

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 12 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 FOR THE PURPOSES OF CREATING A FIVE LOT SUBDIVISION TO BE KNOWN AS OAKLAND HEIGHTS AND TO DEDICATE RIGHTS OF WAY AND TO CREATE TEN FOOT PUBLIC UTILITY EASEMENTS TO SERVE THE PARCELS CREATED.

UTILITY NOTE:

PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE 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 GRANTING ALL EASEMENTS SHOWN AND ALSO THAT I AM DEDICATING THE NORTHERLY THIRTY FEET (30') OF LOT 12 SHOWN HEREON AS RIGHT OF WAY FOR OAKLAND AVENUE, NORTHEAST, IN FEE SIMPLE, AND I FURTHER AFFIRM THAT ALL 10' PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON ARE GRANTED AND BECOME EFFECTIVE WITH THE FILING OF THIS PLAT. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR MÁZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF JANGARY, 2015, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.



MY COMMISSION EXPIRES 3/31/2019

SUBDIVISION DATA

- CASE No.__
- ZONE ATLAS INDEX No. C-19.
- GROSS SUBDIVISION AREA: 1.0025 ACRES

PROPERTY DESCRIPTION

FEET (1.0025 ACRE), MORE OR LESS.

- TOTAL NUMBER OF LOTS CREATED: 5 LOTS
- DRB PROJECT No. ___
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.044

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11

NEW MEXICO, BEING ALL OF LOT 12 OF BLOCK 3 OF TRACT 2, UNIT 3 OF

BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A

THE AGRS CONTROL STATION 1_B20 BEARS N72°16'55"E AND 3499.15 FEET

OF 164.82 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN

PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF

NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY.

NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE

POINT IN THE ORIGINAL CENTERLINE OF OAKLAND AVENUE, NORTHEAST, WHENCE

DISTANT; THENCE S00°14'07"W A DISTANCE OF 264.88 FEET TO THE SOUTHEAST

CORNER OF THE PARCEL HEREIN DESCRIBED: THENCE N89°41'47"W A DISTANCE

DESCRIBED, A POINT IN THE EAST LINE OF QUAIL SPRINGS SUBDIVISION AS THE

SPRINGS SUBDIVISION A DISTANCE OF 265.10 FEET TO THE NORTHWEST CORNER

CENTERLINE OF OAKLAND AVENUE, NORTHEAST, A DISTANCE OF 164.77 FEET TO

NORTHEAST CORNER AND POINT OF BEGINNING, AND CONTAINING 43670 SQUARE

OF THE PARCEL HEREIN DESCRIBED, A POINT IN THE ORIGINAL CENTERLINE OF

OAKLAND AVENUE, NORTHEAST; THENCE S89°33'29"E ALONG SAID ORIGINAL

SAME IS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 3,

1997. IN BOOK 97C AT PAGE 101 OF THE RECORDS OF BERNALILLO COUNTY,

NEW MEXICO: THENCE NOO"14'48"E ALONG THE EAST LINE OF SAID QUAIL

THIS IS TO CERTIFY THAT TAXES ARE CURRENT 101906418940820321 AND PAID ON UPC NAZISH, LLC PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

	PROJECT NO.	APPLICATION NO.	
DRB CHAIRI	PERSON, PLANNING DEPARTMENT	,	DATE
CITY ENGIN	EER		DATE
TRAFFIC EN	GINEERING, TRANSPORTATION DIV	ISION	DATE
UTILITIES DI	EVELOPMENT		DATE
PARKS AND	RECREATION DEPARTMENT		DATE
A.M.A.F.C.A.		· · · · · · · · · · · · · · · · · · ·	DATE
	ERTY DIVISION, CITY OF ALBUQU		DATE
CITY SURVE	YOR, CITY OF ALBUQUERQUE	7 <i>P.S.</i>	1/27/16 DATE
PNM ELECT	RIC SERVICES COMPANY		DATE
NEW MEXIC	O GAS COMPANY		DATE
QWEST COF	PORATION d/b/a CENTURYLINK	QC	DATE

