

PLAT OF  
 LOTS 40-A, 40-B & 40-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



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 ADDITION, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1934 IN VOLUME C, FOLIO 28.
6. GROSS AREA: 1.2613 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE TWENTY-FIVE (25) FOOT PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 40-A, 40-B AND 40-C AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED RA-2/W7.

LEGAL DESCRIPTION

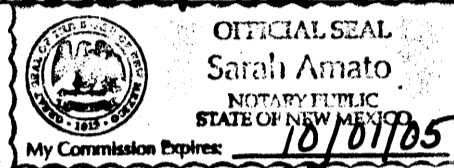
West one-half (W/2) of Lot numbered Forty (40) of ALVARADO GARDENS UNIT 2, an Addition in Sec. 1, T10N, R2E, NMPM as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934 in Volume C, folio 28. (West half of Lot 40 was divided per Warranty Deed filed on January 11, 1946 in Book D-1, Page 129).

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: Michael W Bowen DATE: 1-17-03  
 OWNER(S) PRINT NAME: Michael W Bowen  
 ADDRESS: 880 Rio Grande Ave., Box 6707 TRACT: \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 2003.

BY: MICHAEL W. BOWEN

MY COMMISSION EXPIRES: 10/01/05

Sarah Amato  
 NOTARY PUBLIC

BY APPROVING THIS REPLAT, THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WILL ALLOW THE OWNER OF THE WEST HALF (W/2) OF LOT 40 TO RELOCATE THE EXISTING DITCH WITHIN SAID LOT TO THE 60' DURANES DITCH RIGHT-OF-WAY. THIS IS TO BE CONSTRUCTED AT THE OWNER'S EXPENSE AND BUILT IN A SIMILAR DESIGN AND MATERIAL AS THE EXISTING DITCH.

MIDDLE RIO GRANDE CONSERVANCY \_\_\_\_\_ DATE \_\_\_\_\_

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

<u>[Signature]</u>	<u>1-17-03</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
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.

Gary E. Gritsko Jan 15, 2003  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

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

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

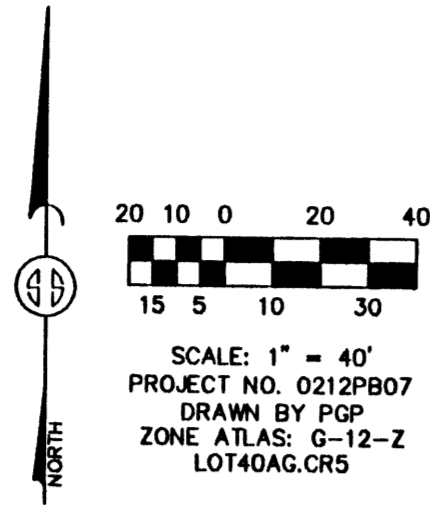
T10N R2E SEC. 1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

