



VICINITY MAP
ZONE ATLAS G-13-Z

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
FEBRUARY 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, 1992 IN PLAT BOOK C2, PAGE 10, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHEAST CORNER OF SAID LOT 34, FROM WHENCE POINT A TIE TO A.C.S. MONUMENT "7-H13" BEARS S02°54'04"E, A DISTANCE OF 2088.24 FEET AND RUNNING THENCE FROM SAID POINT OF BEGINNING, S89°37'11"W, A DISTANCE OF 507.42 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 OF WAY, N16°11'49"W, DISTANCE OF 131.47 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'10"E, A DISTANCE OF 533.34 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S10°33'07"E, A DISTANCE OF 86.16 FEET TO AN ANGLE POINT; THENCE S04°56'11"W, A DISTANCE OF 62.18 FEET TO THE SOUTHEAST 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.

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. APPLICATION NO.

[Signature]
CITY SURVEYOR DATE 3-19-12

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

UTILITY APPROVALS

[Signature]
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE 3-19-12

[Signature]
QUEST CORPORATION DBA CENTURY LINK QC DATE 03-19-12

[Signature]
COMCAST CABLE DATE 03-19-12

NEW MEXICO GAS COMPANY (NMGC) DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURERS OFFICE _____

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 4, 1989 AND REVISIONS FEBRUARY 2, 1994 TO FEBRUARY 1, 2012) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MAY 1, 2012

[Signature]
MICHAEL T. SHOOK NMLS NO. 13240 DATE 2-23-12



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. QUEST CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF FIBER OPTIC 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, RELOCATE, BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, 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 GRANITOR 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 WELL 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, REPEAT 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. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE, NAD 1983 AND ARE BASED UPON ACB MONUMENTS "7-H13" AND "8-H13", AS SHOWN HEREON.
2. DISTANCES ARE GROUND DISTANCES.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED AUGUST 15, 1992 IN PLAT BOOK C2, FOLIO 10.
5. GROSS ACREAGE = 1.4646 ACRES.
6. NUMBER OF EXISTING TRACTS = 1.
7. NUMBER OF TRACTS CREATED = 3.
8. PROPERTY SURVEYED JANUARY, 2009.
9. 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 AND APPROVAL OF THIS PLAT.
10. ALL CORNERS MARKED @ SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.
11. 24' PRIVATE ACCESS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 34A, LOT 34B & LOT 34C, AND TO BE MAINTAINED BY OWNERS OF LOT 34A, LOT 34B & LOT 34C.

FREE CONSENT

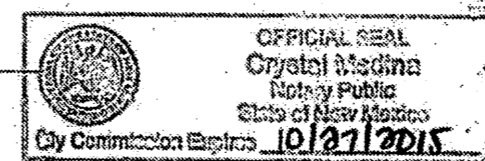
SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 34-A, 34-B AND 34-C, ALVARADO GARDENS UNIT 1, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE 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.

[Signature] 2-23-2012 *[Signature]* 2/23/12
ADAM G. RODRIGUEZ DATE ANA RODRIGUEZ DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February 2012.

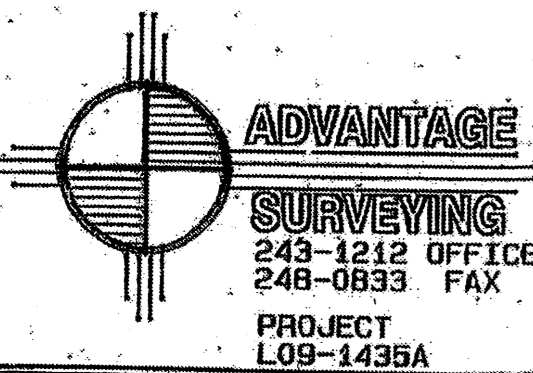
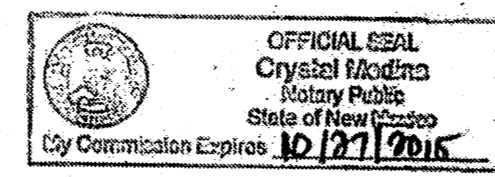
BY: *[Signature]*
MY COMMISSION EXPIRES: 10/27/2015 *[Signature]*
NOTARY PUBLIC



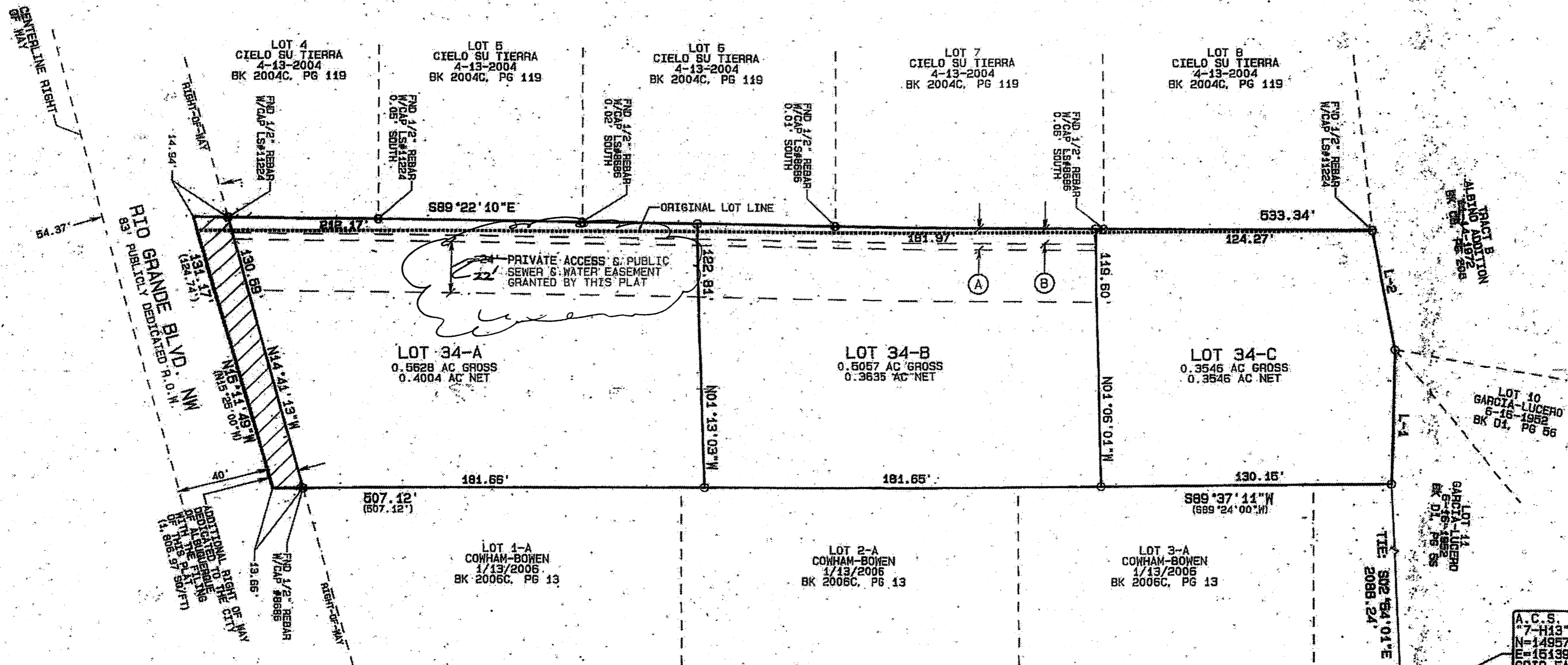
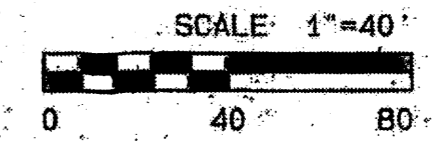
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BY: *[Signature]*
MY COMMISSION EXPIRES: 10/27/2015 *[Signature]*
NOTARY PUBLIC



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
 FEBRUARY 2012



EASEMENTS

- (A) 10' P.N.M. EASEMENT (PER DOCUMENT NO. 2009030290, FILED 03/24/2009) & PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (B) 7' PRIVATE IRRIGATION EASEMENT (GRANTED BY THIS PLAT)

LINE TABLE

L-1=	S01°56'44\"N	62.18'
	(S01°43'00\"N)	(62.18')
L-2=	S10°33'07\"E	66.16'
	(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



VICINITY MAP
ZONE ATLAS G-13-Z

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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 OF WAY, N36°11'48"W, A DISTANCE OF 131.17 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 56.15 FEET TO AN ANGLE POINT; THENCE S01°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.

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. APPLICATION NO.

[Signature]
CITY SURVEYOR 3-19-12
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.H.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

UTILITY APPROVALS

[Signature]
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) 3-19-12
DATE

[Signature]
QUEST CORPORATION DBA CENTURY LINK QC 03-19-12
DATE

[Signature]
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DATE

NEW MEXICO GAS COMPANY (NMGC) DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURERS OFFICE _____

SURVEYORS CERTIFICATION

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DATE

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MICHAEL T. SHOOK NMLS NO. 13240 2-23-12
DATE



FREE CONSENT

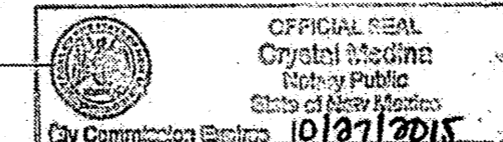
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[Signature] *[Signature]*
ADAM G. RODRIGUEZ 2-23-2012 ANA RODRIGUEZ 2/23/12
DATE DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
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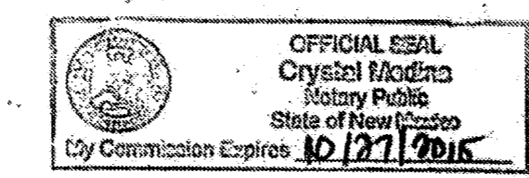
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MY COMMISSION EXPIRES: 10/27/2015 *[Signature]*
NOTARY PUBLIC



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BY: *[Signature]*
MY COMMISSION EXPIRES: 10/27/2015 *[Signature]*
NOTARY PUBLIC



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. QUEST 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.

