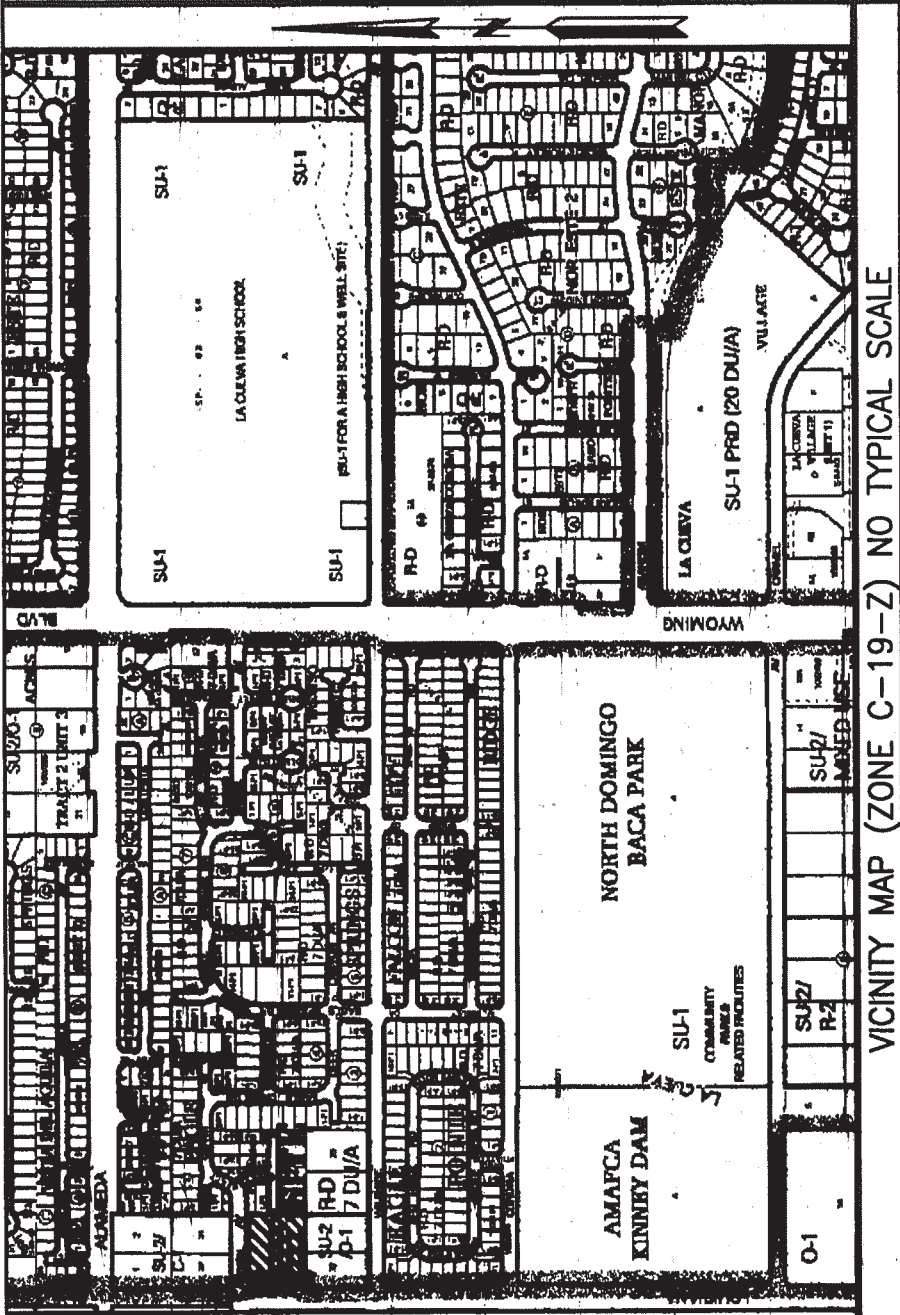




- SUBDIVISION DATA
- 1) CASE No. _____
 - 2) ZONE ATLAS INDEX No. C-19.
 - 3) GROSS SUBDIVISION AREA: 1.0025 ACRES
 - 4) TOTAL NUMBER OF LOTS CREATED: 8 LOTS
 - 5) DRB PROJECT No. _____
 - 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.034

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906402130521431

PROPERTY OWNER OF RECORD NAZISH LLC

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF

SOL VITA SUBDIVISION

SITUATE WITHIN

**PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY 2016

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

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., IN THE ELENA GALLEGOS LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF CITY OF ALBUQUERQUE FIREHOUSE SITE 19, AS SHOWN AND DESIGNATED ON THE PLAT OF THE SAME NAME AS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 6, 1983, IN VOLUME C20 AT FOLIO 137, BUT EXCLUDING THEREFROM A PORTION ALONG THE WEST BOUNDARY THREE FEET IN WIDTH DEDICATED PREVIOUSLY TO THE CITY OF ALBUQUERQUE FOR RIGHT OF WAY IN LOUISIANA BOULEVARD, AND CONTAINING 64465 SQUARE FEET (1.4799 ACRES), MORE OR LESS.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE	DATE
<i>Spencer W. Reinhardt</i> 7.5. 2/2/16	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE

UTILITY NOTE:

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG SIGNAL AVENUE, N.E. AND SOL VITA COURT, N.E. 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.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND THAT I AM DEDICATING THE RIGHT OF WAY OF SOL VITA COURT, NORTHEAST TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND THAT I AM GRANTING ALL EASEMENTS SHOWN IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 02nd DAY OF February, 2016, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

MY COMMISSION EXPIRES 11 / 06 / 2016

ED 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 OCTOBER 5, 2015, 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 2-2-16

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

PLAT AND SURVEY BY:
TERRAMETRICS NM
4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

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) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) A LETTER OF WATER AVAILABILITY; ABCWUA WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 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(G)(3).
- 7) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED _____, BERNALILLO COUNTY DOCUMENT # _____

PLAT OF

SOL VITA SUBDIVISION

SITUATE WITHIN

PROJECTED SECTION 18

T.11N., R.4E., N.M.P.M.

ELENA GALLEGOS LAND GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2016



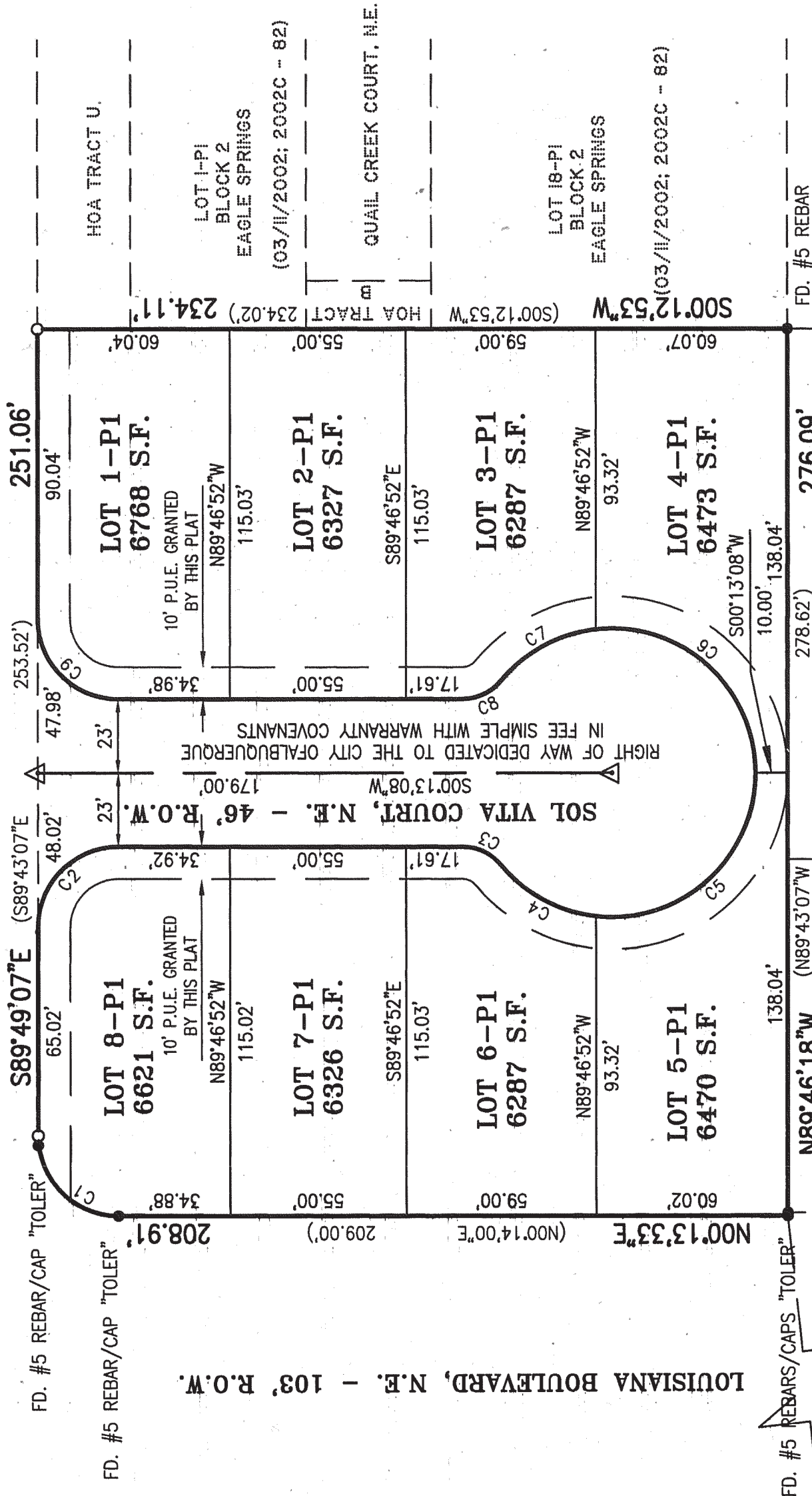
LEGEND

- EXISTING #5 REBAR WITH CAP "PWT 10204"
- SET #5 REBAR WITH CAP "PWT 10204"
- △ CITY CONTROL MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	39.25'	25.00'	89°57'20"	N45°12'13"E 35.34'
C2	39.29'	25.00'	90°02'15"	S44°47'59"E 35.37'
C3	13.27'	15.00'	50°42'13"	S25°34'14"W 12.85'
C4	34.76'	45.00'	44°15'50"	S28°47'25"W 33.91'
C5	75.74'	45.00'	96°26'23"	S41°33'41"E 67.11'
C6	75.74'	45.00'	96°26'23"	N41°59'57"E 67.11'
C7	34.76'	45.00'	44°15'50"	N28°21'10"W 33.91'
C8	13.27'	15.00'	50°42'13"	N25°07'58"W 12.85'
C9	39.25'	25.00'	89°57'45"	N45°12'01"E 35.34'

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))

SIGNAL AVENUE, N.E. - 60' R.O.W.



AGRS CONTROL STATION "9, C18"
Y=1521497.624
X=1522501.428
MAPPING ANGLE = -00°11'19.69"
GCSNAD83
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5232.47 (NAVD 88)

TIE S84°00'24"W
2734.00'

PLAT AND SURVEY BY:

TERRAMETRICS NM

4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903