

VICINITY MAP  
ZONE ATLAS G-13-Z

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT NOR SHALL ANY BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**SUBDIVISION DATA/NOTES**

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE. NAD 1983 AND ARE BASED UPON ACS MONUMENTS "7-H13" AND "8-H13", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED AUGUST 15, 1932 IN PLAT BOOK C2, FOLIO 10.
6. GROSS ACREAGE = 1.4646 ACRES
7. NUMBER OF EXISTING TRACTS = 1.
8. NUMBER OF TRACTS CREATED = 3.
9. PROPERTY SURVEYED JANUARY, 2009.
10. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
11. ALL CORNERS MARKED "S" SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.
12. 22' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF THE LOTS CREATED BY THIS PLAT, AND TO BE MAINTAINED BY OWNERS OF LOT 34A, LOT 34B & LOT 34C.
13. A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF NEW MEXICO SHALL BE SUBMITTED BY THE OWNER AND APPROVED BY THE CITY OF ALBUQUERQUE PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR EACH LOT CREATED BY THIS PLAT.

PLAT OF  
LOTS 34-A, 34-B & 34-C  
ALVARADO GARDENS UNIT 1  
BEING A REPLAT OF THE SOUTH 1/2 OF LOT 34  
ALVARADO GARDENS UNIT 1  
PROJECTED SECTION 6, T 10 N, R 3 E, NMPM, TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2012

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND BEING AND COMPRISING THE SOUTH ONE HALF (S1/2) OF LOT NUMBERED THIRTY-FOUR (34) OF ALVARADO GARDENS UNIT NO. 1, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 IN PLAT BOOK C2, PAGE 10, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHWEST CORNER OF SAID LOT 34, FROM WHENCE POINT A TIE TO A.C.S. MONUMENT "7-H13" BEARS S02°54'01"E, A DISTANCE OF 2088.24 FEET AND RUNNING THENCE FROM SAID POINT OF BEGINNING, S89°37'11"W, A DISTANCE OF 507.12 TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHWEST CORNER OF SAID LOT 34 AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD.; THENCE, ALONG SAID RIGHT-AWAY, N45°11'49"W, A DISTANCE OF 431.17 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'10"E, A DISTANCE OF 633.34 FEET, TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S10°33'07"E, A DISTANCE OF 66.45 FEET TO AN ANGLE POINT; THENCE S04°56'11"W, A DISTANCE OF 62.18 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE PLACE OF BEGINNING. SAID TRACT CONTAINS 1.4646 ACRES (63,796.46 SQUARE FEET) MORE OR LESS.

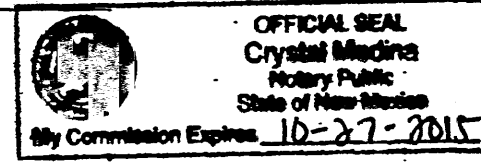
**FREE CONSENT**

SURVEYED AND REPLATTED AS SHOWN-HEREON, AND NOW TO BE DESIGNATED AS LOTS 34-A, 34-B AND 34-C, ALVARADO GARDENS UNIT 1, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON AND HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Adam G. Rodriguez 11-29-2012 Ana Rodriguez 11/29/2012  
ADAM G. RODRIGUEZ DATE ANA RODRIGUEZ DATE

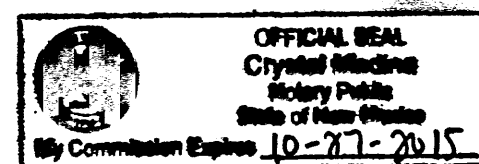
**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November 2012.  
BY: Adam G. Rodriguez  
MY COMMISSION EXPIRES: 10-27-2015 Crystal Medina NOTARY PUBLIC



**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November 2012.  
BY: Ana Rodriguez  
MY COMMISSION EXPIRES: 10-27-2015 Crystal Medina NOTARY PUBLIC



**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) LOTS FROM ONE (1) EXISTING LOT, GRANT EASEMENTS & DEDICATE ADDITIONAL RIGHT OF WAY AS SHOWN HEREON.

APPROVALS PROJECT NO. 100194 APPLICATION NO. 13 DEB 20490

FOR: Dul P. Acosta 12-7-12  
CITY SUPERVISOR DATE  
Phil Dale 4-22-13  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allen Pate 09/03/13  
A.B.C.W.U.A. DATE  
Carol S. Dumbat 4-3-13  
PARKS AND RECREATION DEPARTMENT DATE  
Chris Chen 4-3-13  
A.M.A.F.C.A. DATE  
Chris Chen 4-3-13  
CITY ENGINEER DATE  
Phil Dale 4-25-13  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**UTILITY APPROVALS**

Fernando Vigil 3-15-13  
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE  
Scott K. Rubin 3-22-2013  
QWEST CORPORATION DBA CENTURY LINK QC DATE  
Phil Dale 5/2/13  
COMCAST CABLE DATE  
Phil Dale 3/22/2013  
NEW MEXICO GAS COMPANY (NMGC) DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. 101305902352400947  
PROPERTY OWNER OF RECORD Rodriguez Adam G + Ana G  
BERNALILLO COUNTY TREASURERS OFFICE Phil Dale 4/25/13

