



VICINITY MAP (G-12/13) NOT TO SCALE

PLAT OF
LOTS 4-A THROUGH 4-H

ALVARADO GARDENS, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 4, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

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

DESCRIPTION

Lot numbered Four (4) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932, in Plat Book C2, folio 10, said property being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described property, being a point on the East right-of-way line of Rio Grande Boulevard, NW, from which point ACS Control Monument "3-G12" (x=372889.43, y=1498606.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 10°48'29" W, a ground distance of 688.79 feet, and running from said beginning point thence along said street right-of-way, N 13°30'39" E, a distance of 87.18 feet to a point; thence N 13°20'55" E, a distance of 106.42 feet to a point; thence N 14°59'55" E, a distance of 26.94 feet to the Northwest corner; thence leaving said right of way, S 83°32'05" E, a distance of 470.85 feet to the Northeast corner; thence, S 06°27'55" W, a distance of 219.60 feet to the Southeast corner; thence, N 83°26'40" W, a distance of 498.29 feet to the Southwest corner and the place of beginning, containing 2.4401 acre, more or less.

FREE CONSENT AND DEDICATION

The creation of eight lots from Lot 4 of ALVARADO GARDENS UNIT 1, together with grant of Public Utility Easement and Private Access, Public Waterline, and Public Sewerline easement and dedication of additional Right-of-way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owners.

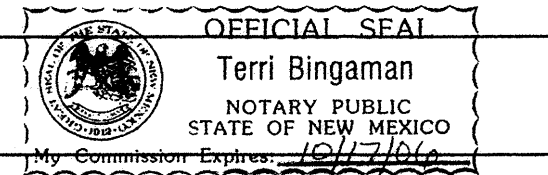
William F. Riordan
William F. Riordan

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9 day of DECEMBER, 2002, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires 10/17/06



Terri Bingaman
Notary Public

Planning Director, City of Albuquerque	Date
Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque	Date
<u>J. B. Neal</u>	<u>12-9-02</u>
City Surveyor, City of Albuquerque	Date
Parks and Recreation, City of Albuquerque	Date
A.M.A.F.C.A.	Date
City Engineer, City of Albuquerque	Date
Comcast Cable	Date
Qwest	Date
PNM Gas and Electric Services	Date

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. G-12 AND G-13
- Current Zoning R-A-2
- Gross acreage 2.4401
- Total Number of Lots created - 8 -
- This plat has been prepared for the purposes of creating eight lots and granting a Private Access, Public Waterline, Public Sewerline, and Public Utility Easement.

LOG NO. 2002161821

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
- Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the warranty deed for said parcel, filed October 30, 1961 in Book D617, page 65, are shown in parentheses ().
- Monuments recovered and accepted or set are noted on inscribed plat.
- This plat shows all easements of record.
- Additional Public right-of-way has been dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
- A thirty foot (30') Private Access, Public Waterline, Public Sewerline, and Public Utility Easement is granted by this plat. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive.
- Five foot (5') Public Utility Easement is granted by this plat. Easement includes existing overhead utility lines.
- Ten foot by ten foot (10'X10') Water Meter easement granted by this plat.
- Five foot by five foot (5'X5') Water Meter Easement granted by this plat.

NOTE: In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

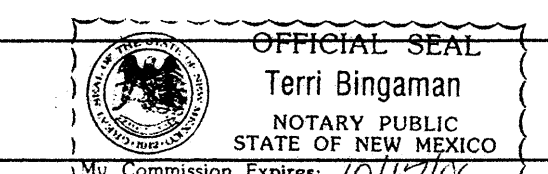
Thomas D. Johnston 12/09/02
Thomas D. Johnston, N.M.P.S. No. 14269 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9 day of DECEMBER, 2002, the foregoing instrument was acknowledged before me by Melba C. Napoleone and Patrick H. Napoleone.

My Commission expires 10/17/06



Terri Bingaman
Notary Public

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-013-060-011-154-30506, 1-013-060-009-142-30507
PROPERTY OWNER OF RECORD:
RIORDAN, WILLIAM F.; NAPOLEONE, PATRICK H. ETUX
BERNALILLO COUNTY TREASURER'S OFFICE

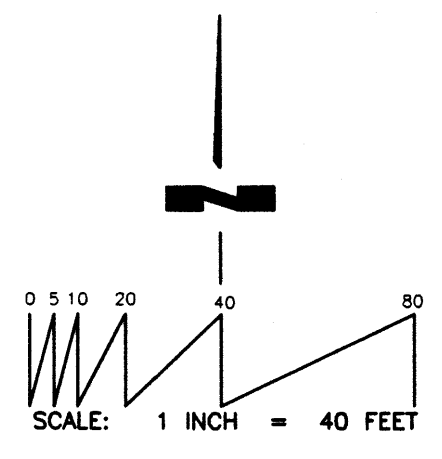
WAYJOHN SURVEYING, INC.

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/NAPOLEONE	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-5-02-2002
LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPW SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	CHECKED: T D J DRAWING NO. SP50202.DWG	17 APRIL 2002	SHEET 1 OF 2

- LEGEND:**
- FOUND #4 REBAR AND CAP "LS 11463"
 - ◇ FOUND #5 REBAR - NO CAP
 - SET #4 REBAR AND CAP "WAYJOHN PS 14269"

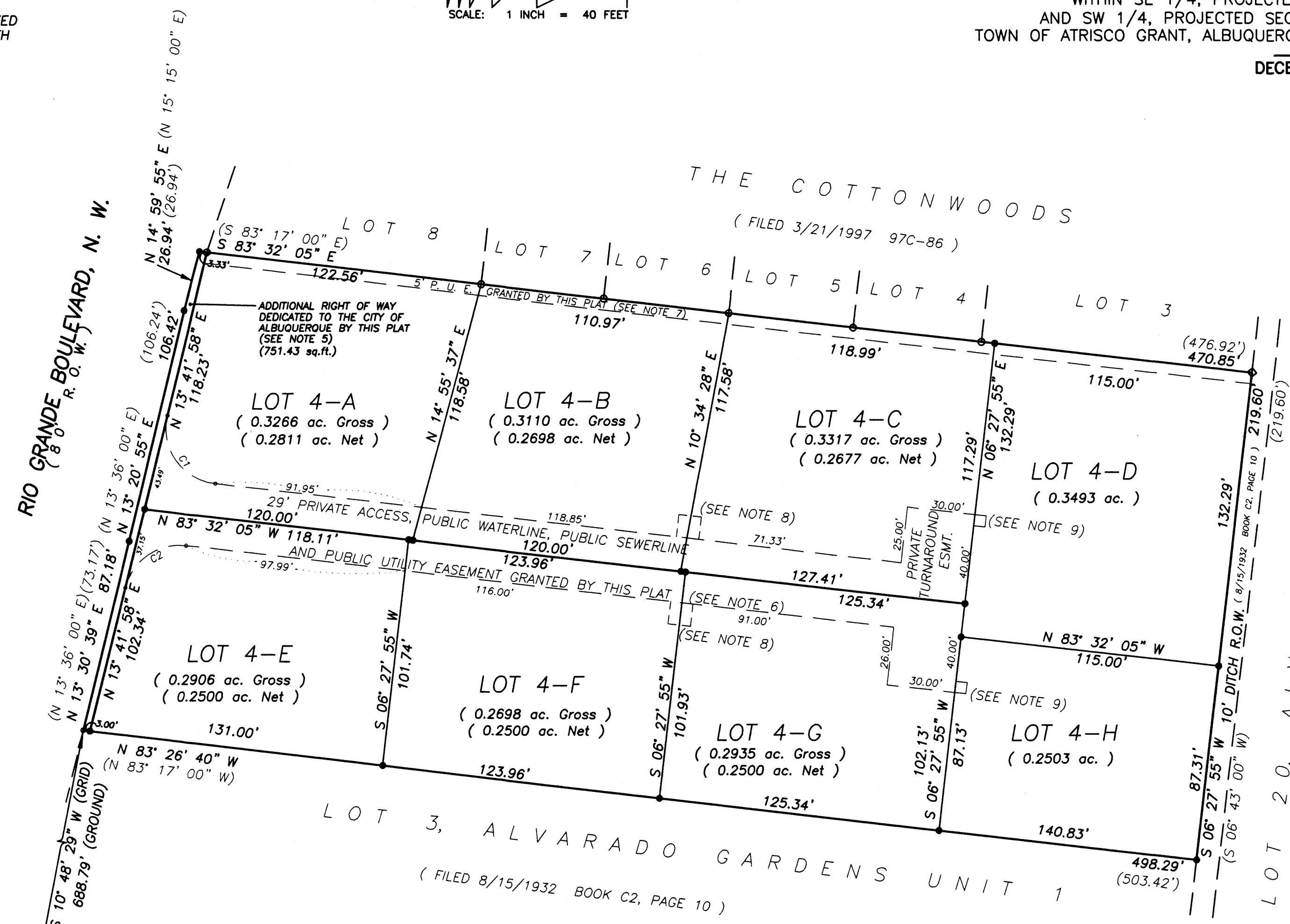
ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



PLAT OF
LOTS 4-A THROUGH 4-H
ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 4, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002



LOT 20, ALVARADO GARDENS UNIT 1
 (FILED 8/15/1932 BOOK C2, PAGE 10)

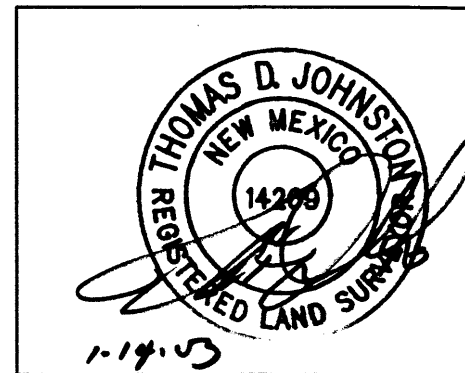
ACS CONTROL MONUMENT
 "3-G12"
 X=372,889.43
 Y=1,498,506.10
 G-C= 0.9996812
 ΔCC=00°14'40"
 ELEV 4963.29 NGVD 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

ACS STATION
 "3-G12"

CURVE INFORMATION:

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
C2	25.00'	36.11'	82° 45' 57"	S 55° 04' 57" W, 33.05'

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 1/15/03



WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/NAPOLEONE LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	DRAWN: E W K CHECKED: T D J DRAWING NO. SP50202.DWG	SCALE: 1" = 40'	FILE NO. SP-5-02-2002 SHEET 2 OF 2
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1/15/03
 Revised

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

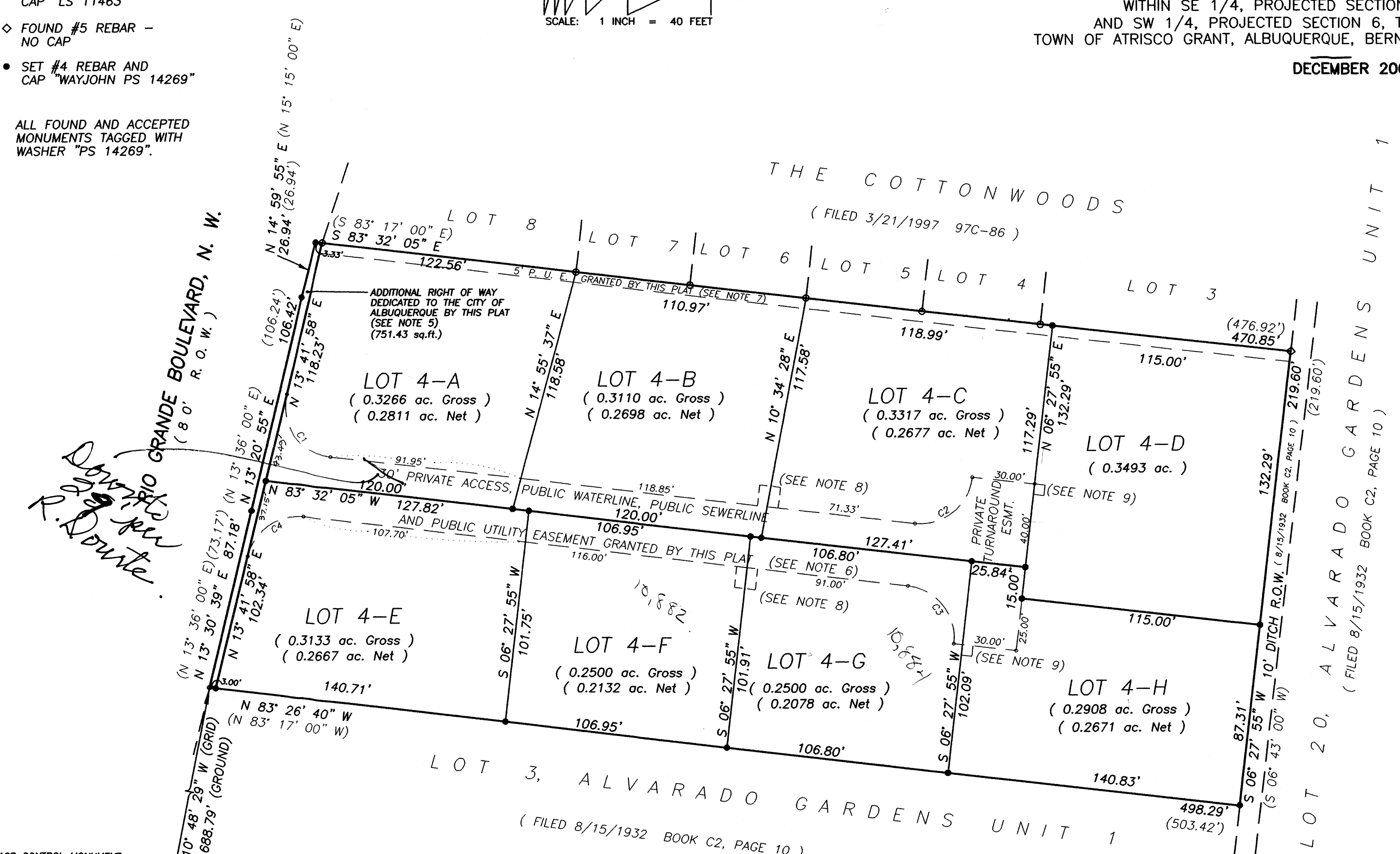
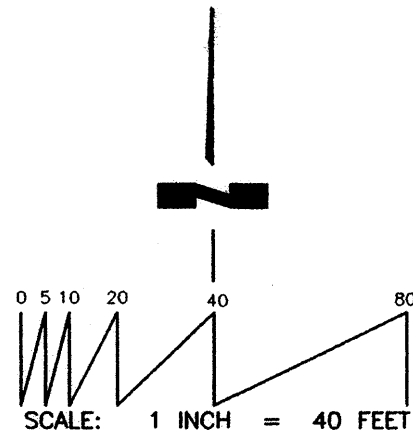
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 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

