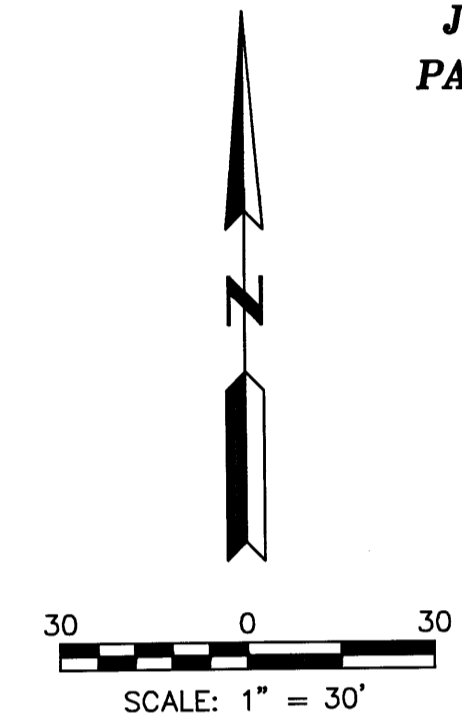
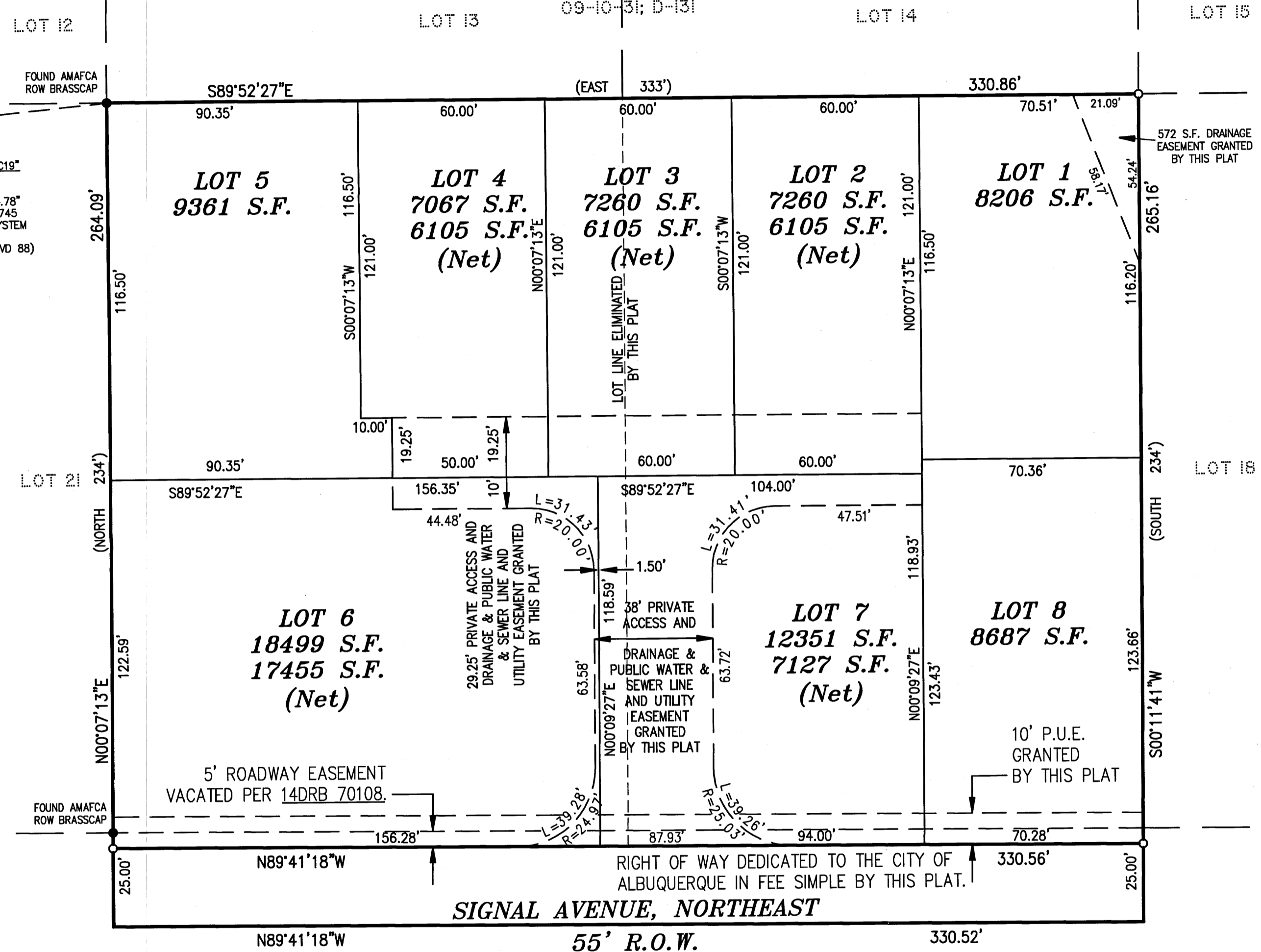


# Signal Pointe Subdivision

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

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)



- 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) THESE PROPERTIES ARE DEPICTED ON ZONE ATLAS PAGE "C-20".
  - 3) THIS PROPERTY LIES IN FLOOD HAZARD ZONE "AE", 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.
  - 4) ALL OF THESE PROPERTIES LIE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
  - 5) LEGAL ACCESS TO THESE PROPERTIES IS GAINED DIRECTLY VIA SIGNAL AVENUE NORTHEAST.
  - 6) 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).
  - 7) 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 #2014030124.
  - 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 GROSS SUBDIVISION AREA: 87509 S.F.; REMAINDER LOT AREAS: 69705 S.F., OR 1.6002 ACRES.
  - 12) ALL INTERIOR STREETS ARE PRIVATE STREETS FOR WHICH THE RESPONSIBILITY FOR MAINTENANCE SHALL BE BORNE BY THE OWNERS AND PROPRIETORS OF LOTS 1-8.

PLAT PREPARED BY  
**TERRAMETRICS NM**  
 4176 MONTGOMERY BOULEVARD, N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 881-2903