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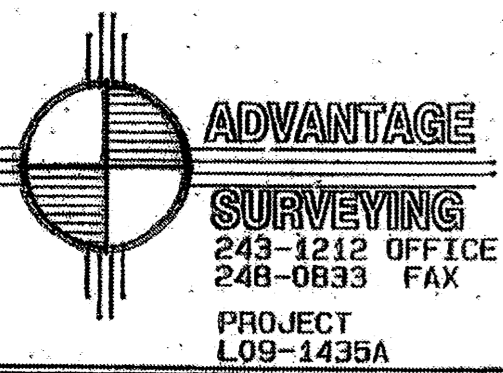
EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

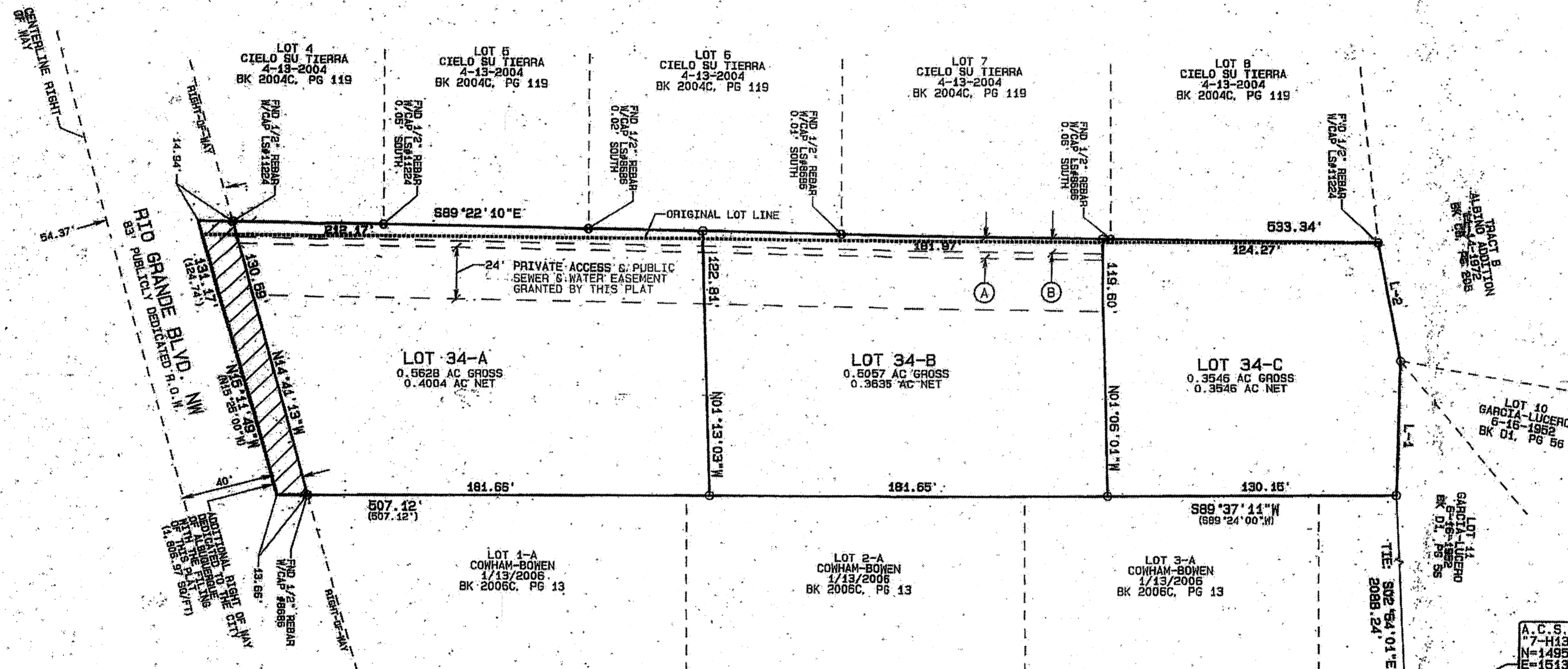
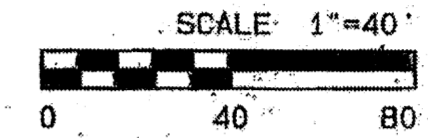
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER 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 ERICED 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 @ SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.
12. 24' PRIVATE ACCESS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 34A, LOT 34B & LOT 34C, AND TO BE MAINTAINED BY OWNERS OF LOT 34A, LOT 34B & LOT 34C.



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ALVARADO GARDENS UNIT 1**
BEING A REPLAT OF THE SOUTH 1/2 OF LOT 34
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2012



EASEMENTS

- (A) 10' P.N.M. EASEMENT (PER DOCUMENT NO. 2008030290, FILED 03/24/2009) & PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (B) 7' PRIVATE IRRIGATION EASEMENT (GRANTED BY THIS PLAT)

LINE TABLE

L-1=	S01°56'11\"N	62.18'
	(S01°43'00\"N)	(62.18')
L-2=	S10°33'07\"E	66.46'
	(S09°12'00\"E)	

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GRID FACTOR=0.999684701
DELTA ALPHA=-0°14'32.76\"
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**ADVANTAGE
SURVEYING**
243-1212 OFFICE
248-0833 FAX
PROJECT
L09-1435A



VICINITY MAP
ZONE ATLAS G-13-Z

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BEING A REPLAT OF THE SOUTH 1/2 OF LOT 34
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FEBRUARY 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, N15°11'49"W, A DISTANCE OF 131.17 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'40"E, A DISTANCE OF 533.34 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S40°33'07"E, A DISTANCE OF 56.15 FEET TO AN ANGLE POINT; THENCE S01°56'11"W, A DISTANCE OF 82.48 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.

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. APPLICATION NO.

[Signature]
CITY SURVEYOR 3-19-12
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

UTILITY APPROVALS

[Signature]
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) 3-19-12
DATE

[Signature]
QUEST CORPORATION DBA CENTURY LINK QC 05-19-12
DATE

[Signature]
COMCAST CABLE 03-19-12
DATE

NEW MEXICO GAS COMPANY (NMGC) DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

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 FEBRUARY 2012) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MAY 1, 2007

[Signature]
MICHAEL T. SHOOK NMLS NO. 13240 2-23-12
DATE



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. QUEST 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, ~~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 GRANTEE 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 WELL 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 @ SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.
12. PRIVATE ACCESS GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 34A, LOT 34B & LOT 34C, AND TO BE MAINTAINED BY OWNERS OF LOT 34A, LOT 34B & LOT 34C.

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

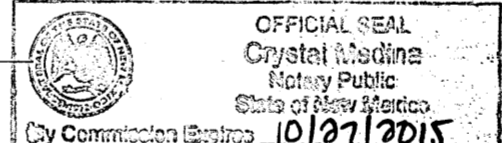
FREE CONSENT

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.

[Signature] 2-23-2012 *[Signature]* 2/23/12
ADAM G. RODRIGUEZ DATE ANA RODRIGUEZ DATE

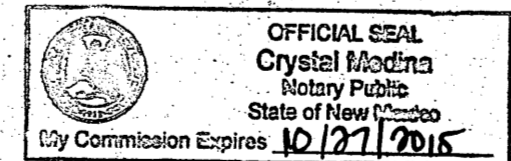
NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February, 2012.
BY: *[Signature]*
MY COMMISSION EXPIRES: 10/27/2015 *[Signature]* NOTARY PUBLIC

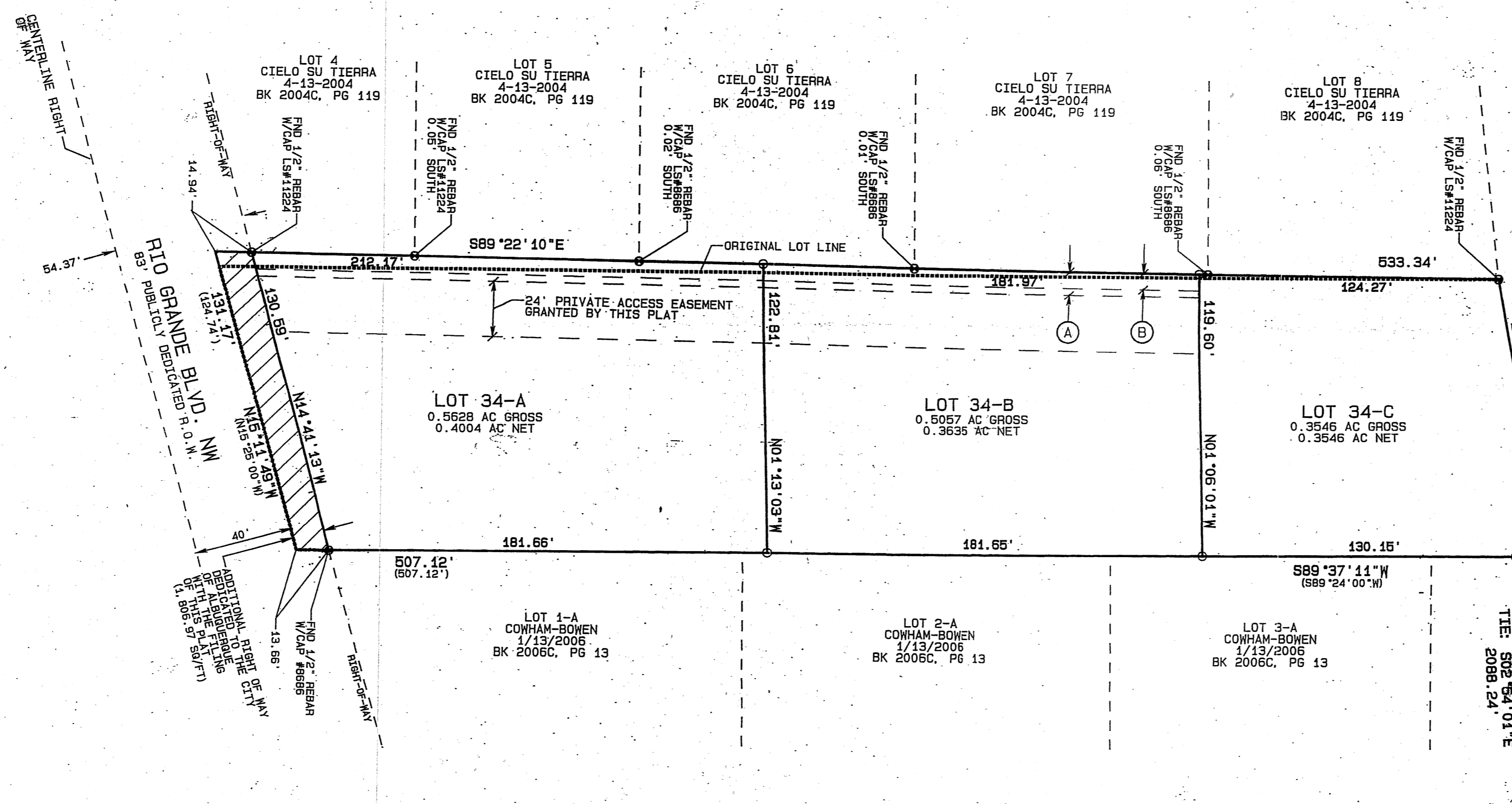
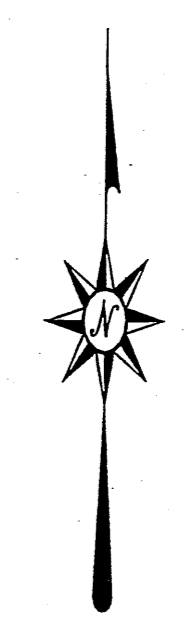
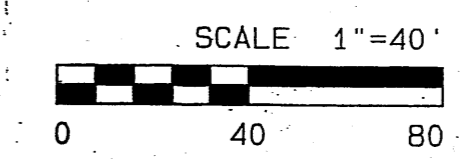


NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF February, 2012.
BY: *[Signature]*
MY COMMISSION EXPIRES: 10/27/2015 *[Signature]* NOTARY PUBLIC



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
 FEBRUARY 2012



- EASEMENTS**
- (A) 10' P.N.M. EASEMENT (PER DOCUMENT NO. 2009030290, FILED 03/24/2009)
 - (B) 7' PRIVATE IRRIGATION EASEMENT (GRANTED BY THIS PLAT)

LINE TABLE

L-1= S01°56'11"W	62.18'
(S01°43'00"W)	(62.18')
L-2= S10°33'07"E	56.15'
(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

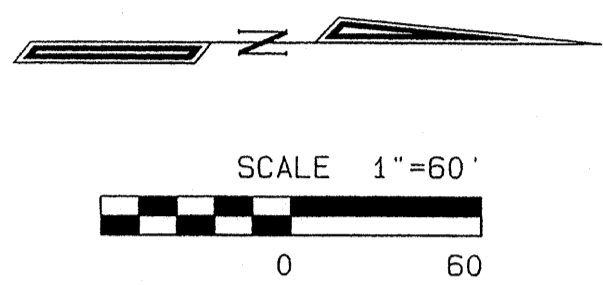
ADVANTAGE
SURVEYING
 243-1212 OFFICE
 248-0833 FAX
 PROJECT
 L09-1435A

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
MARCH, 2009

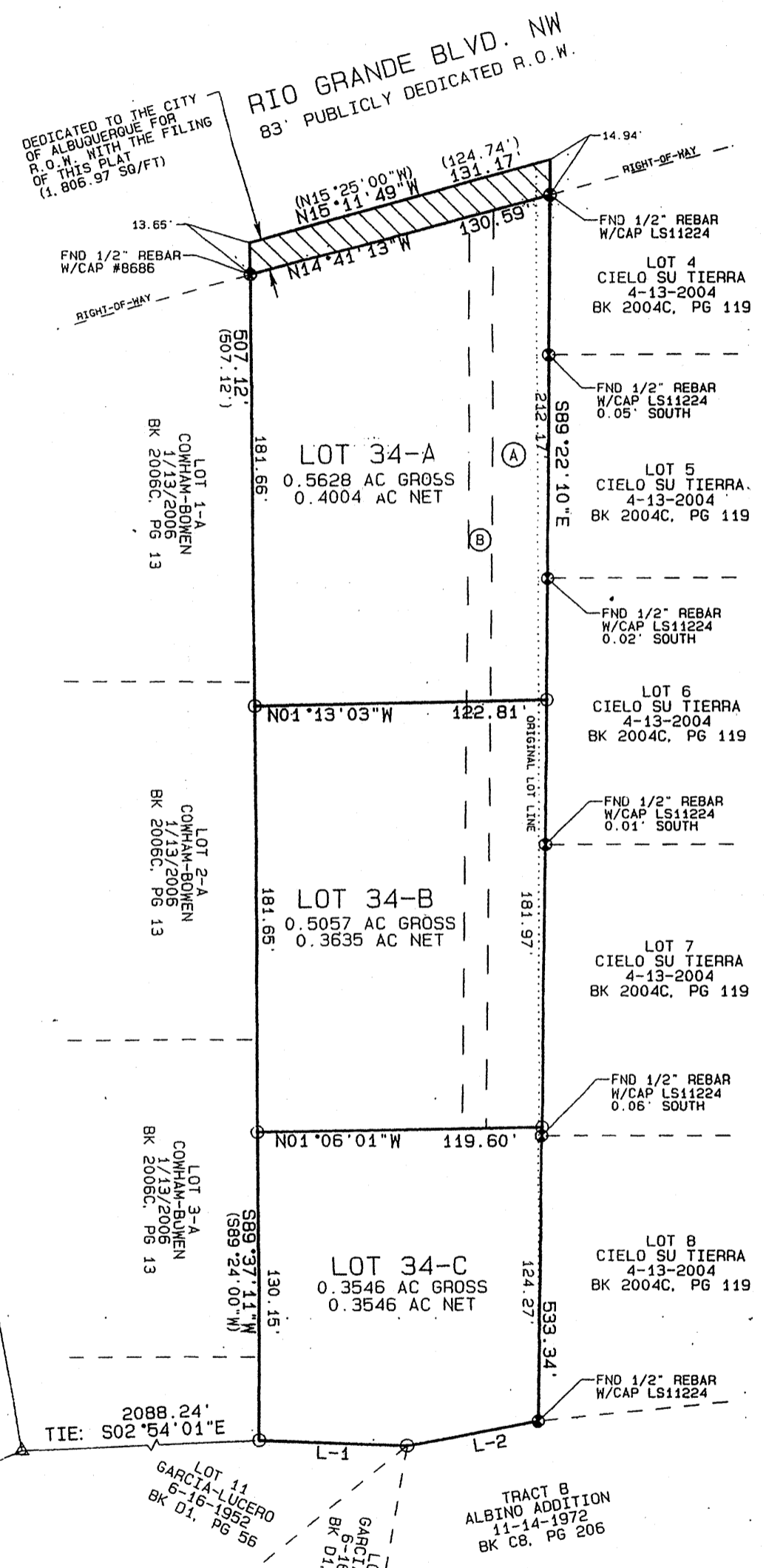


VICINITY MAP
HOME ATLAS G-13-7



LINE TABLE

L-1=	S01°56'11"W	62.18'
	(S01°43'00"W)	(62.18')
L-2=	S10°33'07"E	56.15'
	(S09°12'00"E)	



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) TRACTS FROM ONE (1) EXISTING TRACT.

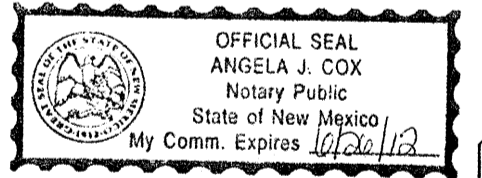
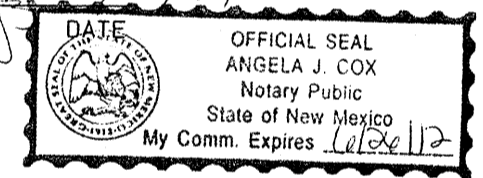
FREE CONSENT

SURVEYED AND REPLATED 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 DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Adam G. Rodriguez 4/30/09 Ana G. Rodriguez 4/30/09
ADAM G. RODRIGUEZ DATE ANA G. RODRIGUEZ DATE

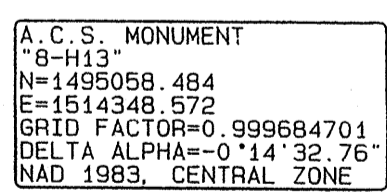
NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April 2009.
BY: Adam G. Rodriguez and Ana G. Rodriguez
MY COMMISSION EXPIRES: June 24, 2012



NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April 2009.
BY: Ana G. Rodriguez
MY COMMISSION EXPIRES: June 24, 2012



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

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 WITHIN PARENTHESES () ARE RECORD PER PLAT FILED AUGUST 15, 1932
5. DATA SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE = 1.4646 ACRES
7. NUMBER OF EXISTING TRACTS = 1.
8. NUMBER OF TRACTS CREATED = 3.
9. PROPERTY SURVEYED JANUARY, 2009.
10. EXISTING ZONING IS RA-2
11. TALOS LOG NO. 2009091309
12. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
13. ALL CORNERS MARKED ○ SET WITH 1/2" REBAR AND CAP LS19240 UNLESS OTHERWISE INDICATED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

EASEMENTS

- (A) 24' PRIVATE ACCESS & PUBLIC WATER & SANITARY SEWER ESMT (GRANTED BY THIS PLAT) FOR THE BENEFIT OF LOT 34A, LOT34B & LOT 34C, AND TO BE MAINTAINED BY OWNERS OF LOT 34A, LOT 34B & LOT 34C.
- (B) 10' P.U.E. IS GRANTED BY THIS PLAT FOR USE BY PNM ELECTRIC CO., NEW MEXICO GAS CO., QWEST COMMUNICATIONS & COMCAST CABLE.

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 SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHEAST 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, N15°11'49"W, A DISTANCE OF 131.17 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'10"E, A DISTANCE OF 533.34 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S10°33'07"E, A DISTANCE OF 56.15 FEET TO AN ANGLE POINT; THENCE S01°56'11"W, A DISTANCE OF 62.18 FEET TO THE SOUTHEAST 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.