LEGEND:

- FOUND #4 REBAR AND CAP "LS 11463"
- ◇ FOUND #5 REBAR - NO CAP
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

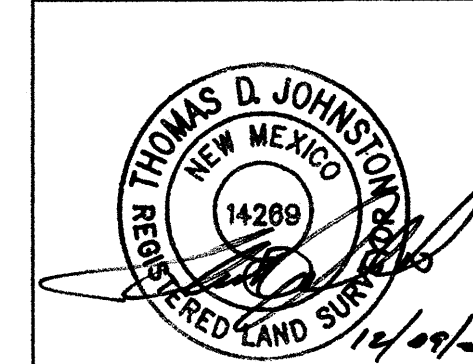
ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



*Don't forget
 R. Douste*

ACS CONTROL MONUMENT
 "3-G12"
 X=372,889.43
 Y=1,498,606.10
 C=0.9996812
 ΔC=-00'14.40"
 ELEV 4963.29 NGVD 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
C2	25.00'	39.27'	90° 00' 00"	N 51° 27' 55" E, 35.36'
C3	25.00'	39.27'	90° 00' 00"	S 38° 32' 05" E, 35.36'
C4	25.00'	36.11'	82° 45' 57"	S 55° 04' 57" W, 33.05'



WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK: OWNER: RIORDAN/NAPOLEONE LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPM SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-5-02-2002
	CHECKED: T D J	DATE: 17 APRIL 2002	SHEET 2 OF 2

AbTS ✓



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TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1001934 APPLICATION NO. 02DEB-01864

Sheran Watson 4/9/03
Planning Director, City of Albuquerque Date

Rachel Dant 4-09-03
Property Management, City of Albuquerque Date

Roger A. Green 4-9-03
Traffic Engineer, City of Albuquerque Date

John B. Hall 12-9-02
Water Utilities Department, City of Albuquerque Date

Christina Landoval 4/9/03
City Surveyor, City of Albuquerque Date

Rachel Dant 4-09-03
Parks and Recreation, City of Albuquerque Date

Bonnie D. Bigham 4/6/03
A.M.A.F.C.A. City Engineer, City of Albuquerque Date

Rita Enicks 3-28-03
Comcast Cable Date

David R. Muller 3-26-03
Qwest Date

Al P. [Signature] 3-26-03
PNM Gas and Electric Services Date

DESCRIPTION

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BEGINNING at the Southwest corner of the herein described property, being a point on the East right-of-way line of Rio Grande Boulevard, NW, from which point ACS Control Monument "J-G12" (x=372889.43, y=1498606.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 10°48'29" W, a ground distance of 688.79 feet, and running from said beginning point thence along said street right-of-way, N 13°30'39" E, a distance of 87.18 feet to a point; thence N 13°20'55" E, a distance of 106.42 feet to a point; thence N 14°59'55" E, a distance of 26.94 feet to the Northwest corner; thence leaving said right of way, S 83°32'05" E, a distance of 470.85 feet to the Northeast corner; thence, S 06°27'55" W, a distance of 219.60 feet to the Southeast corner; thence, N 83°26'40" W, a distance of 498.29 feet to the Southwest corner and the place of beginning, containing 2.4401 acre, more or less.

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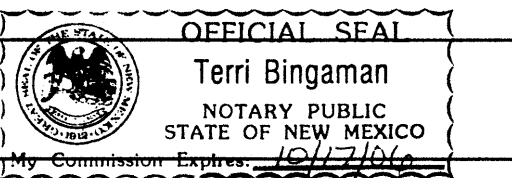
William F. Riordan
William F. Riordan

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9 day of DECEMBER, 2002, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires 10/17/06



Terri Bingaman
Notary Public

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-12 AND G-13
3. Current Zoning R-A-2
4. Gross acreage 2.4401
5. Total Number of Lots created - 8 -
6. This plat has been prepared for the purposes of creating eight lots and granting a Private Access, Public Waterline, Public Sewerline, and Public Utility Easement.

LOG NO. 2002161821

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the warranty deed for said parcel, filed October 30, 1961 in Book D617, page 65, are shown in parentheses ().
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. Additional Public right-of-way has been dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
6. ~~Ten foot (29')~~ Private Access, Public Waterline, Public Sewerline, and Public Utility Easement is granted by this plat. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive. **BENEFICIARIES ARE LOTS 4-A THROUGH 4-H INCLUSIVE.**
7. Five foot (5') Public Utility Easement is granted by this plat. Easement includes existing overhead utility lines.
8. Ten foot by ten foot (10'X10') Water Meter easement granted by this plat.
9. ~~Five foot (5') Public Utility Easement is granted by this plat.~~

Melba C. Napoleone
Melba C. Napoleone

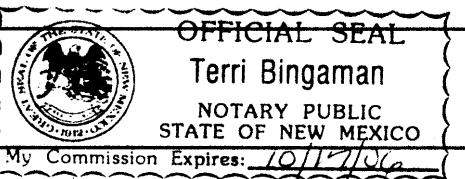
Patrick H. Napoleone
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ACKNOWLEDGMENT

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My Commission expires 10/17/06



Terri Bingaman
Notary Public

NOTE: In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 12/09/02
Thomas D. Johnston, N.M.P.S. No. 14269 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-013-080-011-154-30506, 1-013-080-009-142-30507

PROPERTY OWNER OF RECORD:
RIORDAN, WILLIAM F.; NAPOLEONE, PATRICK H. ETUX

BERNALILLO COUNTY TREASURER'S OFFICE
William Karaman 4/9/03

WAYJOHN SURVEYING, INC.

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/NAPOLEONE	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-5-02-2002
LOCATION: PROJ. SEC. 1, T10N R2E. PROJ. SEC. 6, T10N R3E, NMPM SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	CHECKED: T D J	17 APRIL 2002	SHEET 1 OF 2
	DRAWING NO. SP50202.DWG		



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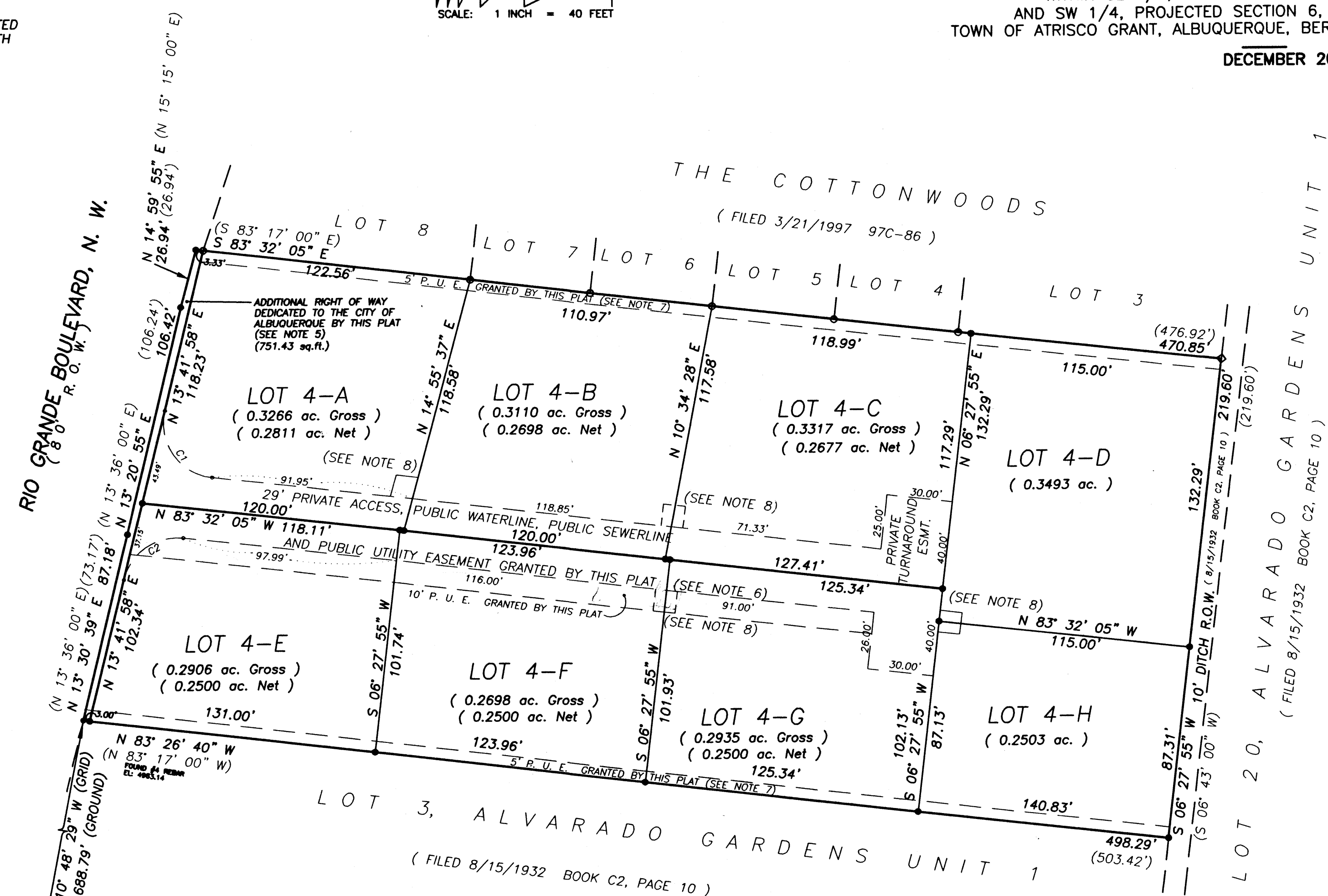
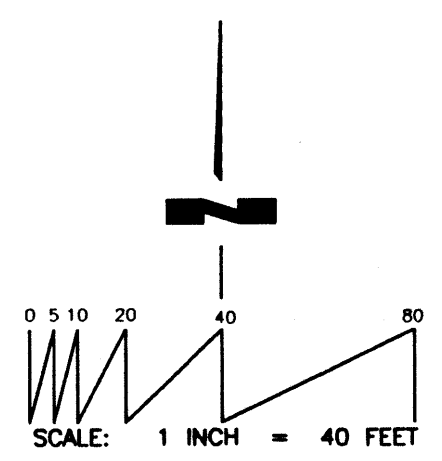
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AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

LEGEND:

- FOUND #4 REBAR AND CAP "LS 11463"
- ◇ FOUND #5 REBAR - NO CAP
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



ACS CONTROL MONUMENT
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X=372,889.43
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ΔCC -00'14.40"
ELEV 4963.29 NGVD 1929
NEW MEXICO STATE PLANE GRID
CENTRAL ZONE (NAD 1927)

