

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF ALVARADO GARDENS, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 1934 IN VOLUME C, FOLIO 28.
6. GROSS AREA: 1.4662 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE TWENTY-FOUR (24) FOOT PRIVATE ACCESS AND PRIVATE SANITARY SEWER AND WATER EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 39-A, 39-B AND 39-C AND IS TO BE MAINTAINED BY SAID OWNERS.
10. THE TEN (10) FOOT PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 39-A, 39-B AND 39-C AND IS TO BE MAINTAINED BY SAID OWNERS. (INCLUDES GAS, ELECTRIC AND TELEPHONE)
11. PROPERTY IS ZONED RA-2/W7.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 5-012-060-412226-403-02
 PROPERTY OWNER OF RECORD:
 Javier Duana C
 BERNALILLO COUNTY TREASURERS OFFICE:
 Juanita Alvarez 02-21-03



LEGAL DESCRIPTION
 Lot numbered Thirty-nine (39) of the plat of ALVARADO GARDENS, unit No. 2, an Addition in Sec. 1, T10N, R2E, NMPM, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934 in Book C, folio 28.

PLAT OF
LOTS 39-A, 39-B & 39-C
ALVARADO GARDENS ADDITION, UNIT 2
SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003
SHEET 1 OF 2

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Alfredo R. Valdez DATE: 1-8-03
 OWNER(S) PRINT NAME: ALFREDO R. VALDEZ
 ADDRESS: 8516 PALOMAR AVENUE NE ALB. N.M. TRACT: 39
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 Daniel M. Graney
 OFFICIAL SEAL 87109
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 8-18-03
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF JANUARY, 2003.
 BY: ALFREDO R. VALDEZ
 MY COMMISSION EXPIRES: 8-18-03
 Daniel M. Graney
 NOTARY PUBLIC

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and lines, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
 APPROVED [Signature] DATE 2/11/03

[Signature] 2/13/03
 M.R.G.C.D. DATE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

APPLICATION NO. & PROJECT NO.: 1002380 / 0302B-00052

CITY APPROVALS:

<u>[Signature]</u>	<u>1-10-03</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>1-22-03</u>
TRAFFIC ENGINEERING	DATE
<u>[Signature]</u>	<u>2/7/03</u>
PARKS RECREATION	DATE
<u>[Signature]</u>	<u>2/18/03</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u>N/A</u>	
REAL PROPERTY DIVISION	DATE
<u>[Signature]</u>	<u>1-22-03</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>2/18/03</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>1/22/03</u>
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land 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 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 and is true and correct to the best of my knowledge and belief.