CITY APPROVALS

CITY SURVEYOR	<u>Michael T. Shook</u>	<u>5-1-09</u>	DATE
REAL PROPERTY DIVISION (CONDITIONAL)			DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)			DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION			DATE
ABCWUA			DATE
PARKS AND RECREATION DEPARTMENT			DATE
A.M.A.F.C.A.			DATE
CITY ENGINEER			DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT			DATE
UTILITY APPROVALS			
P.N.M. GAS SERVICES			DATE
P.N.M. ELECTRIC SERVICES			DATE
QWEST COMMUNICATIONS			DATE
COMCAST CABLE			DATE

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 ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1999 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 4-30-09
MICHAEL T. SHOOK NMLS NO. 13240 DATE

INDEXING FOR COUNTY CLERK

OWNER: ADAM G. & ANA G. RODRIGUEZ

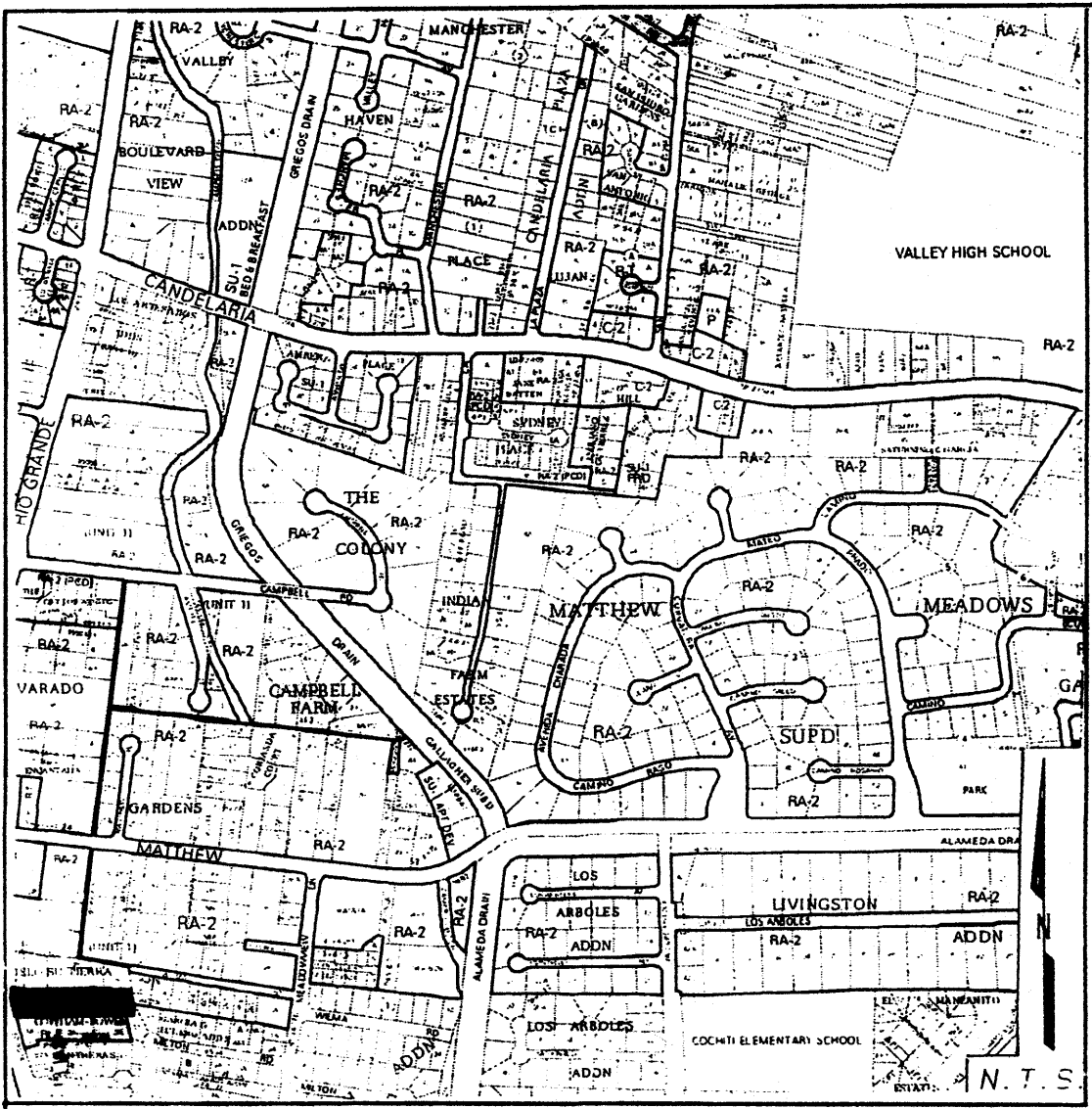
PLAT OF LOTS 34-A, 34-B & 34-C
ALVARADO GARDENS UNIT 1
WITHIN SECTION 6, T10N, R3E
BERNALILLO COUNTY, STATE OF NEW MEXICO

SCALE 1" = 60'	DATE 01/12/2009	PROJECT LO9-1435
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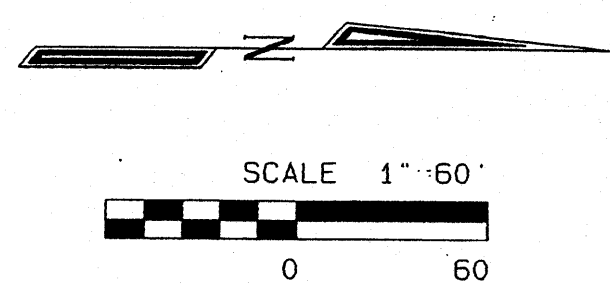
243-1212 OFFICE
248-0833 FAX

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
MARCH, 2009



VICINITY MAP
ONE ATLAS G-13-Z



LINE TABLE

L-1=	S01°56'11"W (S01°43'00"W)	62.18' (62.18')
L-2=	S10°33'07"E (S09°12'00"E)	56.15'

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) TRACTS FROM ONE (1) EXISTING TRACT.

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 I HEREBY DEDICATE REGIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN ACCORDANCE WITH WARRANTY COVENANTS.

Adam G. Rodriguez 3-31-09
ADAM G. RODRIGUEZ DATE

Ana G. Rodriguez 3/31/09
ANA G. RODRIGUEZ DATE

NOTARY ACKNOWLEDGEMENT

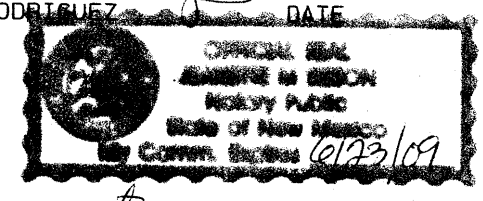
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF March, 2009.

BY: ADAM G. RODRIGUEZ

MY COMMISSION EXPIRES: June 23, 2009

Jeanette M. Sisson
NOTARY PUBLIC



NOTARY ACKNOWLEDGEMENT

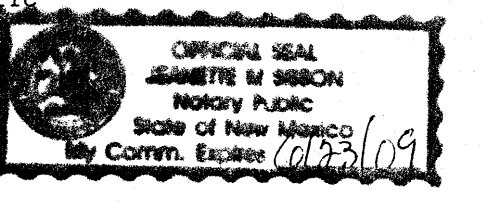
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF March, 2009.

BY: ANA G. RODRIGUEZ

MY COMMISSION EXPIRES: June 23, 2009

Jeanette M. Sisson
NOTARY PUBLIC

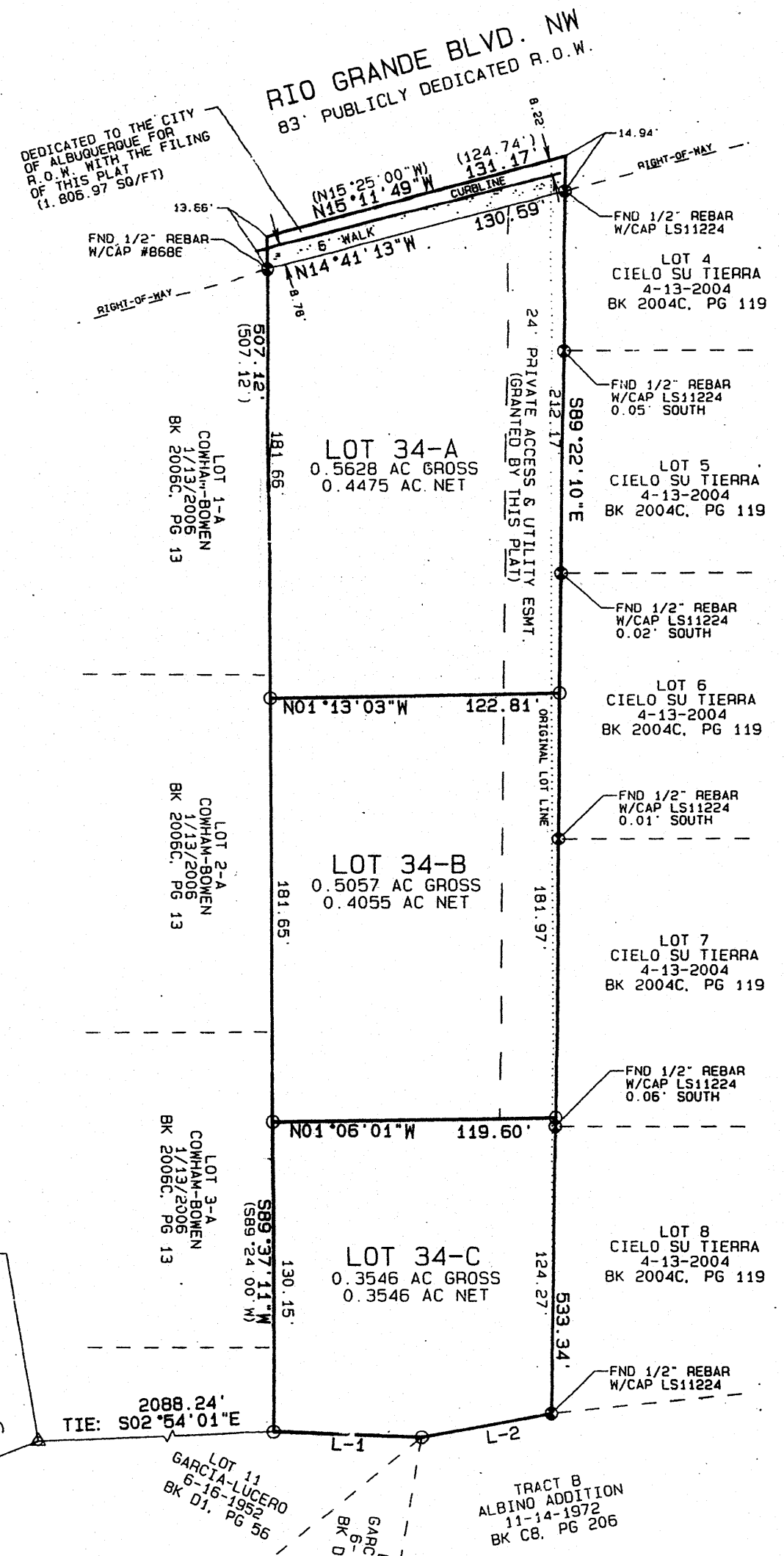


A. C. S. MONUMENT
"7-H13"
N=1495777.837
E=1513953.742
GRID FACTOR=0.999684760
DELTA ALPHA=-0°14'35.56"
NAD 1983, CENTRAL ZONE

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

SUBDIVISION DATA/NOTES

- PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983
- DISTANCES ARE GROUND DISTANCES
- PLAT SHOWS ALL EASEMENTS OF RECORD
- DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED AUGUST 15, 1932 IN PLAT BOOK C2, FOLIO 10.
- GROSS ACREAGE = 1.4646 ACRES
- NUMBER OF TRACTS CREATED = 3
- NUMBER OF EXISTING TRACTS = 1.
- PROPERTY SURVEYED JANUARY, 2009.
- EXISTING ZONING IS RA-2.
- TALOS LOG NO. 2009091309
- CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
- ALL CORNERS MARKED O SET WITH 1/2" REBAR AND CAP LS13240 UNLESS OTHERWISE INDICATED.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

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 SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHEAST 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, N15°11'49"W, A DISTANCE OF 131.17 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'10"E, A DISTANCE OF 533.34 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S10°33'07"E, A DISTANCE OF 56.15 FEET TO AN ANGLE POINT; THENCE S01°56'11"W, A DISTANCE OF 62.18 FEET TO THE SOUTHEAST 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.