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"3-G12"

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
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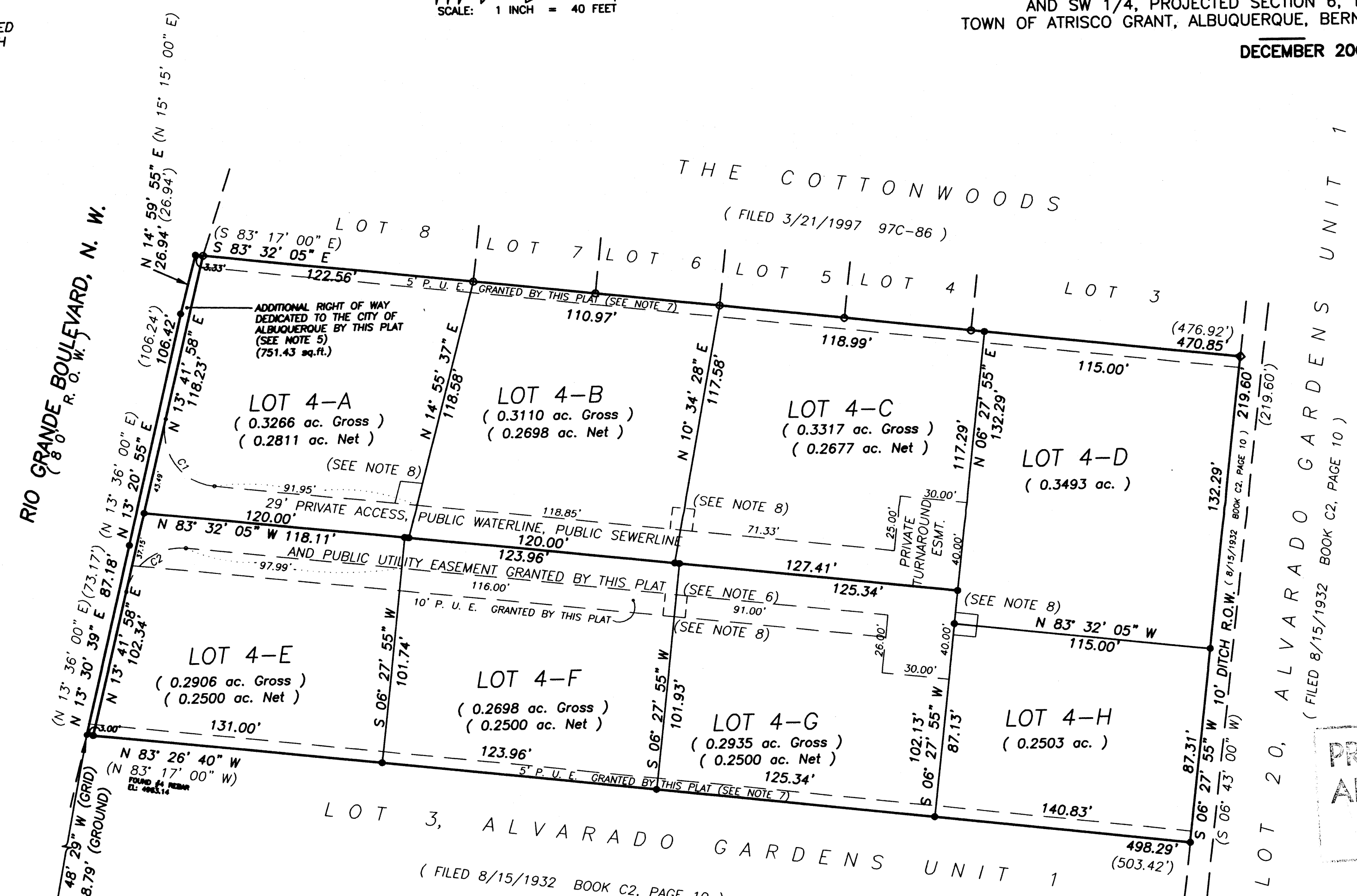
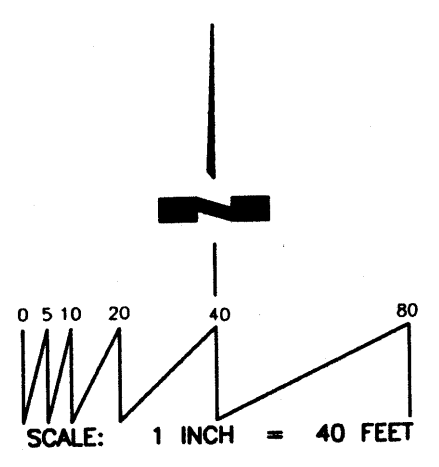
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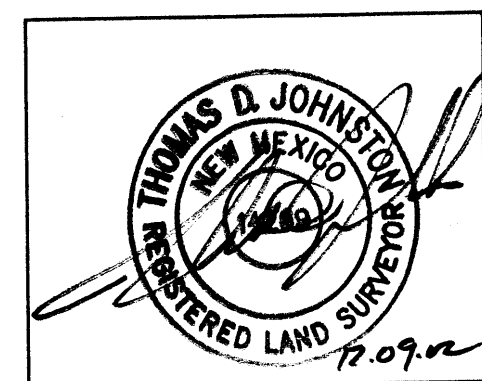


PRELIMINARY PLAN
 APPROVED BY DES
 ON 4/2/03

ACS CONTROL MONUMENT
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A REPLAT OF LOT 4, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1001934 APPLICATION NO. _____

Planning Director, City of Albuquerque Date

Property Management, City of Albuquerque Date

Traffic Engineer, City of Albuquerque Date

Water Utilities Department, City of Albuquerque Date

[Signature] 12-9-02
City Surveyor, City of Albuquerque Date

Parks and Recreation, City of Albuquerque Date

A.M.A.F.C.A. Date

City Engineer, City of Albuquerque Date

[Signature] 3-28-03
Comcast Cable Date

[Signature] 3-26-03
Qwest Date

[Signature] 3-26-03
PNM Gas and Electric Services Date

NOTE: In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 12/09/02
Thomas D. Johnston, N.M.P.S. No. 14269 Date

DESCRIPTION

Lot numbered Four (4) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932, in Plat Book C2, folio 10, said property being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described property, being a point on the East right-of-way line of Rio Grande Boulevard, NW, from which point ACS Control Monument "3-C12" (x=372889.43, y=1498606.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 10°48'29" W, a ground distance of 688.79 feet, and running from said beginning point thence along said street right-of-way, N 13°30'39" E, a distance of 87.18 feet to a point; thence N 13°20'55" E, a distance of 106.42 feet to a point; thence N 14°59'55" E, a distance of 26.94 feet to the Northwest corner; thence leaving said right of way, S 83°32'05" E, a distance of 470.85 feet to the Northeast corner; thence, S 06°27'55" W, a distance of 219.60 feet to the Southeast corner; thence, N 83°26'40" W, a distance of 498.29 feet to the Southwest corner and the place of beginning, containing 2.4401 acre, more or less.

FREE CONSENT AND DEDICATION

The creation of eight lots from Lot 4 of ALVARADO GARDENS UNIT 1, together with grant of Public Utility Easement and Private Access, Public Waterline, and Public Sewerline easement and dedication of additional Right-of-way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owners.

[Signature]
William F. Riordan

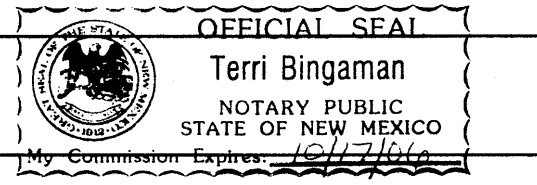
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9 day of DECEMBER, 2002, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires 10/17/06

[Signature]
Notary Public



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-12 AND G-13
3. Current Zoning R-A-2
4. Gross acreage 2.4401
5. Total Number of Lots created - 8 -
6. This plat has been prepared for the purposes of creating eight lots and granting a Private Access, Public Waterline, Public Sewerline, and Public Utility Easement.

LOG NO. 2002161821

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the warranty deed for said parcel, filed October 30, 1961 in Book D617, page 65, are shown in parentheses ().
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. Additional Public right-of-way has been dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
6. ~~Twenty-one~~ foot (29') Private Access, Public Waterline, Public Sewerline, and Public Utility Easement is granted by this plat. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive. **BENEFICIARIES ARE ~~LOTS 4-A THROUGH 4-H INCLUSIVE~~ LOTS 4-A THROUGH 4-H INCLUSIVE.**
7. Five foot (5') Public Utility Easement is granted by this plat. Easement includes existing overhead utility lines.
8. Ten foot by ten foot (10'X10') Water Meter easement granted by this plat.
9. Five foot by five foot (5'X5') Water Meter Easement granted by this plat.

[Signature]
Melba C. Napoleone

[Signature]
Patrick H. Napoleone

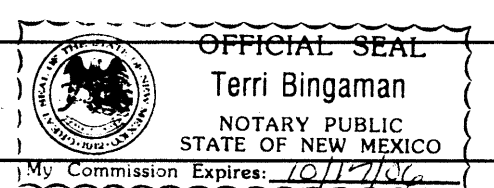
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 9 day of DECEMBER, 2002, the foregoing instrument was acknowledged before me by Melba C. Napoleone and Patrick H. Napoleone.

My Commission expires 10/17/06

[Signature]
Notary Public



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-013-060-011-154-30508, 1-013-060-009-142-30507

PROPERTY OWNER OF RECORD:
RIORDAN, WILLIAM F.; NAPOLEONE, PATRICK H. ETUX

BERNALILLO COUNTY TREASURER'S OFFICE

	WAYJOHN SURVEYING, INC. 330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: 255-2052 FAX: 255-2887		
	INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/NAPOLEONE LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPM SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	DRAWN: E W K CHECKED: T D J DRAWING NO. SP50202.DWG	SCALE: 1" = 40' FILE NO. SP-5-02-2002

PLAT OF
LOTS 4-A THROUGH 4-H

ALVARADO GARDENS, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

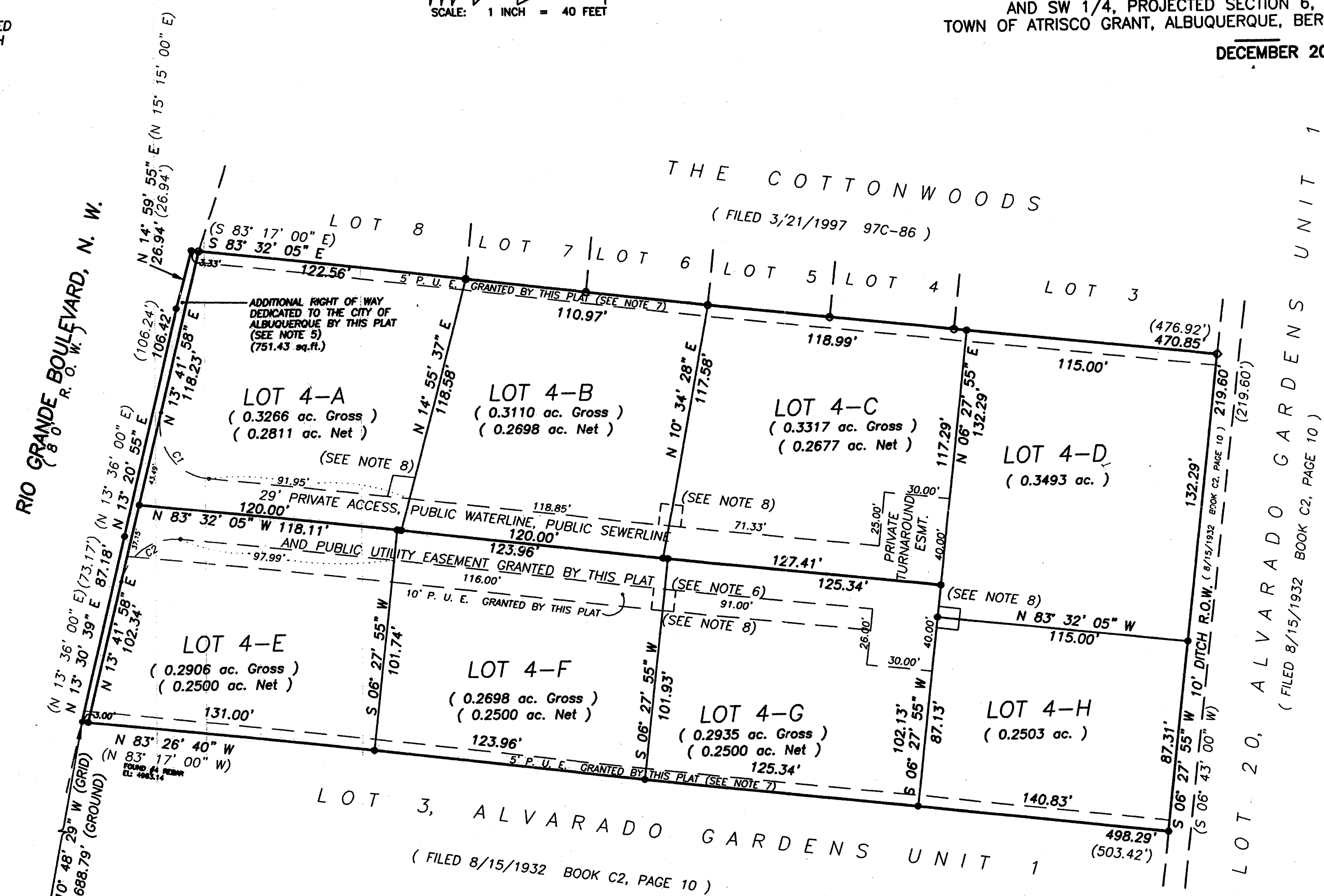
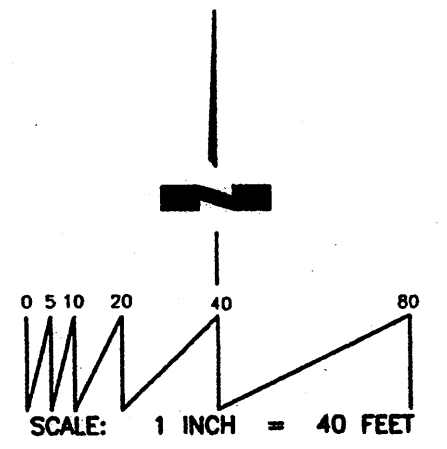
A REPLAT OF LOT 4, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