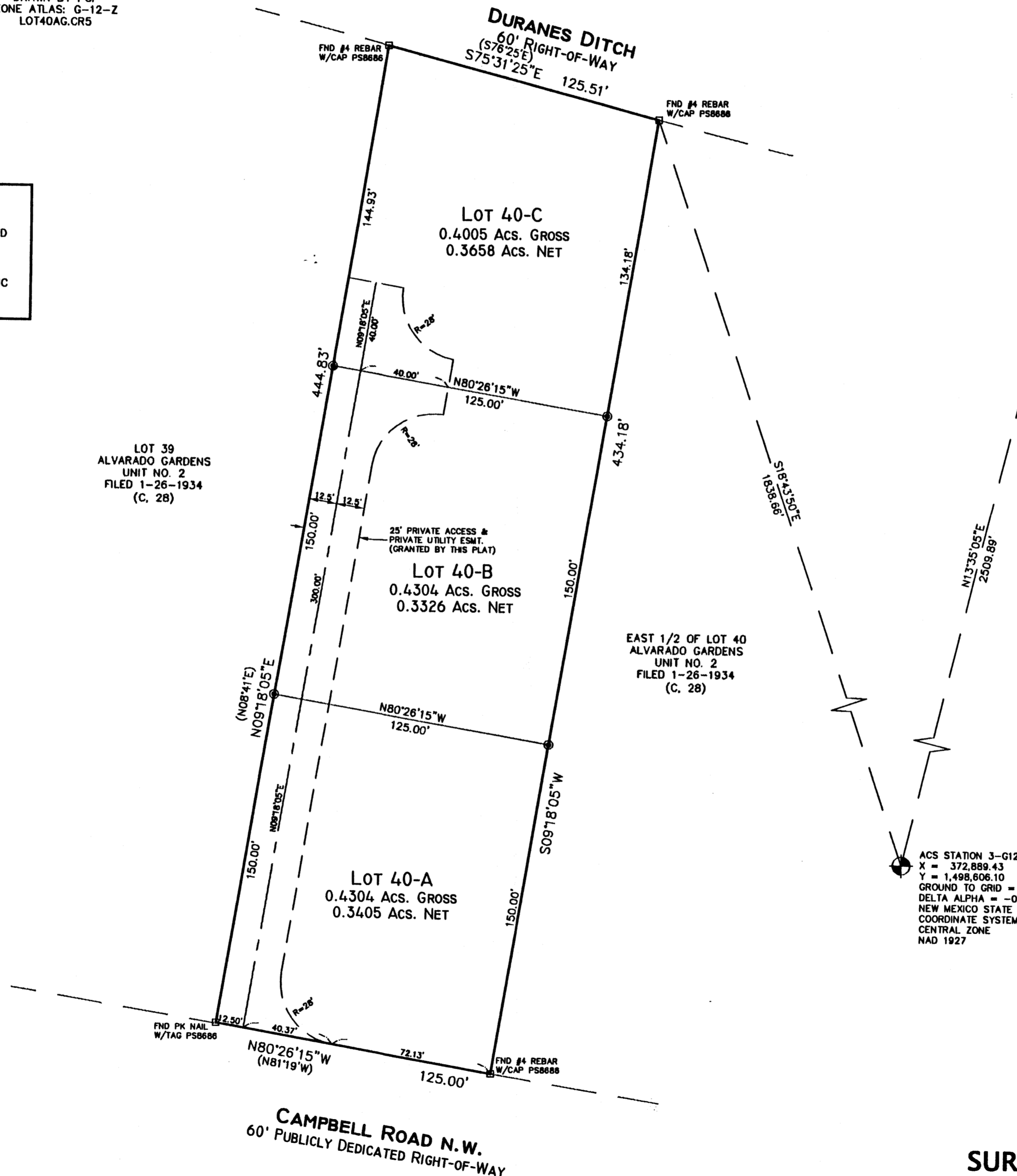
UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PROJECT NO. 0212PB07  
 DRAWN BY PGP  
 ZONE ATLAS: G-12-Z  
 LOT40AG.CRS

PLAT OF  
 LOTS 40-A, 40-B & 40-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



- 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



LOT 39  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-26-1934  
 (C. 28)

EAST 1/2 OF LOT 40  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-26-1934  
 (C. 28)

ACS STATION 10-G13-A  
 X = 373,478.96  
 Y = 1,501,045.77  
 GROUND TO GRID = 0.9996792  
 DELTA ALPHA = -0°14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