CITY APPROVALS

<i>U.B. Ford</i> CITY SURVEYOR	4-3-09 DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES	DATE
P.N.M. ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

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 ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1999 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
MICHAEL T. SHOOK
NMLS NO. 132470

4-02-09
DATE

243-1212 OFFICE
248-0833 FAX

INDEXING FOR COUNTY CLERK		
OWNER: ADAM G. & ANA G. RODRIGUEZ		
PLAT OF LOTS 34-A, 34-B & 34-C ALVARADO GARDENS UNIT 1 WITHIN SECTION 6, T10N, R3E BERNALILLO COUNTY, STATE OF NEW MEXICO		
SCALE 1" = 60'	DATE 01/12/2009	PROJECT L09-1435



SKETCH PLAT
LOTS 34-A, 34-B, 34-C AND 34-D
LANDS OF TAYLOR
SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002

LEGAL DESCRIPTION

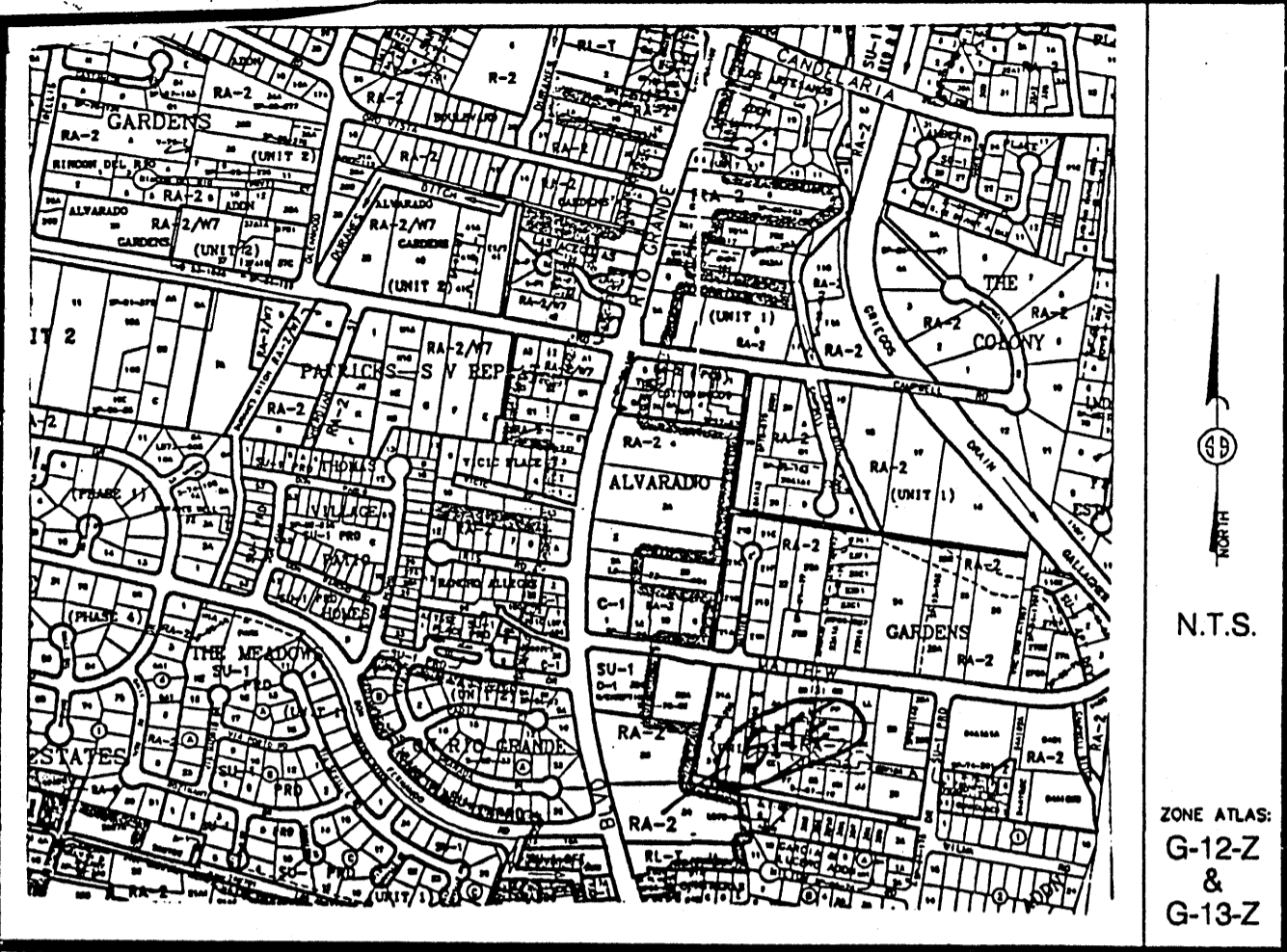
The Southerly 1/2 of Lot numbered Thirty-four (34) of ALVARADO GARDENS, UNIT ONE, a subdivision in Los Candelarias, Bernalillo County, New Mexico and more particularly described as follows: Beginning at the Southwest corner, which is the Southwest corner of said Lot 34, and running thence Northerly along the Easterly line of Rio Grande Boulevard N. 15 deg. 25' W., 125.74 feet to the Northwest corner of the parcel herein described; thence N. 89 deg. 44' 30" E., 533.73 feet to the Northeast corner; thence S. 9 deg. 12' E., 56.52 feet; thence S. 1 deg. 43' W., 62.22 feet to the Southeast corner; thence N. 89 deg. 24' E., 507.46 feet to the place of beginning.

DISCLOSURE STATEMENT

The purpose of this replat is to create FOUR (4) new lots from one (1) existing lot and to provide access to said lots.

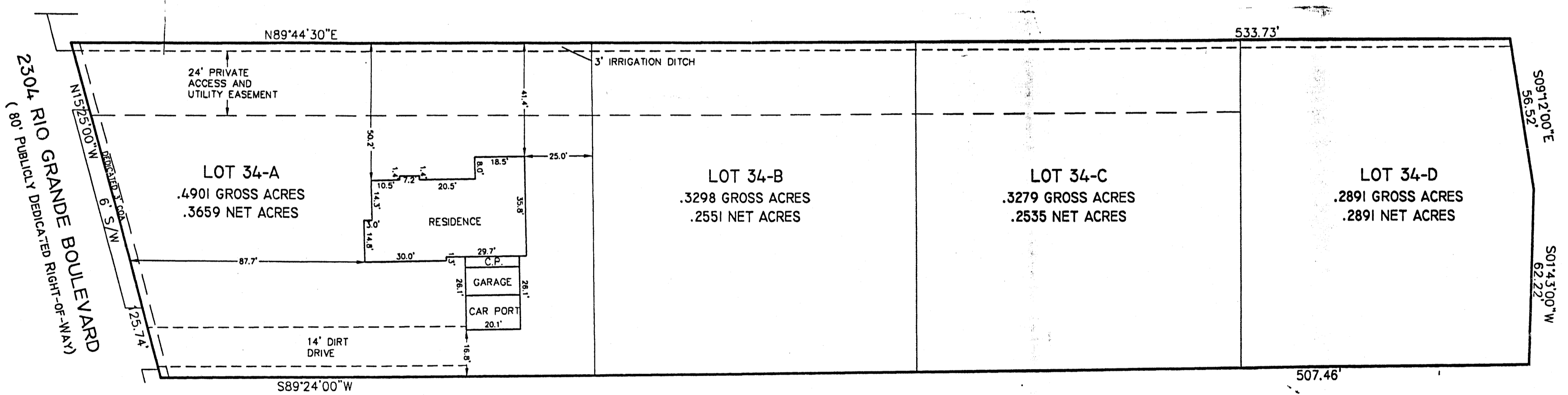
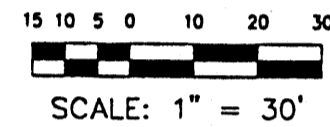
NOTES

1. Property is zoned City RA-2.
2. Property lies within Flood Zone X, designating areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, according to the Flood Insurance Rate Map of Bernalillo County and Incorporated Areas, Panel No. 35001C0331 D, effective date September 20, 1996.



1" = 30'
 PROJECT NO. 0205RG04
 DRAWN BY RG
 ZONE ATLAS: G-13-Z

Vicinity Map



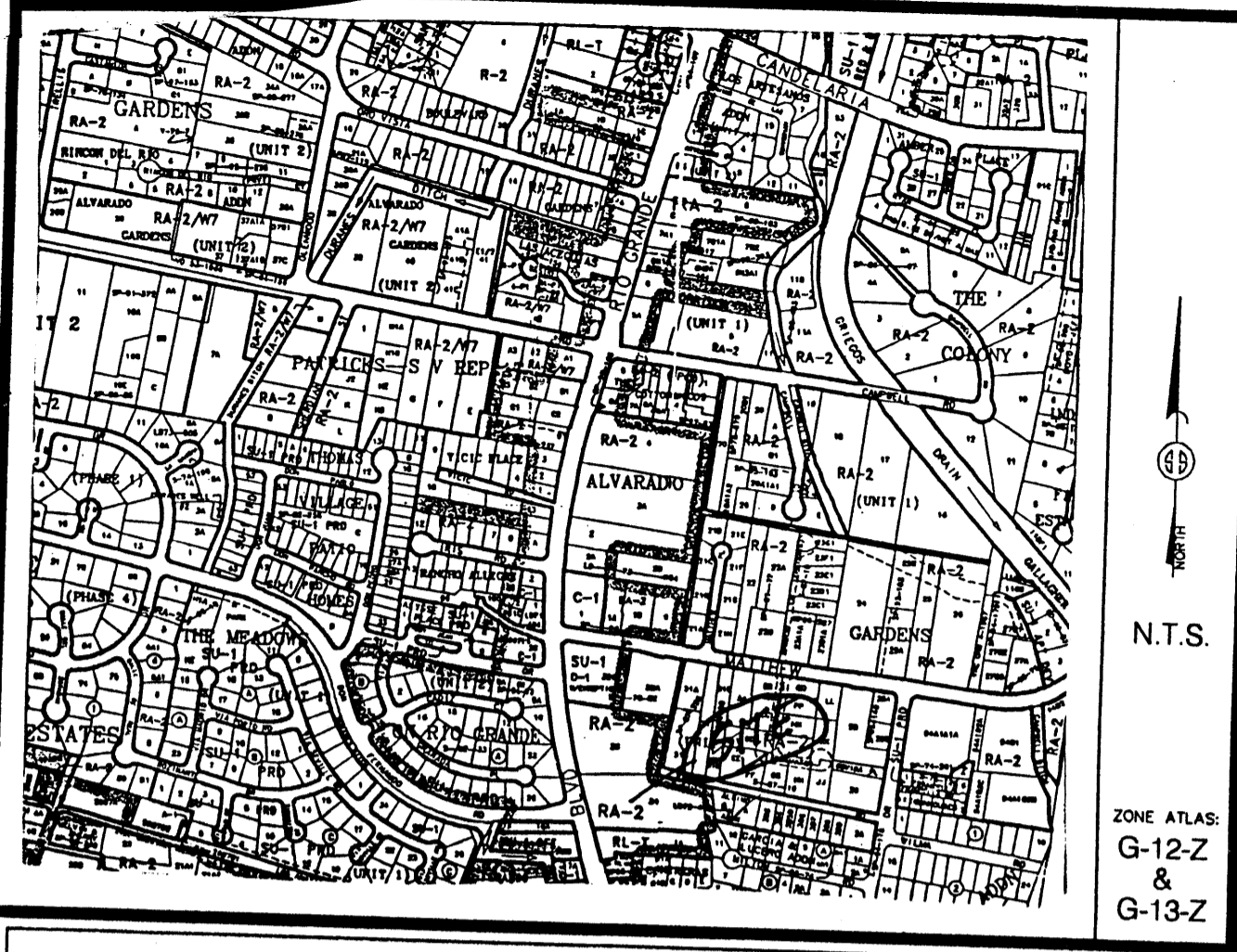
THIS SKETCH PLAT IS NOT TO BE UTILIZED FOR ANY DESIGN PURPOSES OR FOR GRADING AND DRAINAGE PLANS.

1.436 ac

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306



N.T.S.

ZONE ATLAS:
G-12-Z
&
G-13-Z

LEGAL DESCRIPTION

The Southerly 1/2 of Lot numbered Thirty-four (34) of ALVARADO GARDENS, UNIT ONE, a subdivision in Los Candelarias, Bernalillo County, New Mexico and more particularly described as follows: Beginning at the Southwest corner, which is the Southwest corner of said Lot 34, and running thence Northerly along the Easterly line of Rio Grande Boulevard N. 15 deg. 25' W., 125.74 feet to the Northwest corner of the parcel herein described; thence N. 89 deg. 44' 30" E., 533.73 feet to the Northeast corner; thence S. 9 deg. 12' E., 56.52 feet; thence S. 1 deg. 43' W., 62.22 feet to the Southeast corner; thence N. 89 deg. 24' E., 507.46 feet to the place of beginning.

DISCLOSURE STATEMENT

The purpose of this replat is to create FOUR (4) new lots from one (1) existing lot and to provide access to said lots.

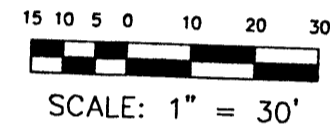
NOTES

1. Property is zoned City RA-2.
2. Property lies within Flood Zone X, designating areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, according to the Flood Insurance Rate Map of Bernalillo County and Incorporated Areas, Pane No. 35001C0331 D, effective date September 20, 1996.

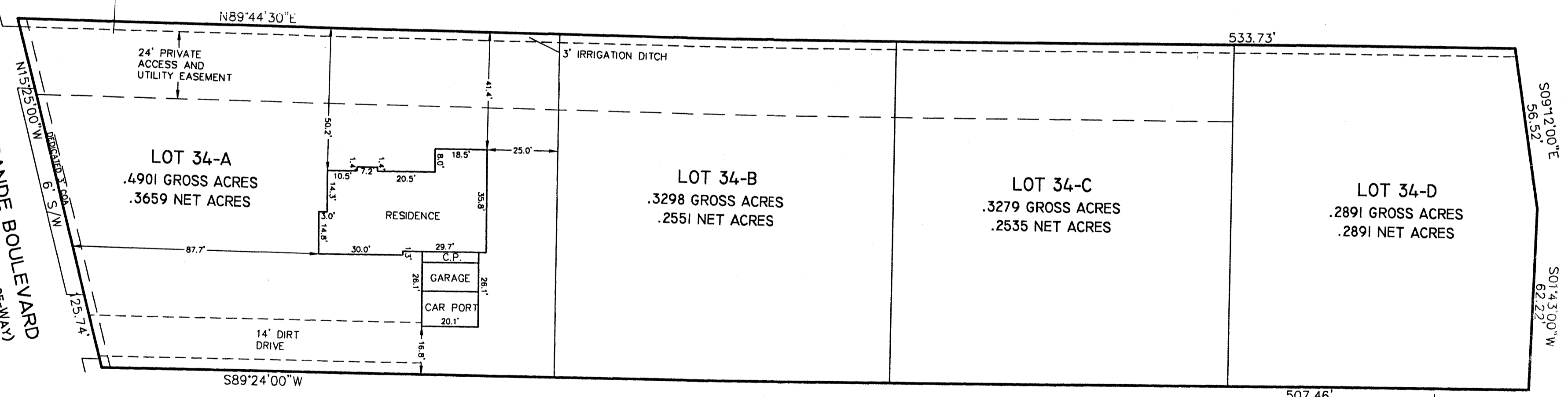
SKETCH PLAT
LOTS 34-A, 34-B, 34-C AND 34-D
LANDS OF TAYLOR
SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002

1" = 30'
PROJECT NO. 0205RG04
DRAWN BY RG
ZONE ATLAS: G-13-Z

Vicinity Map



2304 RIO GRANDE BOULEVARD
(80' PUBLICLY DEDICATED RIGHT-OF-WAY)



THIS SKETCH PLAT IS NOT TO BE UTILIZED FOR ANY DESIGN PURPOSES OR FOR GRADING AND DRAINAGE PLANS.

1.436 ac

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

SKETCH PLAT
LOTS 34-A, 34-B, 34-C AND 34-D
LANDS OF TAYLOR
SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002