LEGEND:

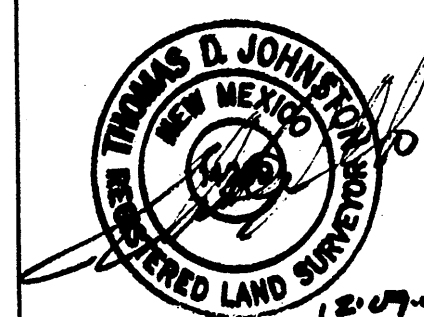
- FOUND #4 REBAR AND CAP "LS 11463"
- ◇ FOUND #5 REBAR - NO CAP
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



ACS CONTROL MONUMENT
"3-G12"
X=372,889.43
Y=1,496,806.10
C=0.9998812
ΔCC=00114.40
ELEV. 4963.29 NGVD 1929
NEW MEXICO STATE PLANE GRID
CENTRAL ZONE (NAD 1927)

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
C2	25.00'	36.11'	82° 45' 57"	S 55° 04' 57" W, 33.05'



WAYJOHN SURVEYING, INC.
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/NAPOLEONE LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-A THRU 4-H ALVARADO GARDENS UNIT 1	DRAWN: E W K CHECKED: T D J DRAWING NO. SP50202.DWG	SCALE: 1" = 40' 17 APRIL 2002	FILE NO. SP-5-02-2002 SHEET 2 OF 2
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Mary Herrera
Bern. Co. PLAT
R 12.68
2003058330
5841335
Page: 2 of 2
04/09/2003 04:08P
BK-2883C Pg-35



VICINITY MAP (G-12/13) NOT TO SCALE

PLAT OF
LOTS 4-C-1, 4-D-1, 4-E-1, 4-F-1 & 4-G-1
ALVARADO GARDENS, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 4-C, 4-D, 4-E, 4-F & 4-G, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2004

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1001934 APPLICATION NO.

DRB Chairperson, Planning Department, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque	Date
City Surveyor, City of Albuquerque	2-10-05
Parks and Recreation, City of Albuquerque	Date
A.M.A.F.C.A.	Date
City Engineer, City of Albuquerque	Date
Comcast Cable	Date
Qwest	Date
PNM Gas and Electric Services	Date

DESCRIPTION

COUNTY CLERK RECORDING LABEL HERE

Lots numbered Four-C (4-C), Four-D (4-D), Four-E (4-E), Four-F (4-F) and Four-G (4-G) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 9, 2003, in Plat Book 2003C, page 95, and being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described property, being a point on the East right-of-way line of Rio Grande Boulevard, NW, from which point ACS Control Monument "3-G12" (x=372889.43, y=1498806.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 11°03'25" W, a ground distance of 689.02 feet, and running from said beginning point thence along said street right-of-way, N 13°41'58" E, a distance of 102.34 feet to the Northwest corner;
THENCE leaving said right of way, S 83°32'05" E, a distance of 240.00 feet;
THENCE N 10°34'28" E, 117.58 feet;
THENCE S 83°32'05" E, 233.99 feet to the Northeast corner;
THENCE S 06°27'55" W, a distance of 132.29 feet to the Southeast corner;
THENCE N 83°32'05" W, 115.00 feet;
THENCE S 06°27'55" W, 87.13 feet;
THENCE N 83°26'40" W, 380.30 feet to the Point of Beginning and containing 1.5549 acres, more or less.

FREE CONSENT AND DEDICATION

The replat of Lots 4-C, 4-D, 4-E, 4-F and 4-G of ALVARADO GARDENS UNIT 1, together with vacation of a Public Utility Easement is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

William F. Riordan
William F. Riordan

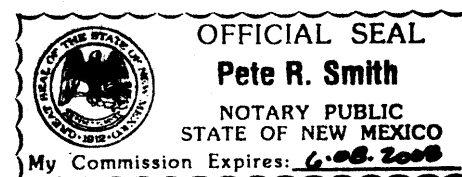
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 10th day of February, 2005, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires 06-08-2008

Pete R. Smith
Notary Public



Michael A. Eaves
Michael Eaves

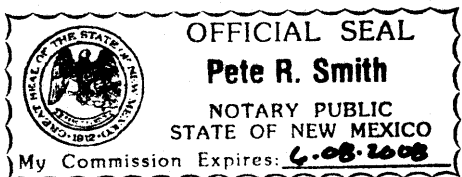
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 08th day of February, 2005, the foregoing instrument was acknowledged before me by Michael Eaves.

My Commission expires 06-08-2008

Pete R. Smith
Notary Public



SUBMISSION DATA

- DRB Proj. No. 1001934
- Zone Atlas Index No. G-12 AND G-13
- Current Zoning R-A-2
- Gross acreage 1.5549
- Total Number of Lots created - 0 -
- This plat has been prepared for the purposes of adjusting an interior lot line and to vacate a public utility easement.

LOG NO. 2005061264

NOTES

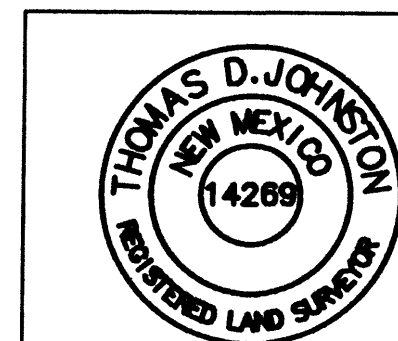
- Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
- All distances are ground. Bearings and distances in parenthesis are from plat of Lots 4-A through 4-H, Alvarado Gardens Unit 1, recorded 4/9/2003 in Plat Book 2003C, page 95.
- Monuments recovered and accepted or set are noted on inscribed plat.
- This plat shows all easements of record.
- An existing twenty-nine foot (29') Private Access, Public Waterline, Public Sewerline, and Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive. Beneficiaries are Lots 4-A through 4-H inclusive.
- Existing Five foot (5') Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.
- Existing Ten foot by ten foot (10'X10') Water Meter easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.
- Existing Ten foot (10') Public Utility Easement vacated by Project No. 1001934, 04DRB-01471, official notice of decision dated October 20, 2004. Easement is vacated by the filing of this plat. Waiver and Release of Easement by Comcast of New Mexico recorded 9/23/2004 in Book A84, P. 3726; Quitclaim Deed by Qwest Corporation recorded 9/23/2004 in Book A84, P. 3727.

NOTE: In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
Thomas D. Johnston, N.M.P.S. No. 14269 Date 2-08-05



WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK: OWNER: RIORDAN/EAVES	DRAWN: T D J	SCALE: 1" = 40'	FILE NO. SP-12-01-2004
LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-C-1 THRU 4-G-1 ALVARADO GARDENS UNIT 1	CHECKED: T D J	DRAWING NO. SP120104.DWG	SHEET 1 OF 2
		31 JAN 2005	

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 013 080 031 184 30521, 1 013 080 043 182 30522,
1 013 080 005 156 30526, 1 013 080 017 155 30525, 1 013 080 030 153 30524

PROPERTY OWNER OF RECORD:
RIORDAN, WILLIAM F.; NAPOLEONE, PATRICK H. ETUX

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
 LOTS 4-C-1, 4-D-1, 4-E-1, 4-F-1 & 4-G-1
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

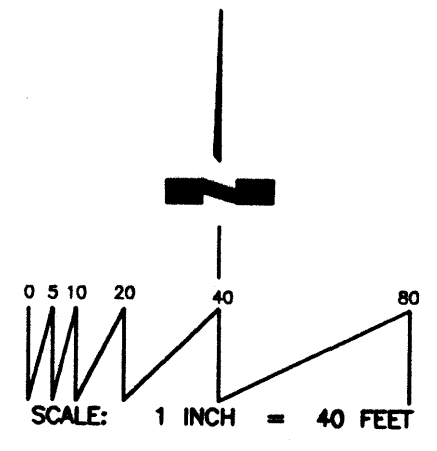
A REPLAT OF LOTS 4-C, 4-D, 4-E, 4-F & 4-G, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2004

LEGEND:

- o FOUND OR SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "LS 11463"
- B: FOUND #5 REBAR - NO CAP
- C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".

COUNTY CLERK RECORDING LABEL HERE

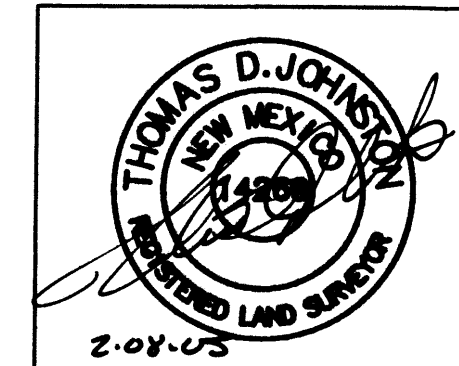


RIO GRANDE BOULEVARD, N. W.
 (83' R.O.W.)

ACS CONTROL MONUMENT
 3-612
 X=372,889.43
 Y=1,488,808.10
 C-C = 0.9998812
 ΔCC = 00°14'40"
 ELEV 4963.294 NGVD 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

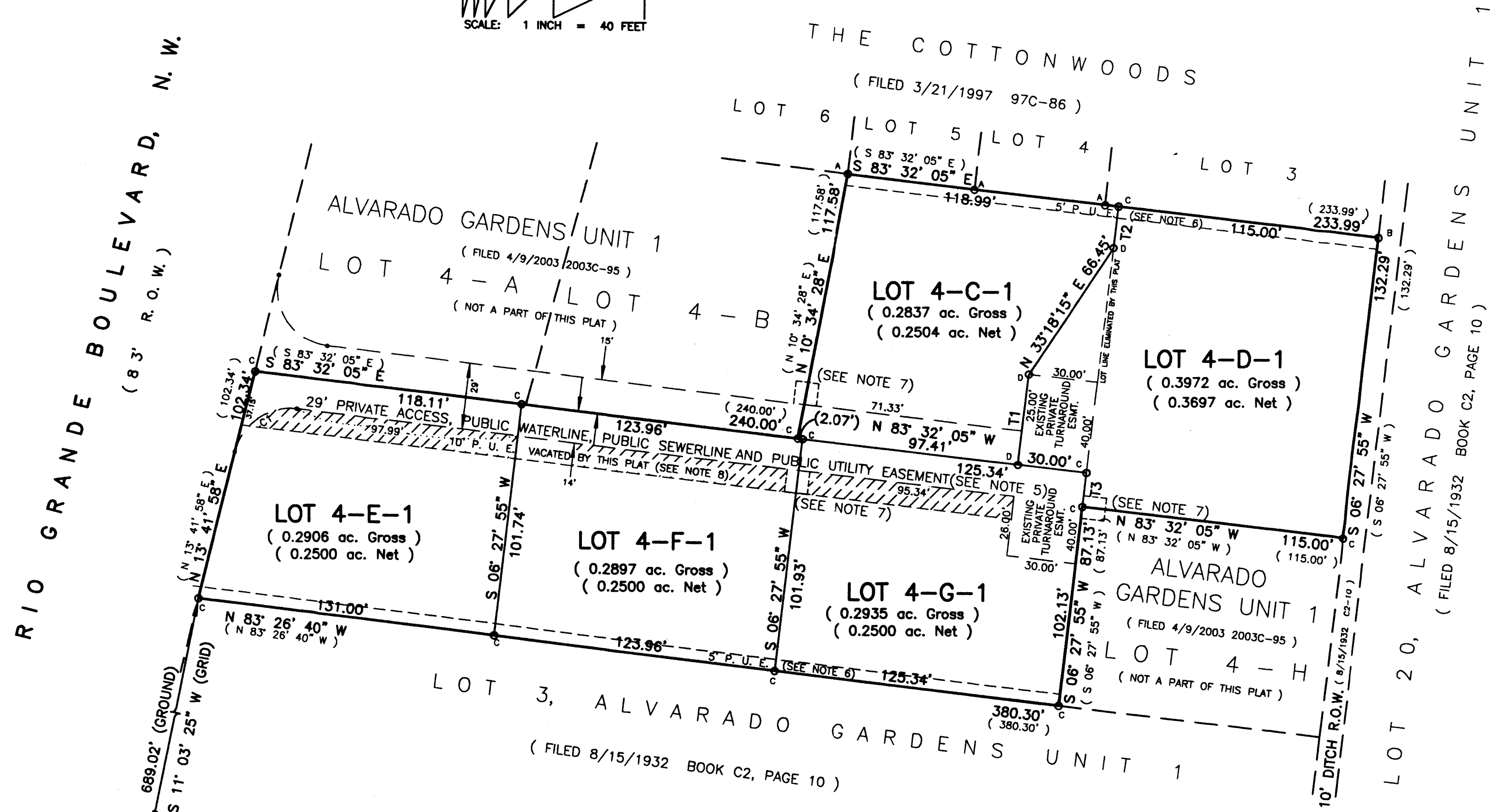
CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	36.11'	82° 45' 57"	S 55° 04' 57" W, 33.05'