[Signature] Jan 8, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

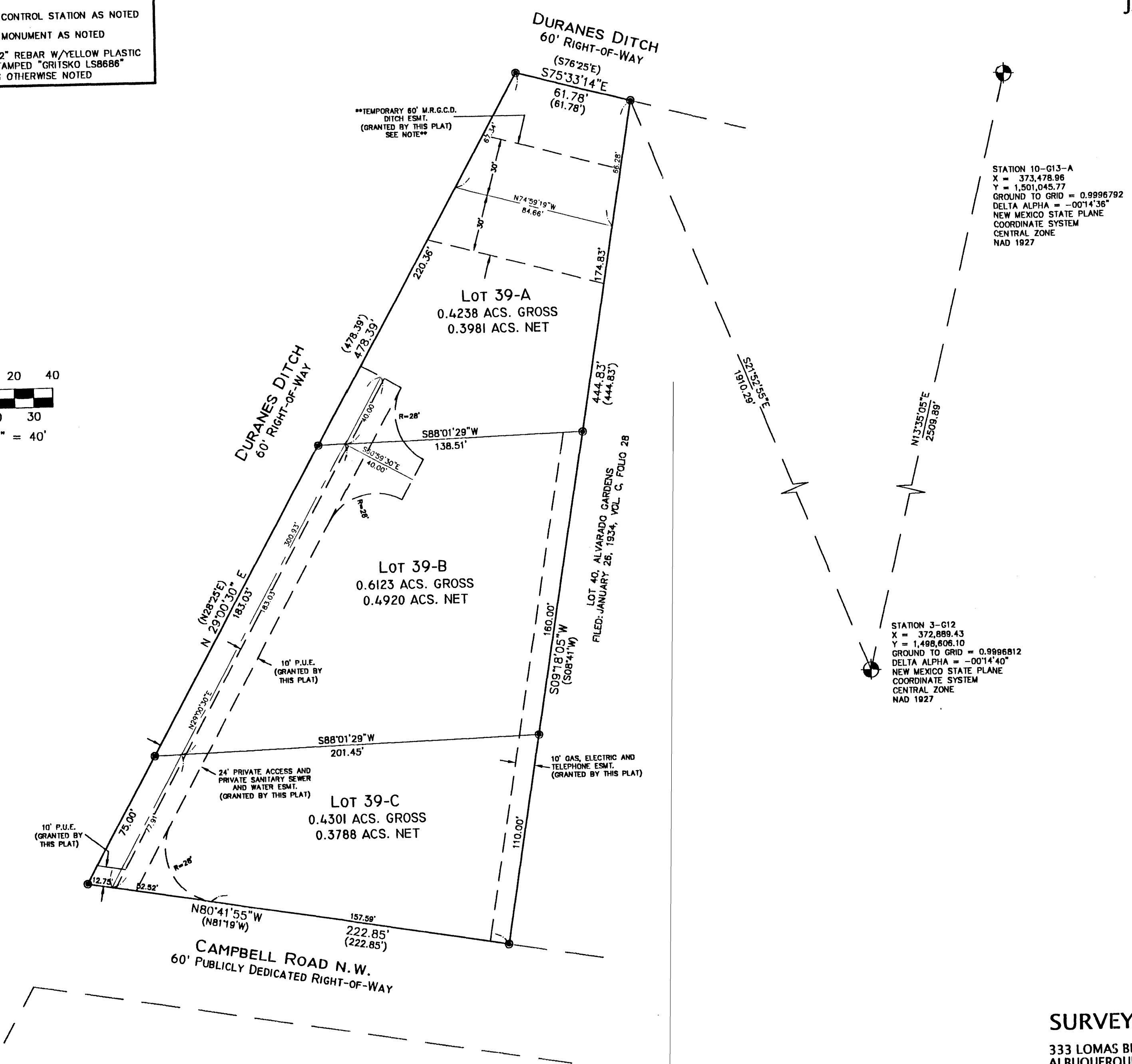
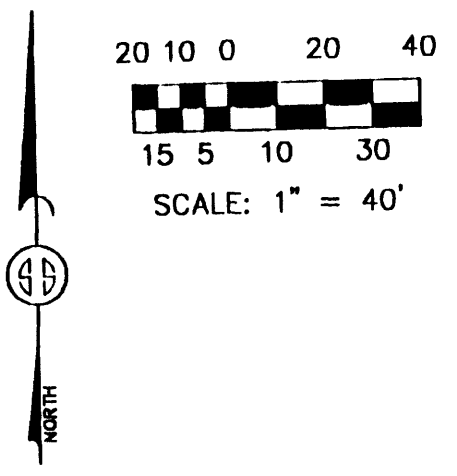
PROJECT NO. 0211RS12 **T10N R2E SEC. 1**

PLAT OF
LOTS 39-A, 39-B & 39-C
ALVARADO GARDENS ADDITION, UNIT 2
SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2003
SHEET 2 OF 2

**THE TEMPORARY 60' M.R.G.C.D. DITCH EASEMENT GRANTED BY THIS PLAT TO M.R.G.C.D. FOR THE EXISTING DURANES DITCH, WILL BE VACATED UPON CONSTRUCTION AND ACCEPTED BY M.R.G.C.D. OF A NEW DITCH WITHIN THE PERMANENT DITCH RIGHT-OF-WAY.

