

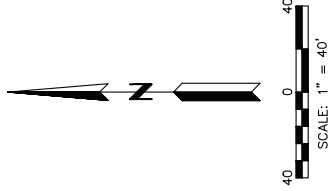
PLAT OF

OAKLAND HEIGHTS 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  
 JANUARY 2016

AGCS CONTROL STATION "1\_B20"  
 Y=1524154.945  
 X=1071024.457  
 MAPPING ANGLE = -007°10'24.45"  
 COMBINED FACTOR=0.998651137  
 NEW MEXICO COORDINATE SYSTEM  
 DATUM: NAD 83  
 ORIGNO HGT.: 5477.179 (NAD 86)

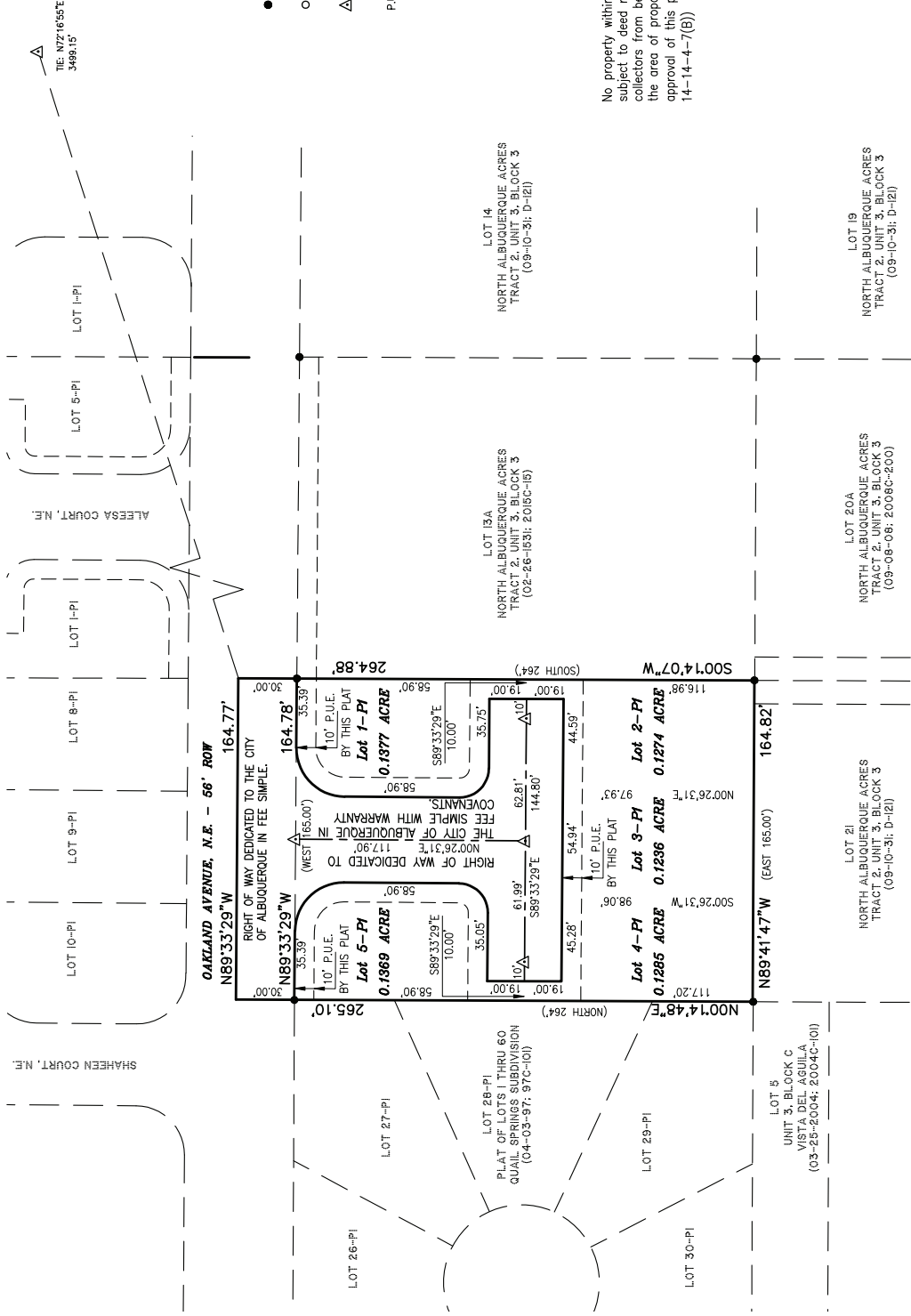


LEGEND

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

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))

- 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 (ARTON); 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 (ABCWA) A LETTER OF WATER AVAILABILITY; ABCWA 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 AND SURVEY BY:

**TERRAMETRICS NM**  
 4175 MONTGOMERY BLVD., NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 861-2903