LEGAL DESCRIPTION

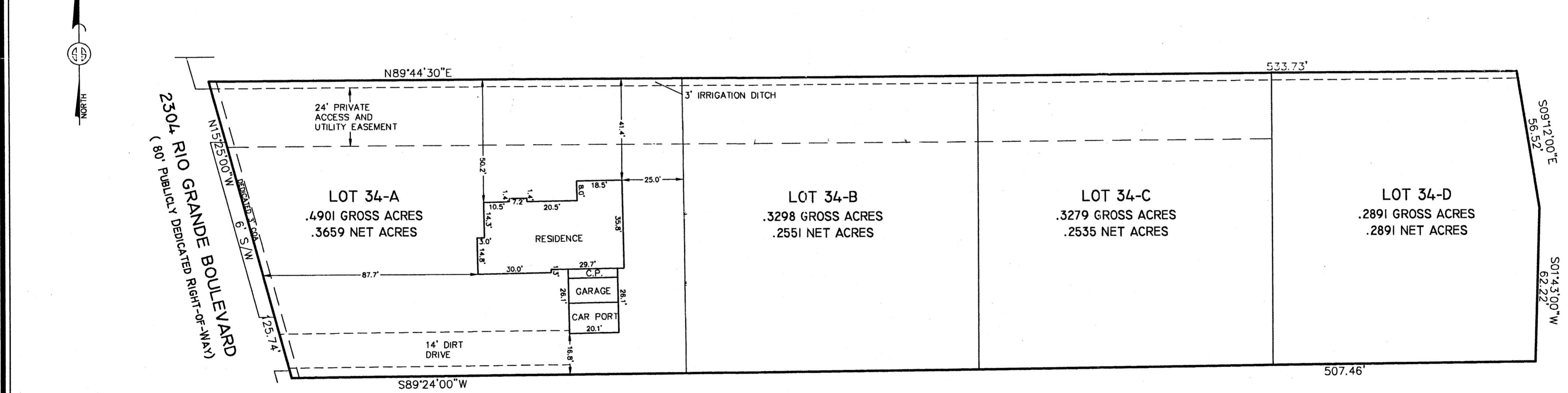
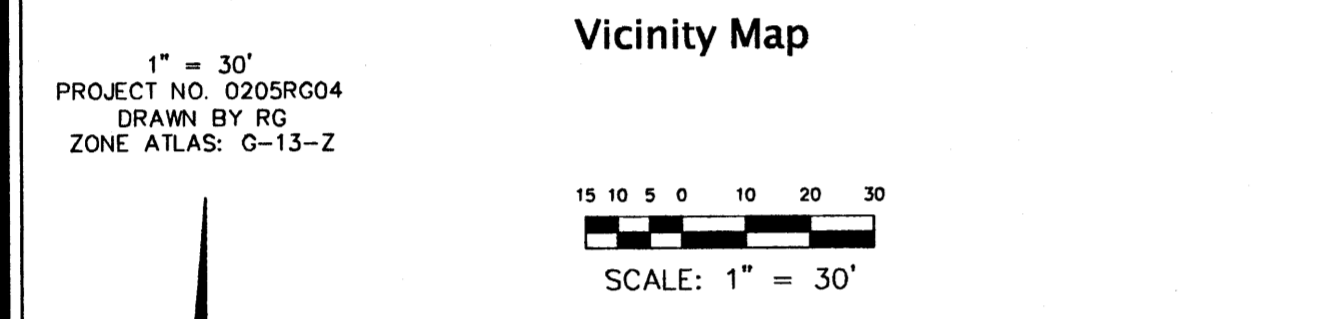
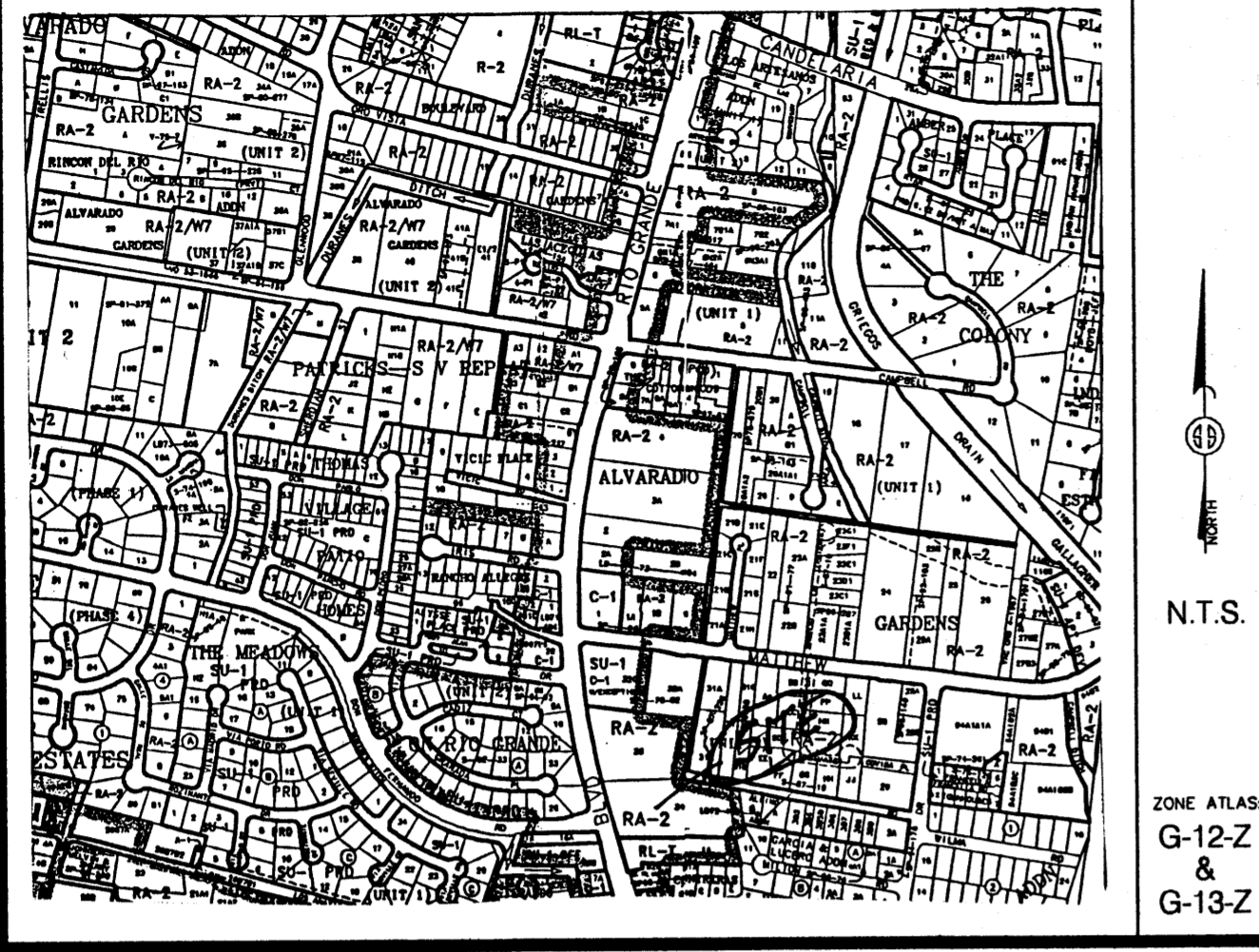
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DISCLOSURE STATEMENT

The purpose of this replat is to create FOUR (4) new lots from one (1) existing lot and to provide access to said lots.

NOTES

1. Property is zoned City RA-2.
2. Property lies within Flood Zone X, designating areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, according to the Flood Insurance Rate Map of Bernalillo County and Incorporated Areas, Panel No. 35001C0331 D, effective date September 20, 1996.



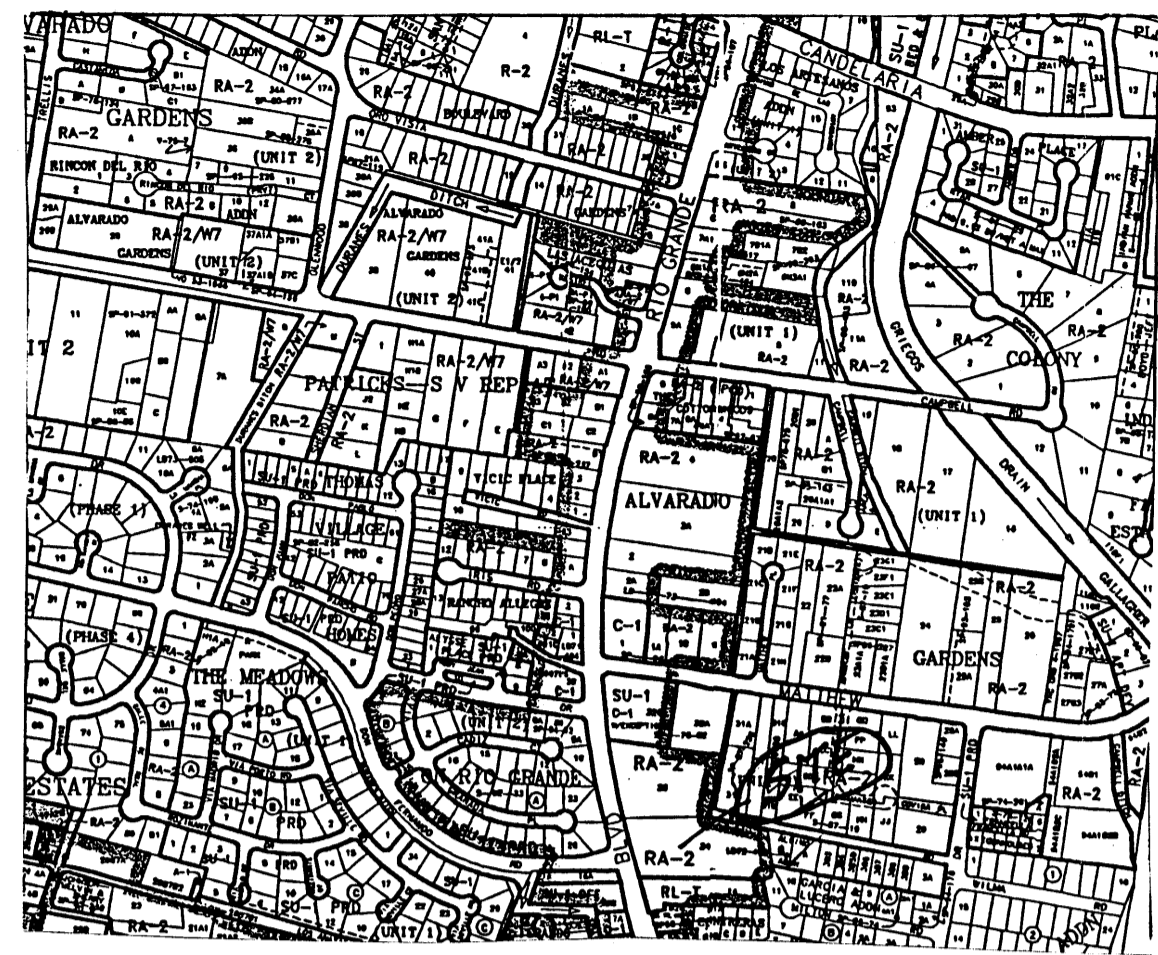
THIS SKETCH PLAT IS NOT TO BE UTILIZED FOR ANY DESIGN PURPOSES OR FOR GRADING AND DRAINAGE PLANS.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 6



N.T.S.
 ZONE ATLAS:
 G-12-Z
 &
 G-13-Z

LEGAL DESCRIPTION

The Southerly 1/2 of Lot numbered Thirty-four (34) of ALVARADO GARDENS, UNIT ONE, a subdivision in Los Candelarias, Bernalillo County, New Mexico and more particularly described as follows: Beginning at the Southwest corner, which is the Southwest corner of said Lot 34, and running thence Northerly along the Easterly line of Rio Grande Boulevard N. 15 deg. 25' W., 125.74 feet to the Northwest corner of the parcel herein described; thence N. 89 deg. 44' 30" E., 533.73 feet to the Northeast corner; thence S. 9 deg. 12' E., 56.52 feet; thence S. 1 deg. 43' W., 62.22 feet to the Southeast corner; thence N. 89 deg. 24' E., 507.46 feet to the place of beginning.

DISCLOSURE STATEMENT

The purpose of this replat is to create two (2) new lots from one (1) existing lot and to provide access to said lots.

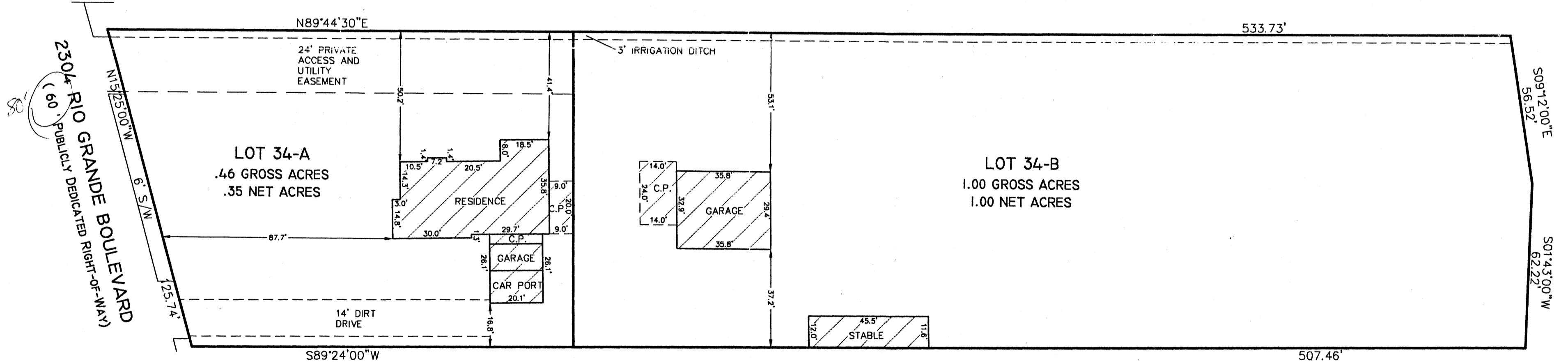
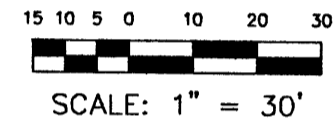
NOTES

1. Property is zoned City R-1.
2. Property lies within Flood-Zone X, designating areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot; or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, according to the Flood Insurance Rate Map of Bernalillo County and Incorporated Areas, Panel No. 35001C0331 D, effective date September 20, 1996.