TANGENT INFORMATION:		
TANGENT NO.	BEARING	DISTANCE
T1	N 06° 27' 55" E	40.00'
T2	N 06° 27' 55" E	18.00'
T3	N 06° 27' 55" E	15.00'



WAYJOHN SURVEYING INC
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/EAVES LOCATION: PROJ. SEC. 1, T10N R2E, PRAL. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-C-1 THRU 4-G-1 ALVARADO GARDENS UNIT 1	DRAWN: T D J CHECKED: T D J DRAWING NO. SP120104.DWG	SCALE: 1" = 40' 31 JAN 2005	FILE NO. SP-12-01-2004 SHEET 2 OF 2
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PLAT OF
 LOTS 4-C-1, 4-D-1, 4-E-1, 4-F-1 & 4-G-1
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 4-C, 4-D, 4-E, 4-F & 4-G, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

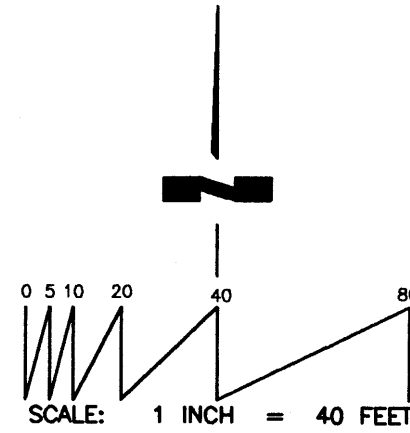
DECEMBER 2004

EXISTING CONDITIONS

LEGEND:

- FOUND OR SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 11463"
 - B: FOUND #5 REBAR - NO CAP
 - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".

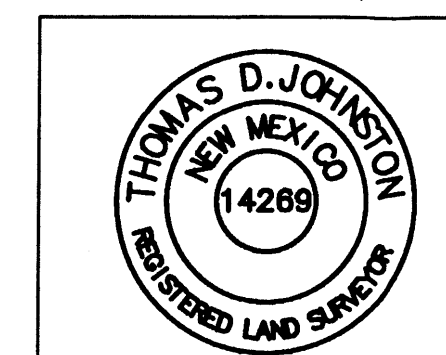
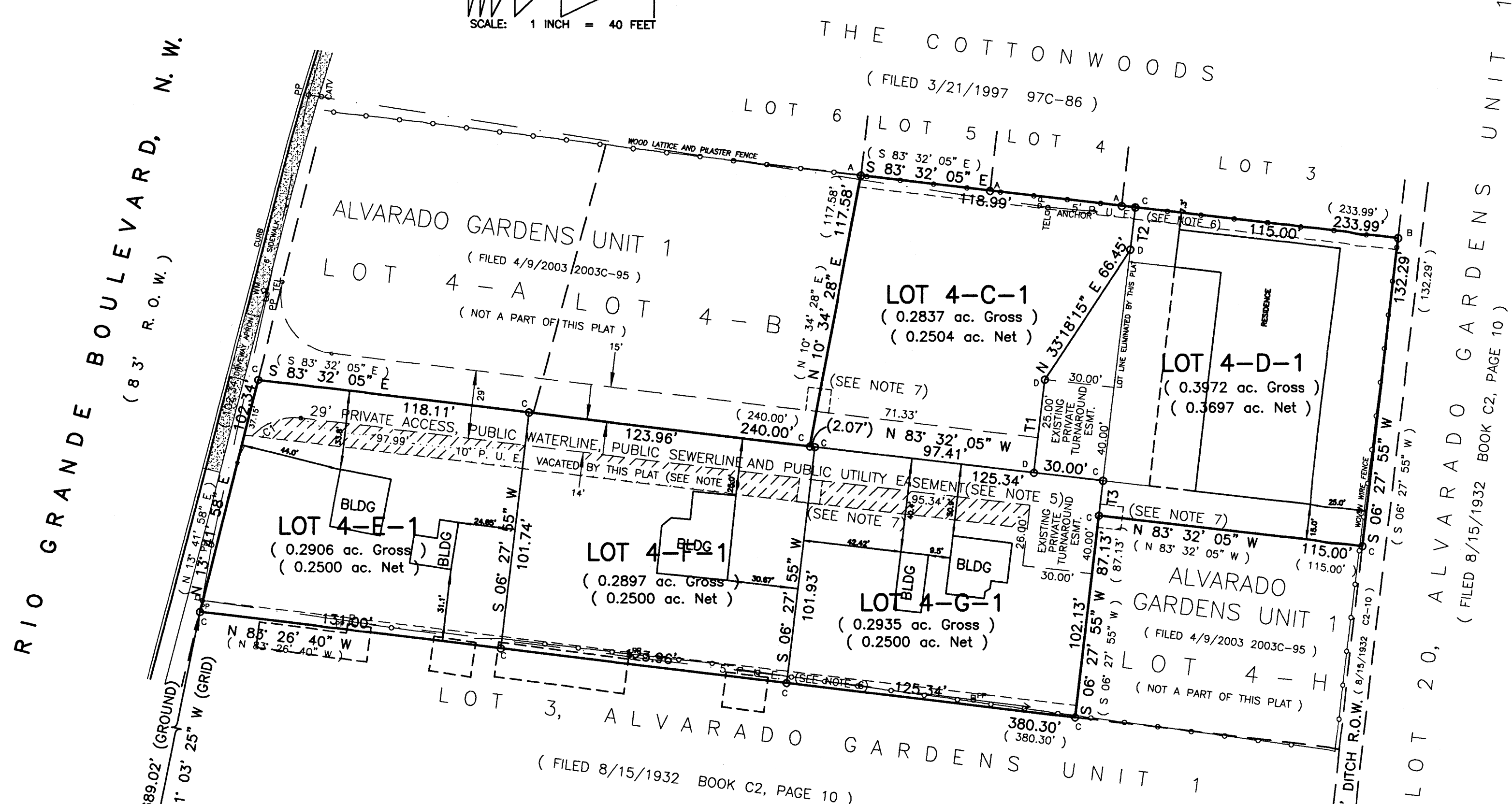
COUNTY CLERK RECORDING LABEL HERE



RIO GRANDE BOULEVARD, N. W.
 (83' R.O.W.)

ACS CONTROL MONUMENT
 "3-G12"
 X=372,889.43
 Y=1,498,806.10
 Z=0.9996812
 ELEV 4963.294 NGVD 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	36.11'	82° 45' 57"	S 55° 04' 57" W, 33.05'
TANGENT INFORMATION:				
TANGENT NO.	BEARING	DISTANCE		
T1	N 06° 27' 55" E	40.00'		
T2	N 06° 27' 55" E	18.00'		
T3	N 06° 27' 55" E	15.00'		



WAYJOHN SURVEYING INC
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN/EAVES LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC 6, T10N R3E, NMPW SUBDIVISION: LOTS 4-C-1 THRU 4-G-1 ALVARADO GARDENS UNIT 1	DRAWN: T D J CHECKED: T D J DRAWING NO. SP120104.DWG	SCALE: 1" = 40' 31 JAN 2005	FILE NO. SP-12-01-2004 SHEET 2 OF 2
---	--	-----------------------------------	---



VICINITY MAP (G-12/13) NOT TO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 4-C-1 & 4-D-1
ALVARADO GARDENS, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 4-C, & 4-D, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2007

DESCRIPTION
Lots numbered Four-C (4-C) and Four-D (4-D) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 9, 2003, in Plat Book 2003C, page 95.

PROJECT NUMBER: 1001934
Application Number: 07DRB-00509

City Approvals:
City Surveyor: [Signature] 4-16-07
Traffic Engineering, Transportation Division: [Signature] 4-25-07
Water Utility Department: [Signature] 4-25-07
Parks and Recreation Department: [Signature] 4/25/07
AMAFCA: [Signature] 4/25/07
City Engineer: [Signature] 4/25/07
DRB Chairperson, Planning Department: [Signature] 5/19/07

SUBDIVISION DATA

- 1. DRB Proj. No. 1001934
- 2. Zone Atlas Index No. G-12 AND G-13
- 3. Current Zoning R-A-2
- 4. Gross acreage 0.6810 ac.
- 5. Total Number of Lots created - 0 -
- 6. This plat has been prepared for the purposes of adjusting an interior lot line.

LOG NO. 2007061264

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
- 2. All distances are ground. Bearings and distances in parenthesis are from plat of Lots 4-A through 4-H, Alvarado Gardens Unit 1, recorded 4/9/2003 in Plat Book 2003C, page 95.
- 3. Monuments recovered and accepted or set are noted on inscribed plat.
- 4. This plat shows all easements of record.
- 5. An existing twenty-nine foot (29') Private Access, Public Waterline, Public Sewerline, and Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive. Beneficiaries are Lots 4-A through 4-H inclusive.
- 6. Existing Five foot (5') Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.
- 7. Existing Ten foot by ten foot (10'X10') Water Meter easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.

FREE CONSENT AND DEDICATION

The replat of Lots 4-C, & 4-D, of ALVARADO GARDENS UNIT 1, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

[Signature]
William F. Riordan

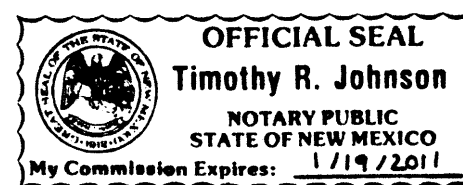
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 30th day of March, 2007, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires JANUARY 19, 2011

[Signature]
Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas D. Johnston, N.M.P.S. No. 14269 3-30-07 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 013 060 031 184 30921, 1 013 060 043 182 30922
PROPERTY OWNER OF RECORD:
RIORDAN, WILLIAM F.
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 3-15-07

THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED LAND SURVEYOR
14269
WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: RIORDAN
LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPW
SUBDIVISION: LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS UNIT 1
DRAWN: T D J
CHECKED: T D J
DRAWING NO. SP120104A.DWG
SCALE: 1" = 20'
FILE NO. SP-12-01-2004-A
19 MAR 2007
SHEET 1 OF 2