SURVEYOR'S CERTIFICATION

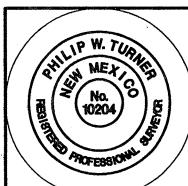
COMCAST CABLE

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 NOVEMBER 1, 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



PLAT AND SURVEY BY:

TERRAMETRICS NM

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

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

SCALE: 1" = 40'

TIE: N72'16'55"E

3499.15'

LEGEND

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

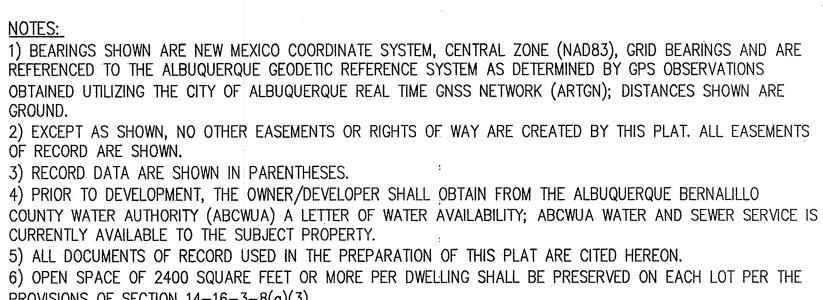
CURVE TABLE CURVE LENGTH RADIUS DELTA CHORD DISTANCE C1 39.27 25.00' 90'00'00" S44'33'29"E 35.36 C2 39.27' 25.00' 90'00'00" N45°26'31"E 35.36' 23.56' 15.00' 90'00'00" S44'33'29"E 21.21 N45°26'31"E 23.56' | 15.00' | 90'00'00"

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 AND SURVEY BY:

TERRAMETRICS NM

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



AGRS CONTROL STATION "1_B20"
Y=1524154.945
X=1550483.349
MAPPING ANGLE = -00*10'24.45"
COMBINED FACTOR=0.999651137 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 _____, BERNALILLO COUNTY DOCUMENT # (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD83) ORTHO HGT.: 5477.179 (NAVD 88) LOT 8-PI LOT IO-PI LOT 9-PI LOT I-PI LOT 5-PI LOT I-PI

N89'33'29"W 164.77 RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE. `N89**:**33**'**29**"**W 164.78 (WEST 165.00') 10' P.U.E. 10' P.U.E. BY THIS PLAT BY THIS PLAT LOT 26-PI Lot 1-P1 Lot 5-P1 0.1377 ACRE 0.1369 ACRE LOT 27-PI DEL JALBUQ WITH V \$89'33'29"E S89'33'29"E 10.00 10.00 35.05 LOT 28-PI PLAT OF LOTS I THRU 60 QUAIL SPRINGS SUBDIVISION 61.99' (04-03-97; 970-101)

Lot 4-P1

0.1285 ACRE

N89'41'47"W (EAST 165.00')

LOT 29-PI

LOT 5 UNIT 3, BLOCK C VISTA DEL AGUILA (03-25-2004; 2004C-i0i)

LOT 30-PI

OAKLAND AVENUE. N.E. - 56' ROW

144.80'

Lot 2-P1

0.1274 ACRE

164.82'

BERNAL COURT, NE - 38' ROW

54.94

BY THIS PLAT

Lot 3-P1

0.1236 ACRE

LOT 2

NORTH ALBUQUERQUE ACRES

TRACT 2, UNIT 3, BLOCK 3

(09-i0-3i; D-i2i)

10' P.U.E.

LOT I3A NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3 (02-26-i53i; 20i5C-i5)

NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3 (09-10-31; D-121)

LOT 20A NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3 (09-08-08; 2008C-200)

LOT 19 NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, BLOCK 3 (09-10-31; D-121)

LOT 14