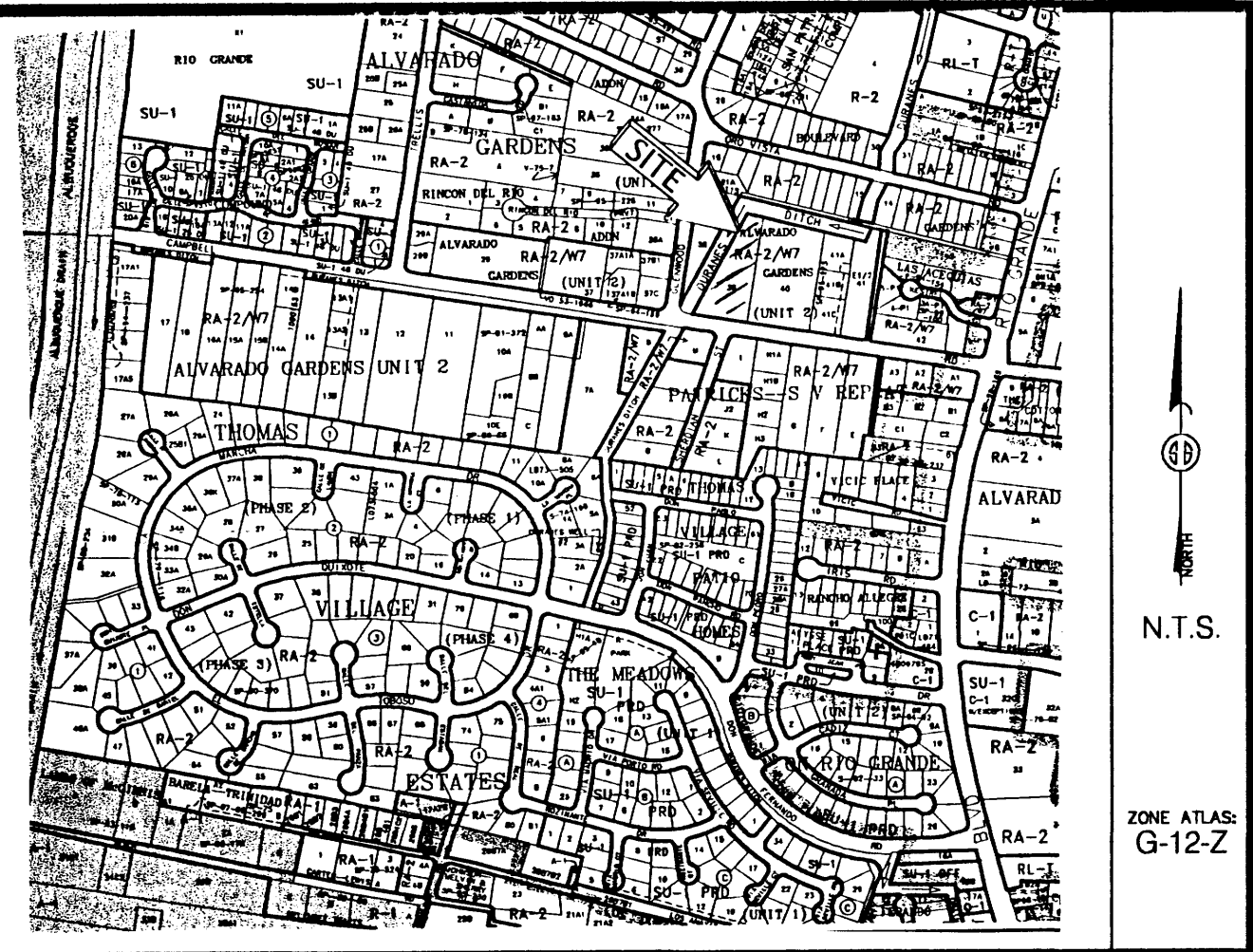
- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - ⊠ - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

PROJECT NO. 0211RS12
DRAWN BY: RS/PCB
ZONE ATLAS: G-12-Z
LOT39AG.CR5



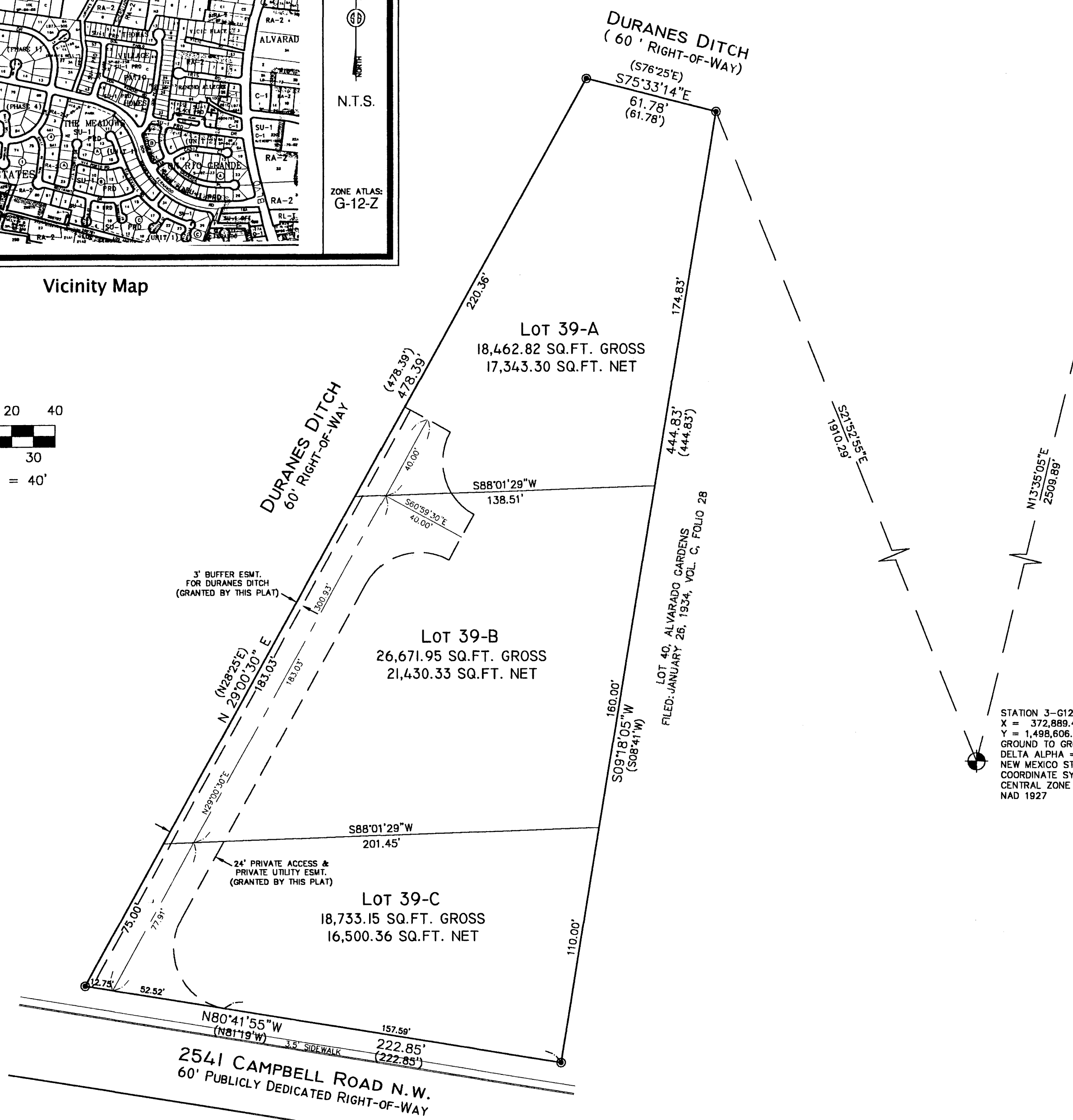
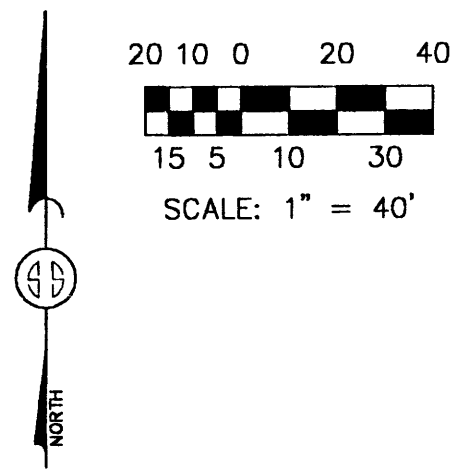
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ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R2E SEC. 1

**SKETCH PLAT OF
LOTS 39-A, 39-B & 39-C
ALVARADO GARDENS ADDITION, UNIT 2
SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2002**



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

PROJECT NO. 0211RS12
DRAWN BY: RS/PCB
ZONE ATLAS: G-12-Z
LOT39AG.CR5



STATION 10-G13-A
X = 373,478.96
Y = 1,501,045.77
GROUND TO GRID = 0.9996792
DELTA ALPHA = -00°14'36"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

DISCLOSURE STATEMENT
The purpose of this sketch plat is to divide One (1) existing lot into Three (3) new lots and to grant additional easements as shown.

LEGAL DESCRIPTION
Lot numbered Thirty-nine (39) of the plat of ALVARADO GARDENS, unit No. 2, an Addition in Sec. 1, T10N, R2E, NMPM, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934 in Book C, folio 28.

- NOTES:**
1. Basis of bearings is New Mexico State Plane Grid bearings per plat of Alvarado Gardens filed September 12, 2001, in Book 2001C, folio 258.
 2. Bearings and distances in () parentheses where record differs from field data.
 3. Property is identified by UPC #: 10120604122640302.
 4. 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. 35001C0331D, effective date September 20, 1996.
 5. Documents used:
a. said plat of Alvarado Gardens filed September 12, 2001, in Book 2001C, folio 258.

STATION 3-G12
X = 372,889.43
Y = 1,498,606.10
GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

- MONUMENT LEGEND**
- - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

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T10N R2E SEC. 1

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