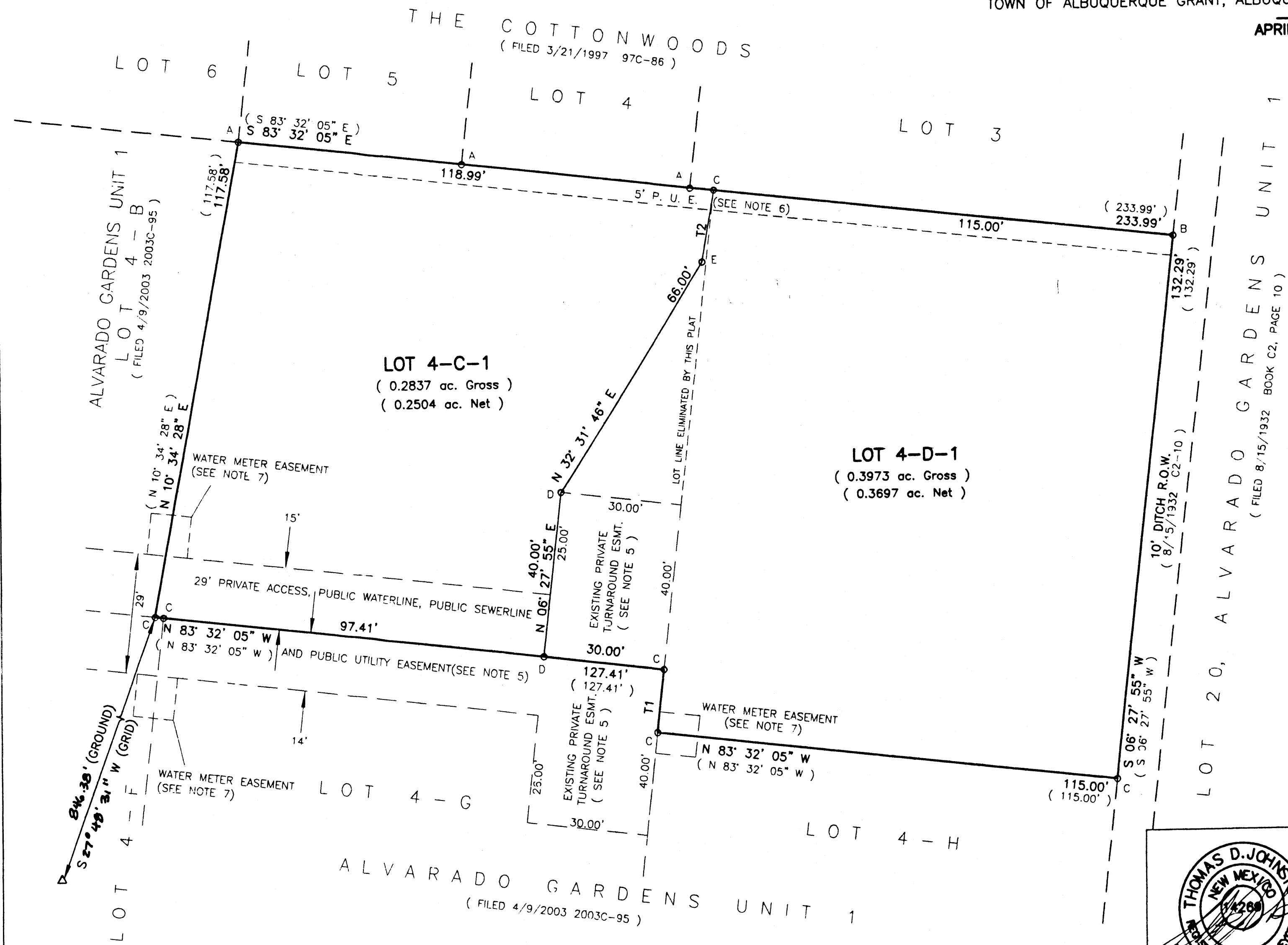


COUNTY CLERK RECORDING LABEL HERE

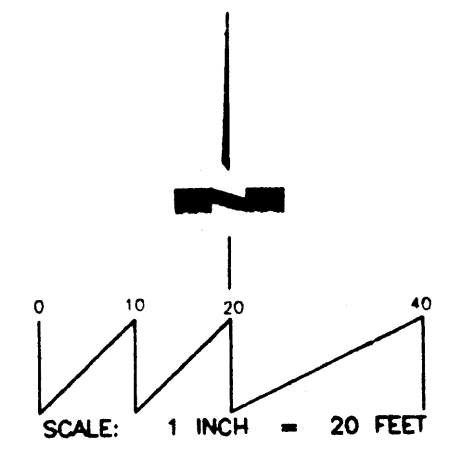
PLAT OF LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS, UNIT 1 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 4-C, & 4-D, ALVARADO GARDENS UNIT 1
WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2007



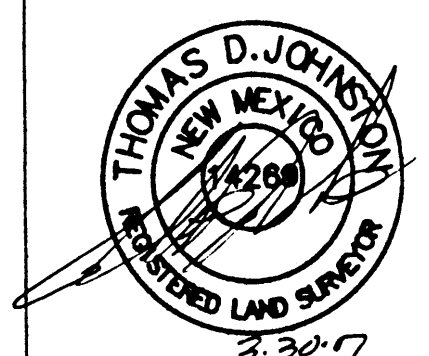
TANGENT INFORMATION:		
TANGENT NO.	BEARING	DISTANCE
T1	N 06° 27' 55" E	15.00'
T2	N 09° 38' 42" E	18.03'



LEGEND:

- o FOUND OR SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "LS 11463"
- B: FOUND #5 REBAR - NO CAP
- C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET NAIL AND DISK "PS 14269"
- ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".

ACS CONTROL MONUMENT
3-G12
X=372,889.43
Y=1,498,606.10
G-G 0.9996812
ΔCC=00°14'40"
ELEV 4963.254 NGVD 1929
NEW MEXICO STATE PLANE GRID
CENTRAL ZONE (NAD 1927)



WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-12-01-2004-A
LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS UNIT 1	CHECKED: T D J	DRAWING NO. SP120104A.DWG	19 MAR 2007
SHEET 2 OF 2			



VICINITY MAP (G-12/13) NOT TO SCALE

COUNTY CLERK RECORDING LABEL HERE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots numbered Four-C (4-C) and Four-D (4-D) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 9, 2003, in Plat Book 2003C, page 95.

PLAT OF LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS, UNIT 1 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 4-C, & 4-D, ALVARADO GARDENS UNIT 1 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E. AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

APRIL 2007

PRELIMINARY PLAT APPROVED BY DRB

PROJECT NUMBER: 1001934

Application Number:

ON 4/25/07

City Approvals:

Table with columns for City Approvals and Date. Includes signatures and dates for City Surveyor, Traffic Engineering, Transportation Division, Water Utility Department, Parks and Recreation Department, AMAFCA, City Engineer, and DRB Chairperson, Planning Department.

SUBMISSION DATA

- 1. DRB Proj. No. 1001934
2. Zone Atlas Index No. G-12 AND G-13
3. Current Zoning R-A-2
4. Gross acreage 0.6810 ac.
5. Total Number of Lots created - 0 -
6. This plat has been prepared for the purposes of adjusting an interior lot line.

LOG NO. 2007061264

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. All distances are ground. Bearings and distances in parenthesis are from plat of Lots 4-A through 4-H, Alvarado Gardens Unit 1, recorded 4/9/2003 in Plat Book 2003C, page 95.
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. An existing twenty-nine foot (29') Private Access, Public Waterline, Public Sewerline, and Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A through 4-H inclusive. Beneficiaries are Lots 4-A through 4-H inclusive.
6. Existing Five foot (5') Public Utility Easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.
7. Existing Ten foot by ten foot (10'X10') Water Meter easement granted by plat recorded 4/9/2003 in Plat Book 2003C, page 95.

FREE CONSENT AND DEDICATION

The replat of Lots 4-C, & 4-D, of ALVARADO GARDENS UNIT 1, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Signature of William F. Riordan

William F. Riordan

ACKNOWLEDGMENT

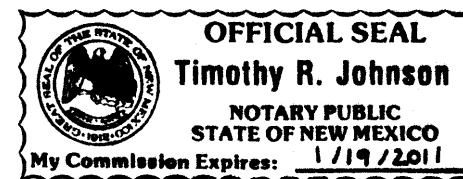
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 30th day of March, 2007, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires JANUARY 19, 2011

Signature of Timothy R. Johnson

Notary Public



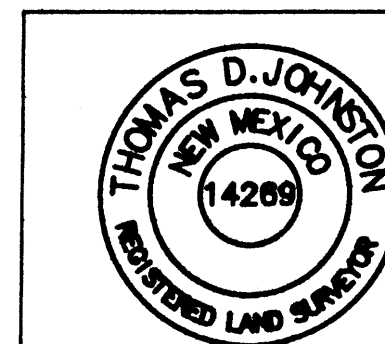
SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Signature of Thomas D. Johnston

Thomas D. Johnston, N.M.P.S. No. 14269

3-30-07 Date



WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY
OWNER: RIORDAN
LOCATION: PROJ. SEC. 1, T.10N R.2E, N.M.P.M.
SUBDIVISION: LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS UNIT 1

DRAWN: T D J
SCALE: 1" = 20'
FILE NO. SP-12-01-2004-A
CHECKED: T D J
DRAWING NO. SP120104A.DWG
19 MAR 2007 SHEET 1 OF 2

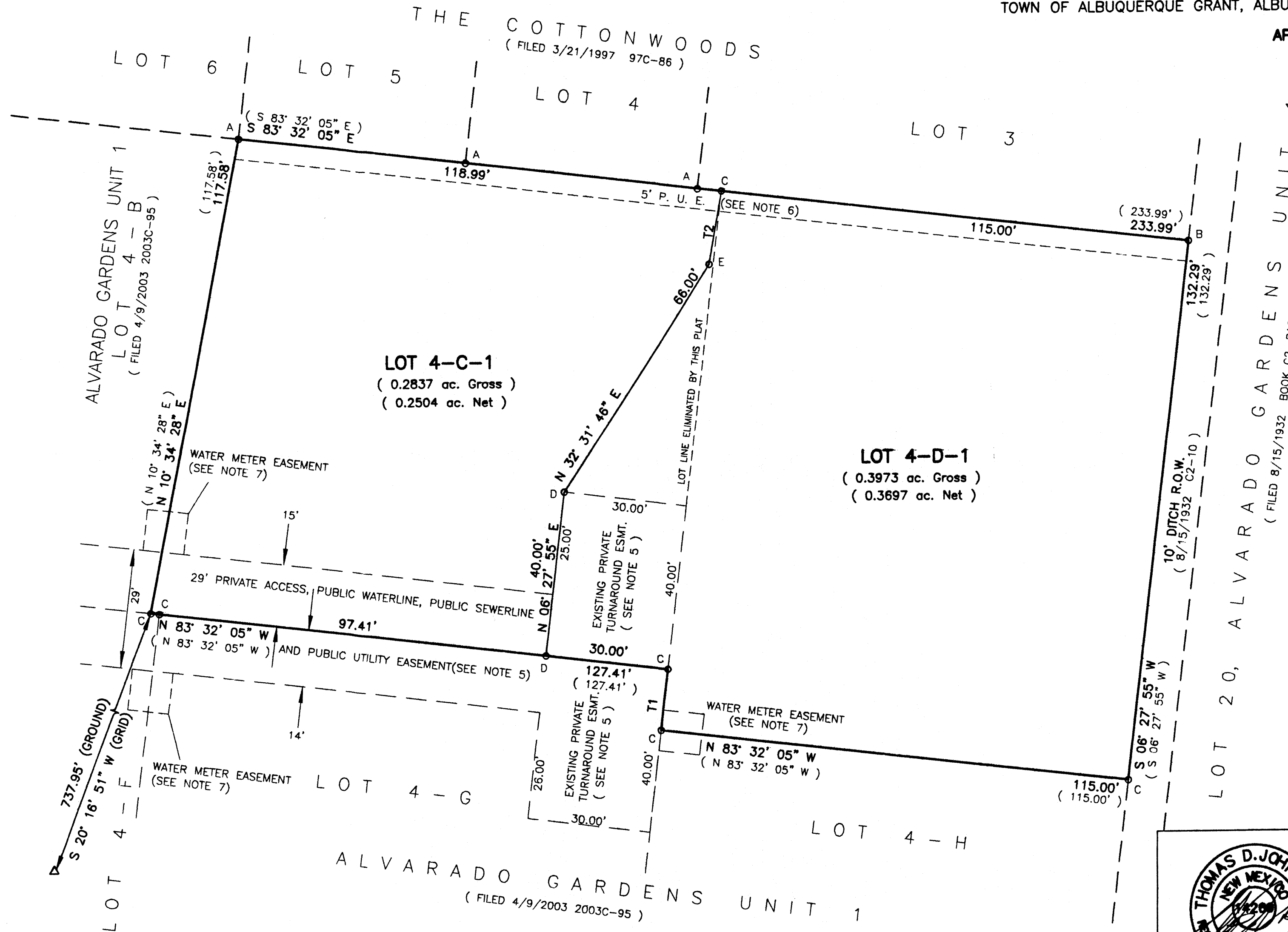
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
PROPERTY OWNER OF RECORD: RIORDAN, WILLIAM F.
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
 LOTS 4-C-1 & 4-D-1
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

