

SUBDIVISION DATA

- CASE No. _____
- ZONE ATLAS INDEX No. C-20.
- GROSS SUBDIVISION AREA: 0.8832 ACRES
- TOTAL NUMBER OF LOTS CREATED: 5 LOTS
- DRB PROJECT No. _____
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.05

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ELENA CALLEGOS LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 29 OF BLOCK 18 OF TRACT 3, 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 NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, WHENCE THE AGRS CONTROL STATION 7_C19 BEARS N58°43'23"W AND 3701.10 FEET DISTANT; THENCE S89°39'26"E A DISTANCE OF 165.82 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S00°17'03"E A DISTANCE OF 264.13 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT IN THE CENTERLINE OF THE ORIGINAL RIGHT OF WAY OF CARMEL AVENUE, NORTHEAST; THENCE N89°40'41"W ALONG THE ORIGINAL CENTERLINE OF SAID CARMEL AVENUE A DISTANCE OF 165.10 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°07'38"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, AND CONTAINING 43696 SQUARE FEET (1.0031 ACRE), MORE OR LESS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102006432212040304
 PROPERTY OWNER OF RECORD NAZISH LLC

 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
LOTS 1 THROUGH 5
 OF
CARMEL RIDGE SUBDIVISION
 SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA CALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2017

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

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>Soren N. Pischkeover P.S.</i>	1/23/17
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 29 OF BLOCK 18, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3 INTO 5 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AND DEDICATE STREETS AS NECESSARY TO SERVE THE PARCELS CREATED.

NOTES:

- 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.
- EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- RECORD DATA ARE SHOWN IN PARENTHESES.
- PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED BERNALILLO COUNTY DOCUMENT # _____
- TOTAL OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(a)(3).

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 INDEFESIBLE 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 OUR EXPRESSED WISHES AND DESIRES AND I FURTHER AFFIRM THAT I AM GRANTING ALL EASEMENTS AND DEDICATING ALL RIGHTS OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE (CARMEL AVENUE, N.E.) OR IN FEE SIMPLE WITH WARRANTY COVENANTS (CARMEL RIDGE PLACE, N.E.) AS SHOWN HEREON. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI FOR NAZISH, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January, 2017, BY SHAKEEL RIZVI FOR NAZISH, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

Darlene E. Garcia
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/26/2020

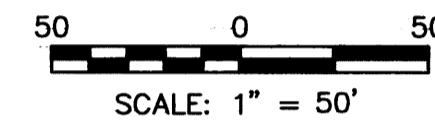
OFFICIAL SEAL
 DARLENE E. GARCIA
 NOTARY PUBLIC
 STATE OF NEW MEXICO

My Commission Expires: 2/26/2020

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	39.27'	25.00'	90°00'00"	S45°22'03"W	35.36'
C2	39.27'	25.00'	90°00'00"	N44°37'57"W	35.36'
C3	23.56'	15.00'	89°59'09"	N45°21'37"E	21.21'
C4	23.57'	15.00'	90°00'51"	S44°38'23"E	21.22'

UTILITY NOTE:

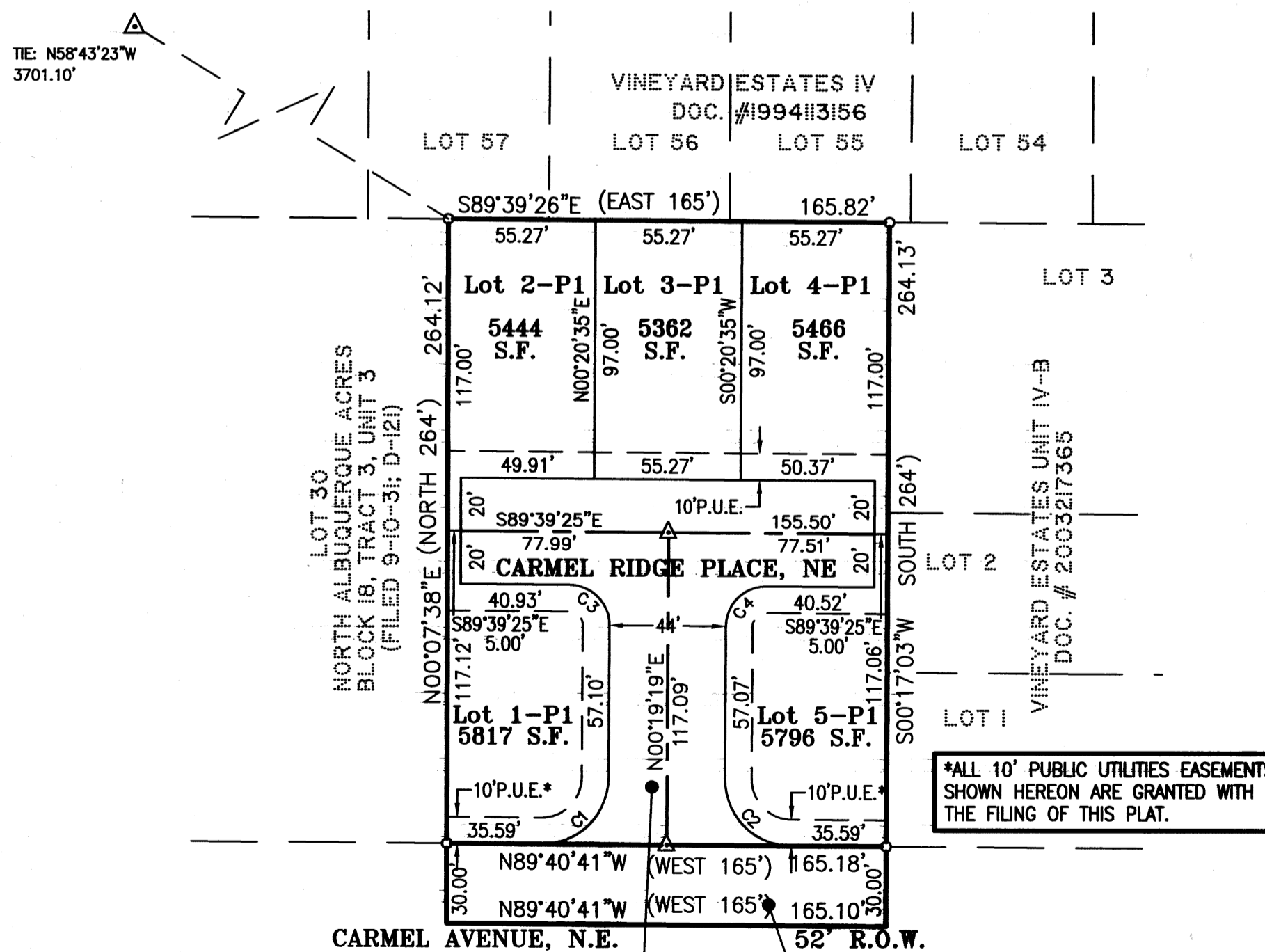
- PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
 - 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.
 - 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.
 - 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.



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

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)

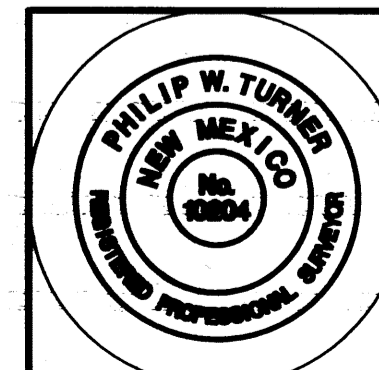


No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

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 MAY 17, 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
 PHILIP W. TURNER N.M.P.S. 10204 1-20-17
 DATE



PLAT AND SURVEY BY:

TERRAMETRICS NM LLC

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

CARMEL RIDGE PLACE, NORTHEAST: RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.

NORTH HALF OF CARMEL AVENUE, NORTHEAST: 30' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT.