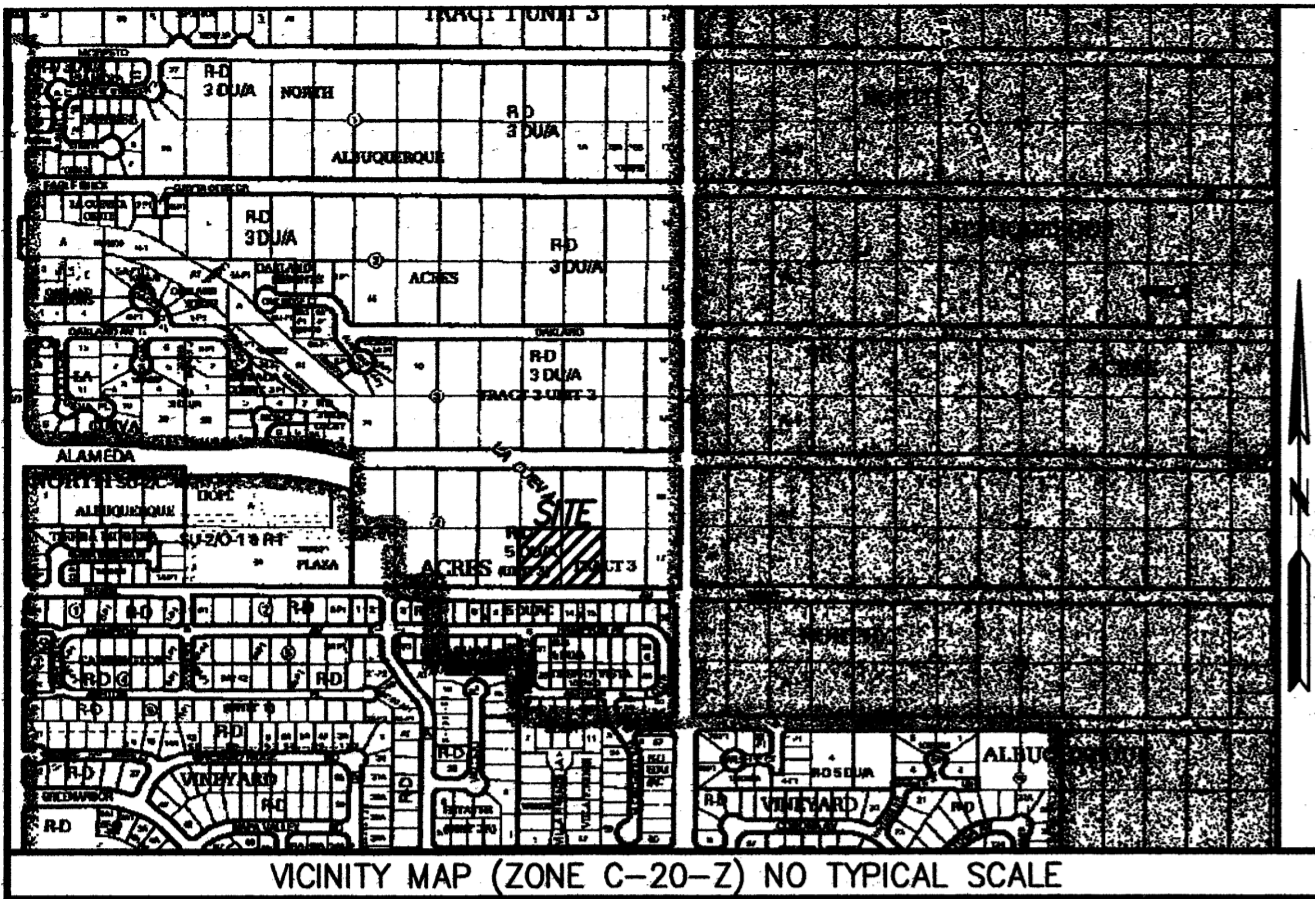
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- LEGEND**
- FOUND SURVEY MARKER AS DESCRIBED
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 - △ CITY CENTERLINE MONUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

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 - 6) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.
 - 7) 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(a)(3).
 - 8) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED 04-16-2014, BERNALILLO COUNTY DOCUMENT # 2014030174.
 - 9) ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
 - 10) FIELD SURVEYS PERFORMED AUGUST 27, 2013.
 - 11) RECORD DATA SHOWN IN PARENTHESES ().
 - 12) THERE ARE NO IMPROVEMENTS ON THE SUBJECT PROPERTY.

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



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: 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 # 102006422233420214

AND PAID ON UPC # 102006420733420213

PROPERTY OWNER OF RECORD _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

SIGNAL POINTE SUBDIVISION
SITUATE WITHIN
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

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.

 BLAS URQUIDEZ, JR.

 SARAH M. URQUIDEZ

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO ss

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

 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO ss

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

 NOTARY PUBLIC

MY COMMISSION EXPIRES / /

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

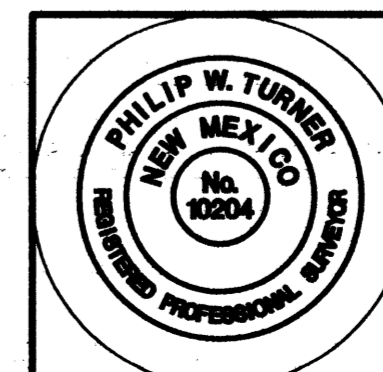
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON AUGUST 27, 2013, THAT IT IS TRUE AND CORRECT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

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

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

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