**SKETCH PLAT
 LOTS 34-A AND 34-B
 LANDS OF TAYLOR
 SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2002**

1" = 30'
 PROJECT NO. 0205RG04
 DRAWN BY RG
 ZONE ATLAS: G-13-Z

Vicinity Map



THIS SKETCH PLAT IS NOT TO BE UTILIZED FOR ANY DESIGN PURPOSES OR FOR GRADING AND DRAINAGE PLANS.

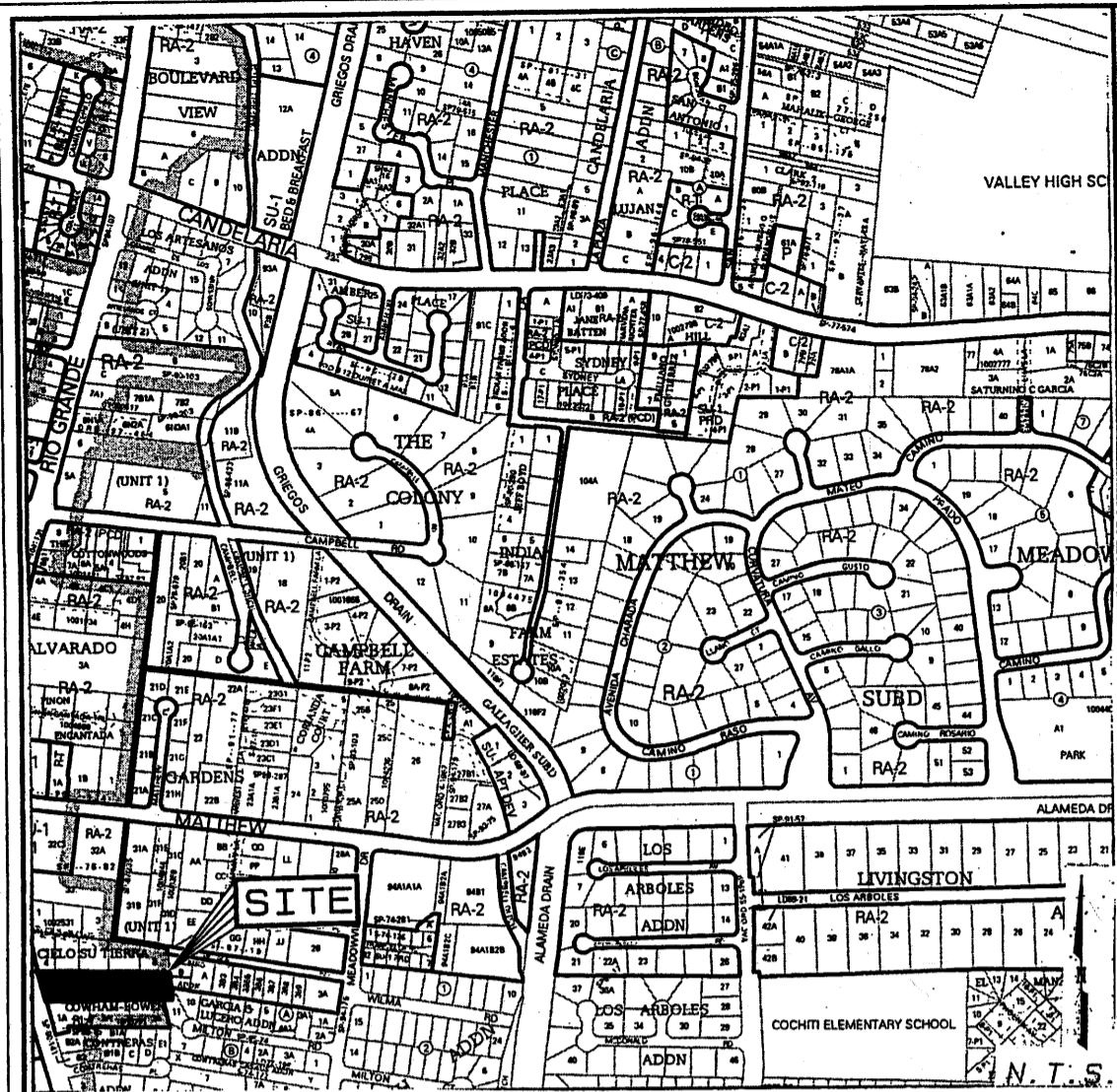
NO.	DATE	DESCRIPTION OF REVISION	BY

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 6



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 WELL 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 ACES 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 \odot 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 SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SAME AS THE SOUTHEAST 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, N15°11'49"W, A DISTANCE OF 131.17 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S89°22'10"E, A DISTANCE OF 533.34 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S10°33'07"E, A DISTANCE OF 56.15 FEET TO AN ANGLE POINT; THENCE S01°56'11"W, A DISTANCE OF 62.18 FEET TO THE SOUTHEAST 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.

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. APPLICATION NO.

For Dul P. Acosta 12-7-12
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

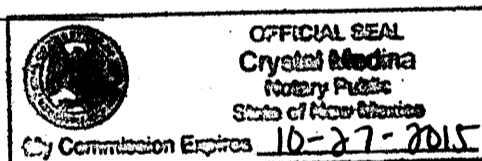
FREE CONSENT

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

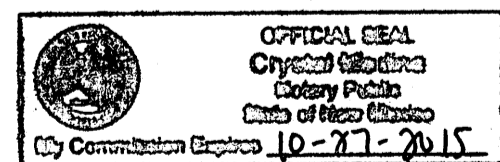
NOTARY ACKNOWLEDGEMENT

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



UTILITY APPROVALS

Fernando Vigil 3-15-13
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE

Lesaita Ruffin 3-22-2013
QWEST CORPORATION DBA CENTURY LINK QC DATE

[Signature] 3/2/12
COMCAST CABLE DATE

[Signature] 3/22/2013
NEW MEXICO GAS COMPANY (NMGC) DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

SURVEYORS CERTIFICATION

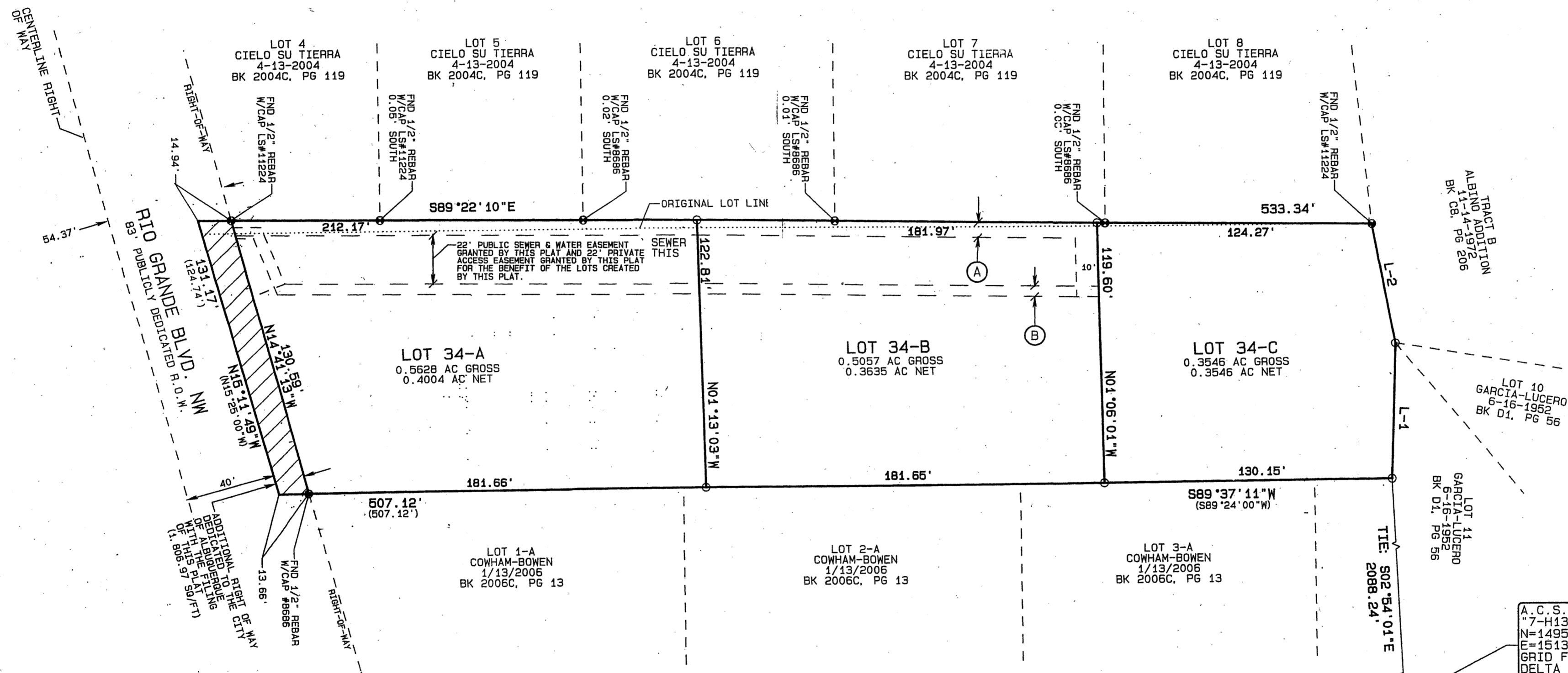
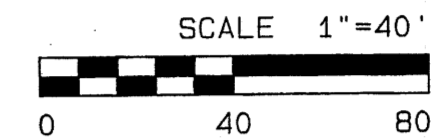
I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE 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 11-29-12
MICHAEL T. SHOOK NMLS NO. 13240 DATE



ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT
LO9-1435A

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"W	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

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