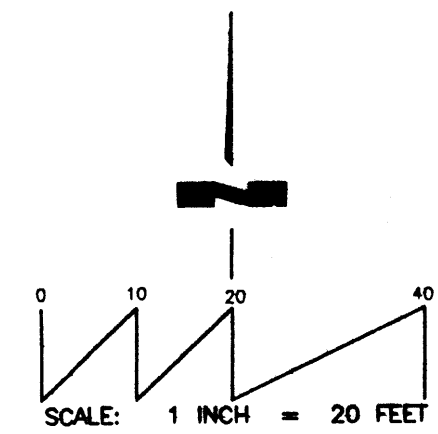
A REPLAT OF LOTS 4-C, & 4-D, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2007

COUNTY CLERK RECORDING LABEL HERE



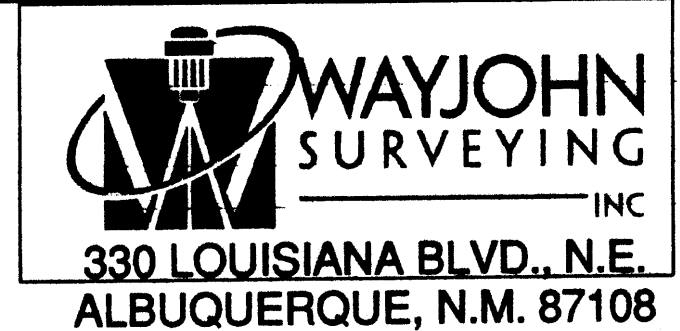
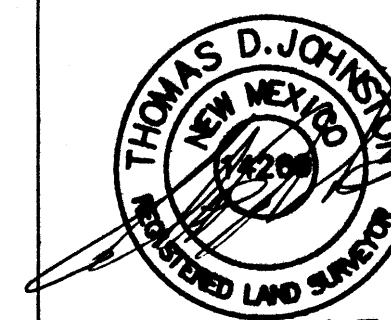
TANGENT INFORMATION:		
TANGENT NO.	BEARING	DISTANCE
T1	N 06° 27' 55" E	15.00'
T2	N 09° 38' 42" E	18.03'



LEGEND:

- FOUND OR SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 11463"
 - B: FOUND #5 REBAR - NO CAP
 - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: SET NAIL AND DISK "PS 14269"
- ALL FOUND AND ACCEPTED MONUMENTS
 TAGGED WITH WASHER "PS 14269".

ACS CONTROL MONUMENT
 T3-612
 X=372,868.43
 Y=1,498,606.10
 G-C 0.9998812
 Δ CC -00°14'40"
 ELEV 4963.234 NOV 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)



INDEXING INFORMATION FOR COUNTY
 CLERK
 OWNER: RIORDAN
 LOCATION: PROJ. SEC. 1, T10N R2E.
 T10N R2E, S1/4 & SW 1/4, N.M.P.M.
 SUBDIVISION: LOTS 4-C-1 & 4-D-1
 ALVARADO GARDENS UNIT 1

DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-12-01-2004-A
CHECKED: T D J	DRAWING NO. SP120104A.DWG	SHEET 2 OF 2
DATE: 19 MAR 2007		

PLAT OF
 LOTS 4-C-1 & 4-D-1
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

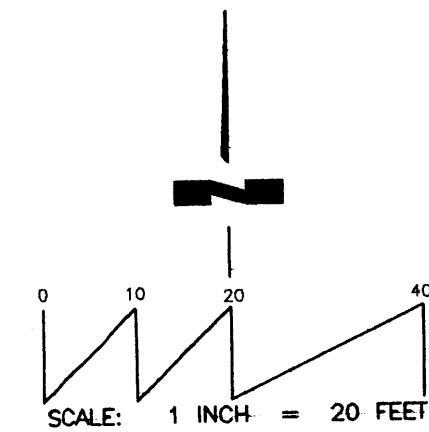
A REPLAT OF LOTS 4-C, & 4-D, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2007

EXISTING CONDITIONS

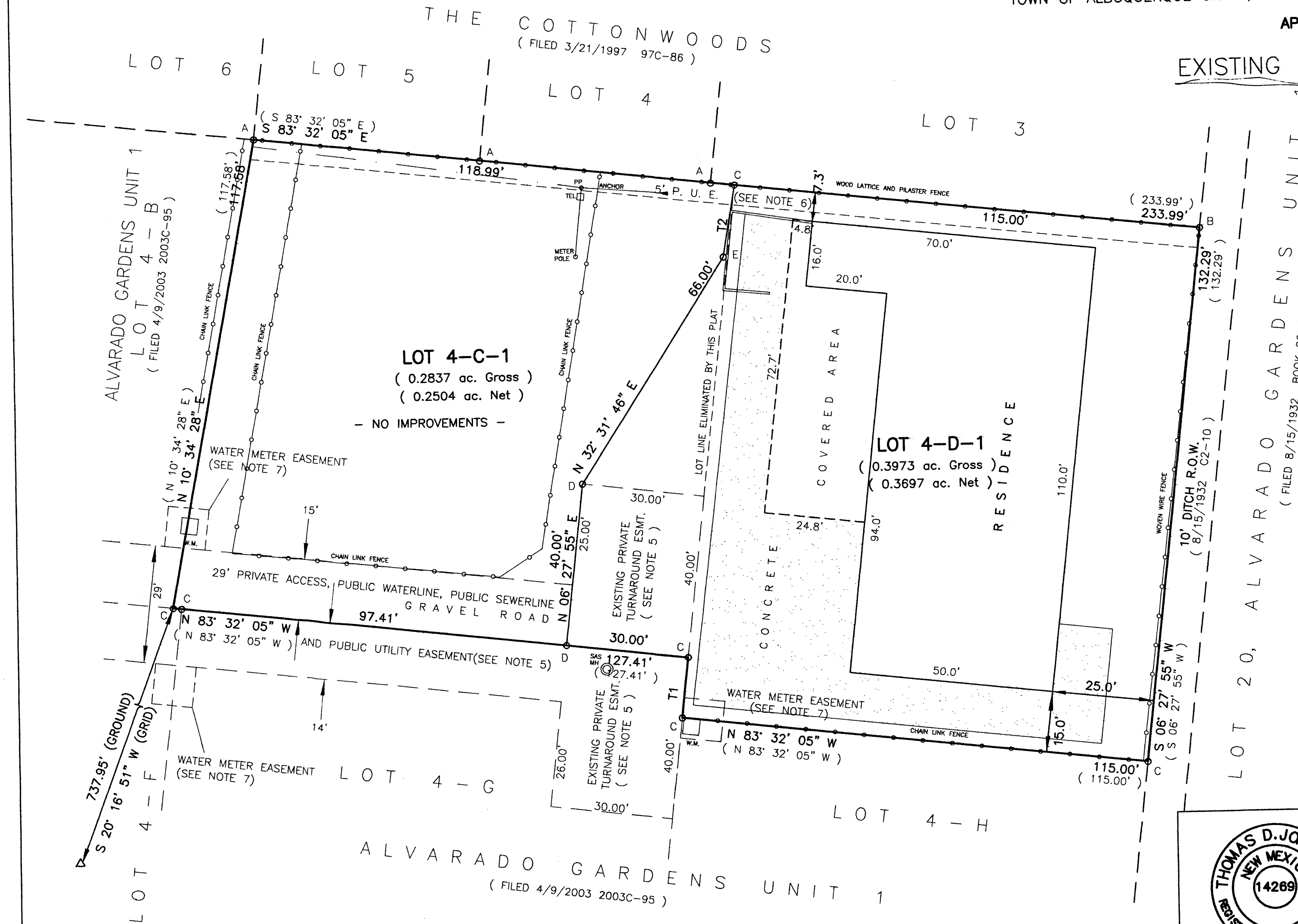
COUNTY CLERK RECORDING LABEL HERE

TANGENT INFORMATION:		
TANGENT NO.	BEARING	DISTANCE
T1	N 06° 27' 55" E	15.00'
T2	N 09° 38' 42" E	18.03'

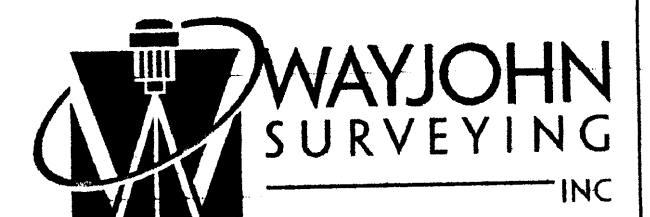
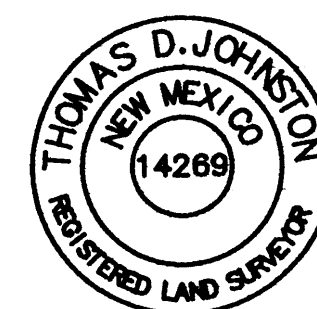


LEGEND:

- FOUND OR SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 11463"
 - B: FOUND #5 REBAR - NO CAP
 - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: SET NAIL AND DISK "PS 14269"
- ALL FOUND AND ACCEPTED MONUMENTS
 TAGGED WITH WASHER "PS 14269".



ACS CONTROL MONUMENT
 3-G12
 X=372,889.43
 Y=1,498,606.10
 G-C 0.9998812
 ΔCC -0°14'40"
 ELEV 4963.294 NGVD 1929
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)



WAYJOHN SURVEYING INC
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: RIORDAN	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-12-01-2004-A
LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPM SUBDIVISION: LOTS 4-C-1 & 4-D-1 ALVARADO GARDENS UNIT 1	CHECKED: T D J	DRAWING NO. SP120104A.DWG	DATE 19 MAR 2007

EXHIBIT



VICINITY MAP (G-12/13) NOT TO SCALE

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-12 AND G-13
3. Current Zoning R-A-2
4. Gross acreage 1.4563
5. Total Number of Lots created - 3 -
6. This plat has been prepared for the purposes of creating three lots and granting a Private Access, Private Waterline, Private Sewerline, and Public Utility Easement.

LOG NO. 2002161821

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the warranty deed for said parcel, filed October 30, 1961 in Book D617, page 65, are shown in parentheses ().
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. Additional Public right-of-way has been dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
6. A thirty foot (30') Private Access, Private Waterline, Private Sewerline, and Public Utility Easement is granted by this plat. Maintenance of the private access easement is the responsibility of the owners of Lots 4-A, 4-B and 4-C.
7. Seven foot (7') Public Utility Easement is granted by this plat. Easement includes existing overhead utility lines.



DESCRIPTION

A portion of Lot numbered Four (4) of ALVARADO GARDENS UNIT 1, a Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932, in Plat Book C2, folio 10, said property being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described property, being a point on the East right-of-way line of Rio Grande Boulevard, NW, from which point ACS Control Monument "3-G12" (x=372889.43, y=1498606.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S11°06'42"W, a ground distance of 775.89 feet, and running from said beginning point thence along said street right-of-way, N 13°20'55" E, a distance of 108.42 feet to a point; thence N 14°59'55" E, a distance of 26.94 feet to the Northwest corner; thence leaving said right of way, S 83°32'05" E, a distance of 470.85 feet to the Northeast corner; thence, S 06°27'55" W, a distance of 132.29 feet to the Southeast corner; thence, N 83°32'05" W, a distance of 487.60 feet to the Southwest corner and the place of beginning, containing 1.4563 acre, more or less.

FREE CONSENT

The creation of three lots from a portion of Lot 4 of ALVARADO GARDENS UNIT 1, together with grant of Public Utility Easement and Private Access, Private Waterline, and Private Sewerline easement and dedication of additional Right-of-way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner.

William F. Riordan

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this _____ day of _____, 2002, the foregoing instrument was acknowledged before me by William F. Riordan.