**SURVEYORS CERTIFICATION**

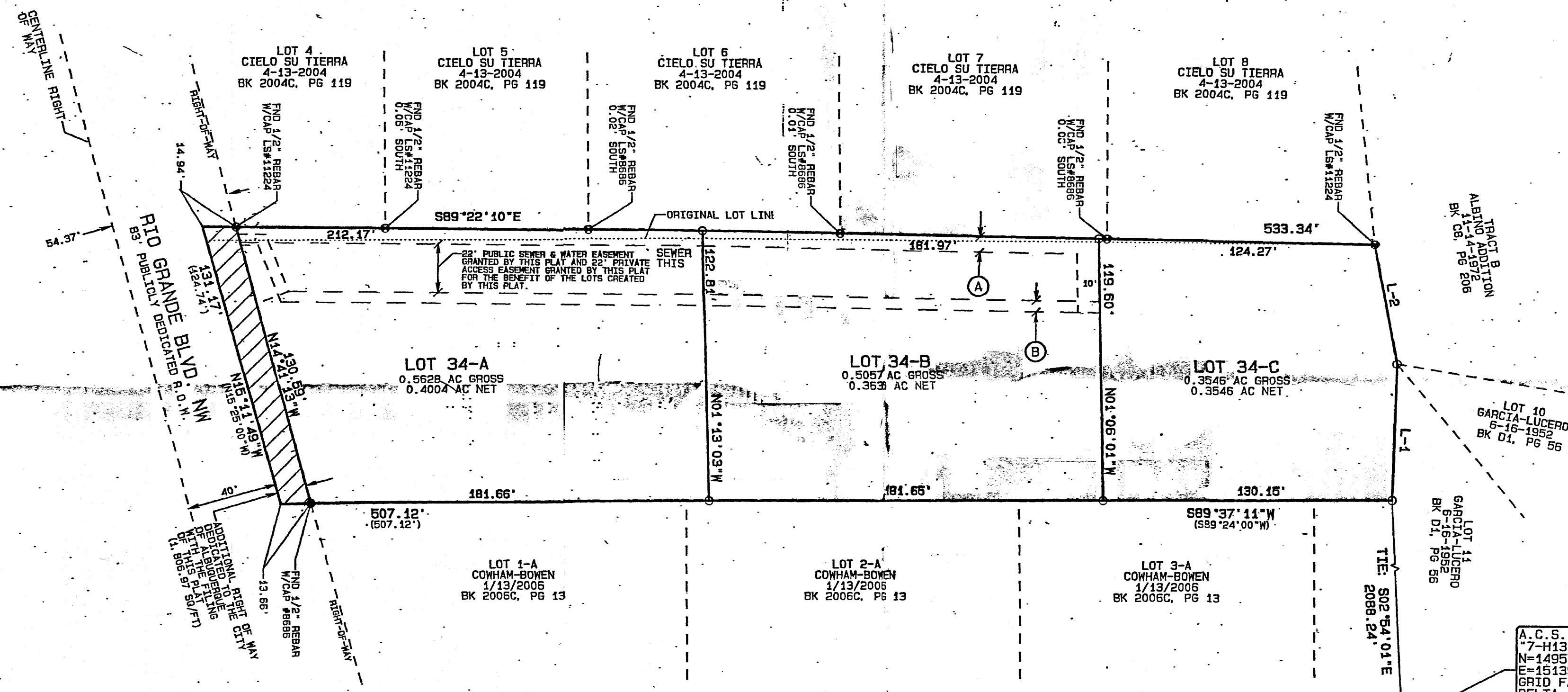
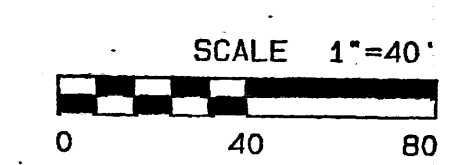
I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION. SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook 11-27-12  
MICHAEL T. SHOOK NMLS NO. 13240 DATE



**ADVANTAGE SURVEYING**  
243-1212 OFFICE  
248-0833 FAX  
PROJECT L09-1435A

**PLAT OF**  
**LOTS 34-A, 34-B & 34-C**  
**ALVARADO GARDENS UNIT 1**  
 BEING A REPLAT OF THE SOUTH 1/2 OF LOT 34  
 ALVARADO GARDENS UNIT 1  
 PROJECTED SECTION 6, T 10 N, R 3 E, NMPM, TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2012



- EASEMENTS**
- (A) 7' PUBLIC UTILITY EASEMENT. FILED: 1/16/2013 DOC#2013005521
  - (B) 5' PRIVATE IRRIGATION EASEMENT (GRANTED BY THIS PLAT) FOR THE BENEFIT OF THE LOTS CREATED BY THIS PLAT.

**LINE TABLE**

L-1=	S01°56'11\"N	62.18'
	(S01°43'00\"W)	(62.18')
L-2=	S10°33'07\"E	66.15'
	(S09°12'00\"E)	

A. C. S. MONUMENT  
 "7-H13"  
 N=1495777.837  
 E=1513953.442  
 GRID FACTOR=0.999684760  
 DELTA ALPHA=-0°14'35.56"  
 NAD 1983, CENTRAL ZONE

A. C. S. MONUMENT  
 "8-H13"  
 N=1495058.484  
 E=1514348.572  
 GRID FACTOR=0.999684701  
 DELTA ALPHA=-0°14'32.76"  
 NAD 1983, CENTRAL ZONE

**ADVANTAGE**  
**SURVEYING**  
 243-1212 OFFICE  
 248-0833 FAX  
 PROJECT  
 L09-1435A

DOCH 2013049689  
 05/09/2013 10:14 AM Page: 2 of 2  
 PLAT R: \$25.00 B: 2013C P: 0043 M: Toulous Olivere, Bernalillo Cou