

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

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

 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. _____

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 12 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS 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 POINT IN THE ORIGINAL CENTERLINE OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 1_B20 BEARS N72°16'55"E AND 3499.15 FEET 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 OF 164.82 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT IN THE EAST LINE OF QUAIL SPRINGS SUBDIVISION AS THE 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 N00°14'48"E ALONG THE EAST LINE OF SAID QUAIL SPRINGS SUBDIVISION A DISTANCE OF 265.10 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT IN THE ORIGINAL CENTERLINE OF OAKLAND AVENUE, NORTHEAST; THENCE S89°33'29"E ALONG SAID ORIGINAL CENTERLINE OF OAKLAND AVENUE, NORTHEAST, A DISTANCE OF 164.77 FEET TO NORTHEAST CORNER AND POINT OF BEGINNING, AND CONTAINING 43670 SQUARE FEET (1.0025 ACRE), MORE OR LESS.

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.

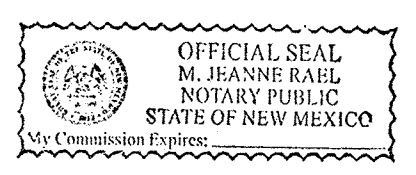
UTILITY NOTE:
 PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
 A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, 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.

[Signature]
 SHAKEEL RIZVI FOR NAZISH LLC

ACKNOWLEDGMENT
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF JANUARY, 2018, BY SHAKEEL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION. 14



[Signature]
 NOTARY PUBLIC

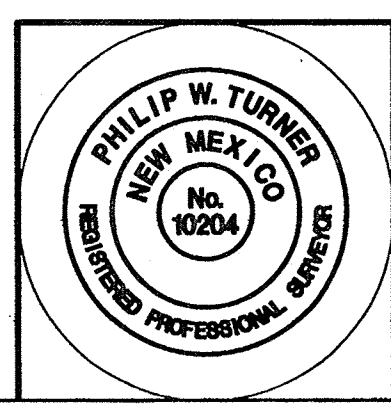
MY COMMISSION EXPIRES 3/31/2019

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>[Signature]</i> P.S. <u>1/27/16</u>	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

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 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.

[Signature] 1-27-15
 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