My Commission expires _____

Notary Public

PLAT OF
 LOTS 4-A, 4-B AND 4-C

ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF A PORTION OF LOT 4, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. _____ APPLICATION NO. _____

Planning Director, City of Albuquerque	Date
Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque	Date
City Surveyor, City of Albuquerque	Date
Parks and Recreation, City of Albuquerque	Date
A.M.A.F.C.A.	Date
City Engineer, City of Albuquerque	Date
Comcast Cable	Date
Qwest	Date
PNM Gas and Electric Services	Date

NOTE: In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 5/6/02
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

	WAYJOHN SURVEYING, INC. 330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: 255-2052 FAX: 255-2887		
	INDEXING INFORMATION FOR COUNTY CLERK OWNER: WILLIAM F. RIORDAN LOCATION: PROJ. SEC. 1, T10N R2E. PROJ. SEC. 6, T10N R3E, N.M.P.M. SUBDIVISION: LOTS 4-A THRU 4-C ALVARADO GARDENS UNIT 1	DRAWN: E W K CHECKED: T D J DRAWING NO. SP50202.DWG	SCALE: 1" = 40' FILE NO. SP-5-02-2002 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

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

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE

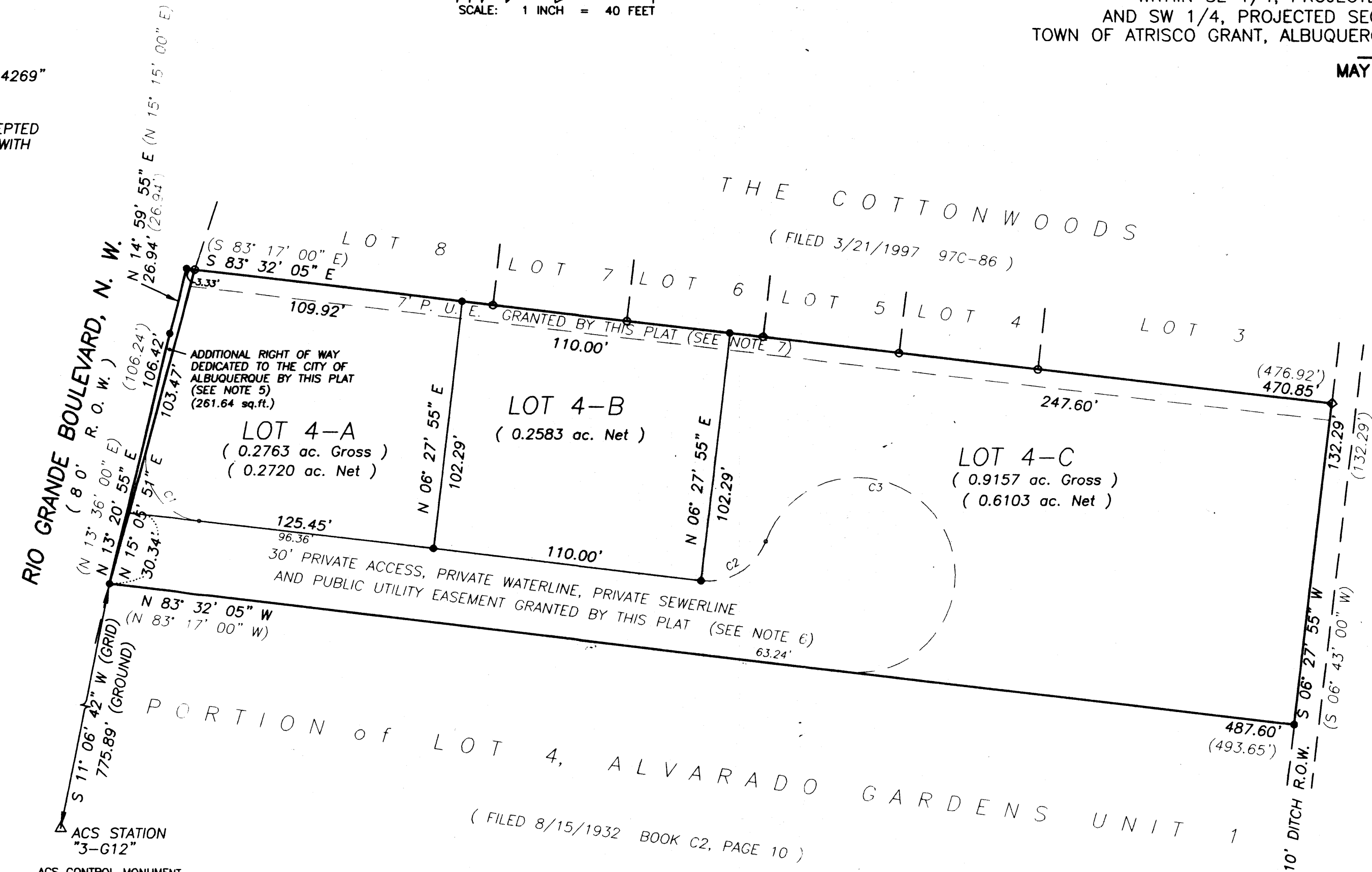
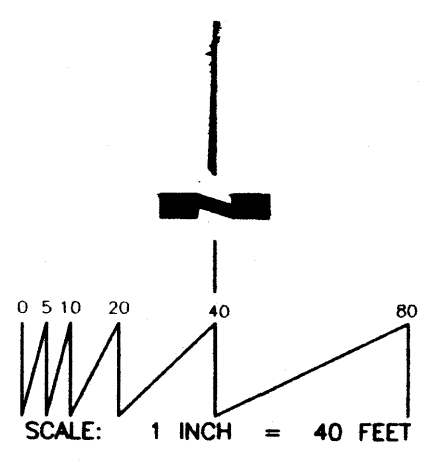
PLAT OF
 LOTS 4-A, 4-B AND 4-C
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF A PORTION OF LOT 4, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2002

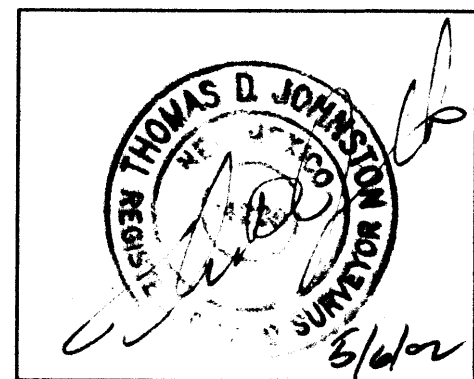
- LEGEND:**
- FOUND #4 REBAR AND CAP "LS 11463"
 - ◇ FOUND #5 REBAR - NO CAP
 - SET #4 REBAR AND CAP "WAYJOHN PS 14269"

ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



ACS CONTROL MONUMENT
 "3-G12"
 X=372,889.43
 Y=1,498,606.10
 C-C 0.9998812
 ΔC -00°14'40"
 ELEV 4963.29
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
C2	25.00'	33.45'	76° 39' 27"	N 58° 08' 11" E, 31.01'
C3	40.00'	179.18'	256° 39' 27"	S 31° 51' 49" E, 62.76'



WAYJOHN SURVEYING, INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: WILLIAM F. RIORDAN LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPM SUBDIVISION: LOTS 4-A THRU 4-C ALVARADO GARDENS UNIT 1	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-5-02-2002
	CHECKED: T D J	DRAWING NO. SP50202.DWG	17 APRIL 2002 SHEET 2 OF 2

PLAT OF
 LOTS 4-A, 4-B AND 4-C
 ALVARADO GARDENS, UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

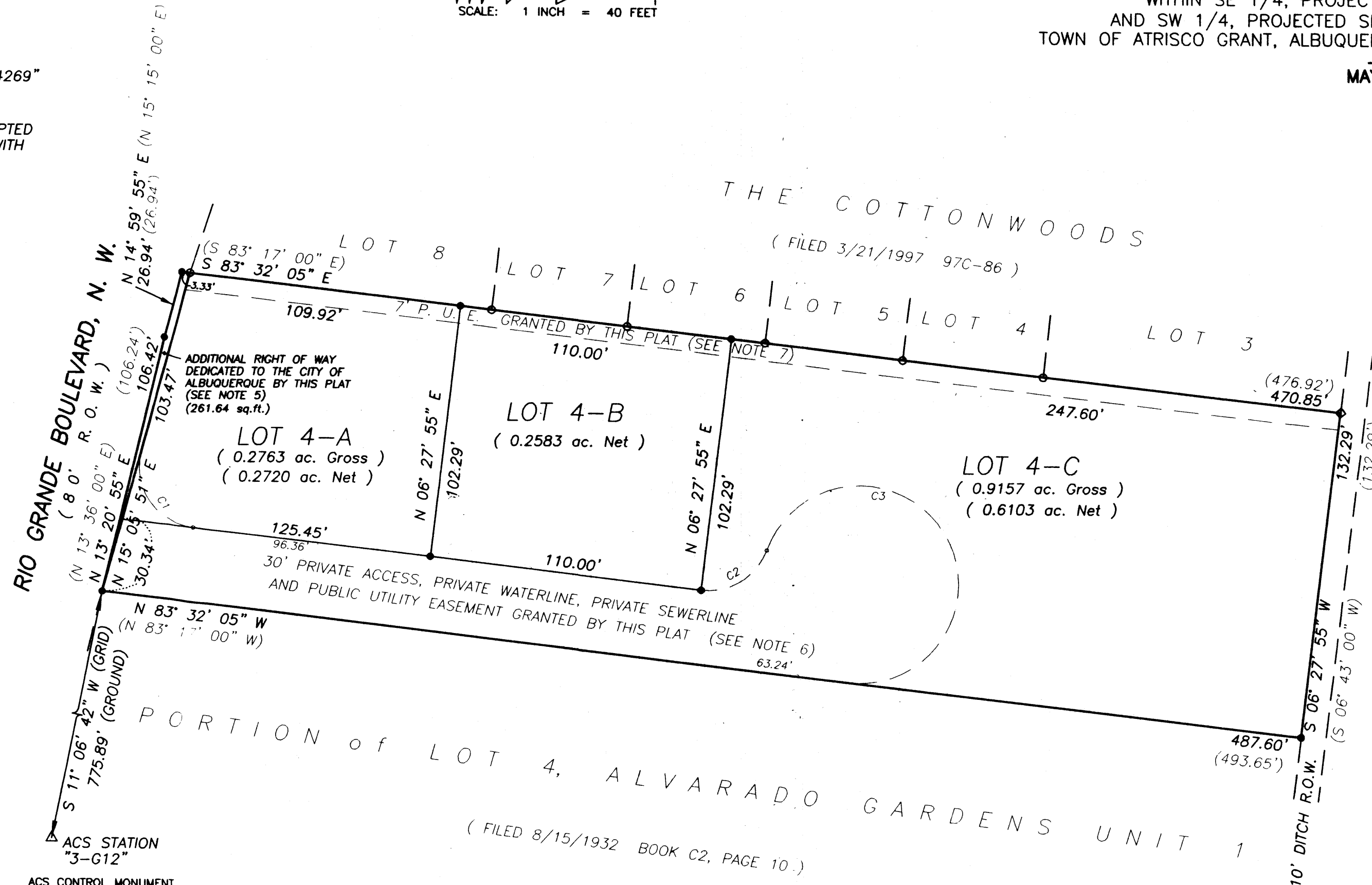
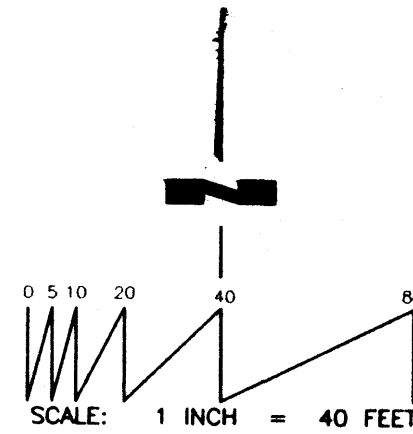
A REPLAT OF A PORTION OF LOT 4, ALVARADO GARDENS UNIT 1
 WITHIN SE 1/4, PROJECTED SECTION 1, T.10N., R.2E.
 AND SW 1/4, PROJECTED SECTION 6, T. 10N., R.3E, N.M.P.M.
 TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2002

LEGEND:

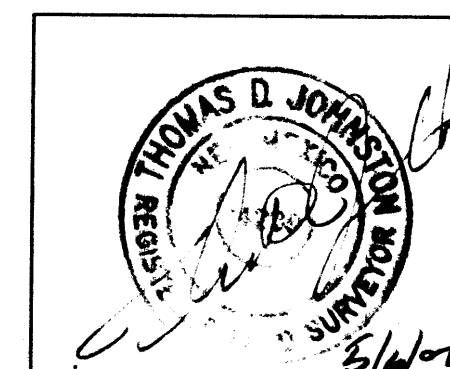
- FOUND #4 REBAR AND CAP "LS 11463"
- ◇ FOUND #5 REBAR - NO CAP
- SET #4 REBAR AND CAP "WAYJOHN PS 14269"

ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER "PS 14269".



ACS CONTROL MONUMENT
 "3-G12"
 X=572,889.43
 Y=1,498,606.10
 C-G 0.9998812
 Δ CC-00'14.40"
 ELEV 4963.29
 NEW MEXICO STATE PLANE GRID
 CENTRAL ZONE (NAD 1927)

CURVE INFORMATION:				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	43.04'	98° 37' 56"	S 34° 13' 07" E, 37.91'
C2	25.00'	33.45'	76° 39' 27"	N 58° 08' 11" E, 31.01'
C3	40.00'	179.18'	256° 39' 27"	S 31° 51' 49" E, 62.76'



WAYJOHN SURVEYING, INC.

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: WILLIAM F. RIORDAN
 LOCATION: PROJ. SEC. 1, T10N R2E, PROJ. SEC. 6, T10N R3E, NMPM
 SUBDIVISION: LOTS 4-A THRU 4-C ALVARADO GARDENS UNIT 1

DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-5-02-2002
CHECKED: T D J	DRAWING NO. SP50202.DWG	17 APRIL 2002 SHEET 2 OF 2