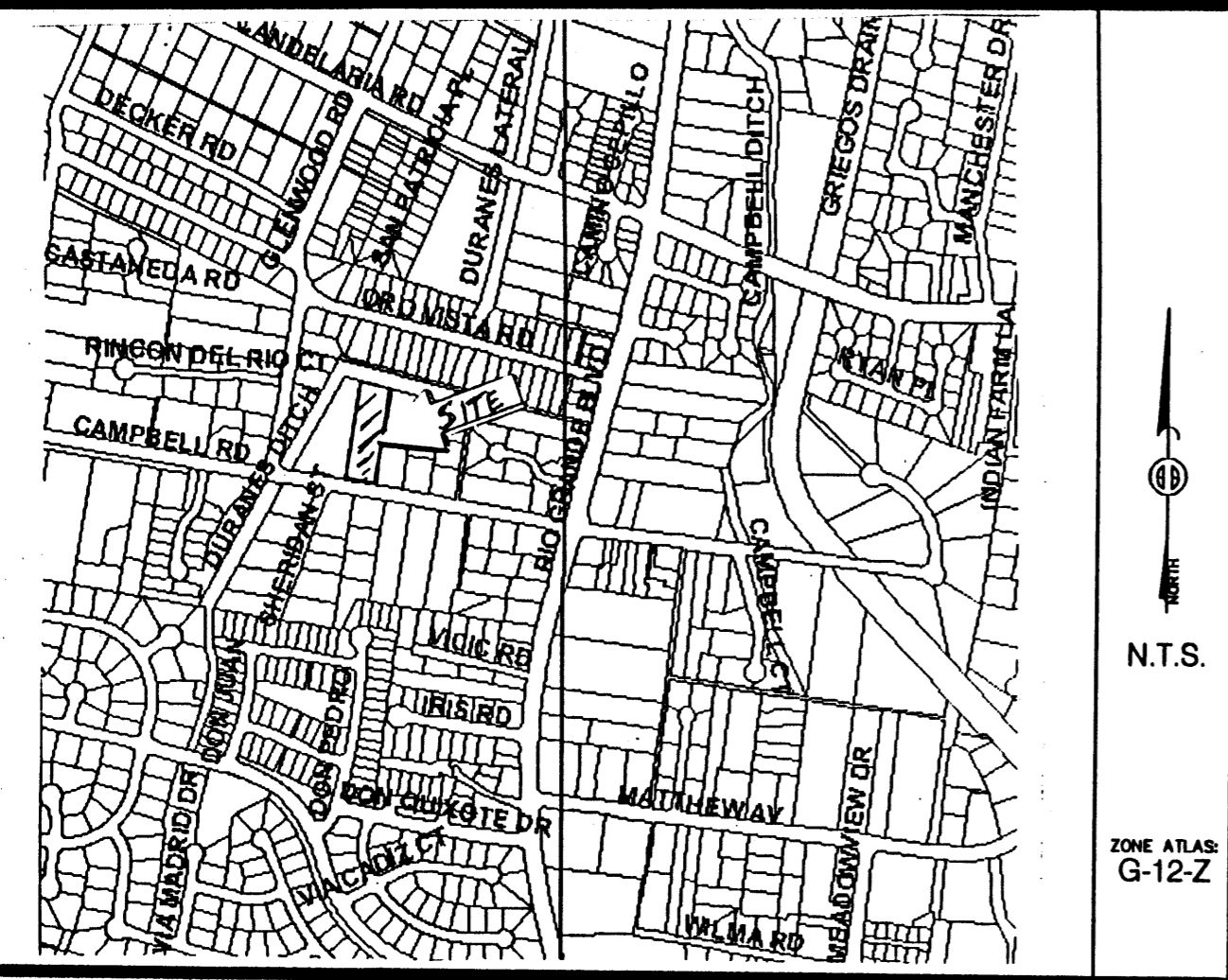
ACS STATION 3-G12  
 X = 372,889.43  
 Y = 1,498,606.10  
 GROUND TO GRID = 0.9996812  
 DELTA ALPHA = -0°14'40"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

**SURVEYS SOUTHWEST LTD.**

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 ALBUQUERQUE, NEW MEXICO  
 87102

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

T10N R2E SEC. 1



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 ADDITION, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 1934 IN VOLUME C, FOLIO 28.
6. GROSS AREA: 1.2613 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE TWENTY-FIVE (25) FOOT PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 40-A, 40-B AND 40-C AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED RA-2/W7.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

LEGAL DESCRIPTION

West one-half (W/2) of Lot numbered Forty (40) of ALVARADO GARDENS UNIT 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 28, 1934 in Volume C, folio 28. (West half of Lot 40 was divided per Warranty Deed filed on January 11, 1946 in Book D-1, Page 129).

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: Michael W Bowen DATE: 1-17-03  
 OWNER(S) PRINT NAME: Michael W Bowen  
 ADDRESS: 2850 Rio Grande Av., 800 8707 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 OFFICIAL SEAL  
 Sarah Amato  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 10/01/05  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 2003.  
 BY: MICHAEL W. BOWEN  
 MY COMMISSION EXPIRES: 10/01/05  
Sarah Amato  
 NOTARY PUBLIC

BY APPROVING THIS REPLAT, THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WILL ALLOW THE OWNER OF THE WEST HALF (W/2) OF LOT 40 TO RELOCATE THE EXISTING DITCH WITHIN SAID LOT TO THE 60' DURANES DITCH RIGHT-OF-WAY. THIS IS TO BE CONSTRUCTED AT THE OWNER'S EXPENSE AND BUILT IN A SIMILAR DESIGN AND MATERIAL AS THE EXISTING DITCH.

MIDDLE RIO GRANDE CONSERVANCY \_\_\_\_\_ DATE \_\_\_\_\_

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 LOTS 40-A, 40-B & 40-C  
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 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

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.: \_\_\_\_\_

CITY APPROVALS:

<u>[Signature]</u>	<u>1-17-03</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
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.

Gary E. Gritsko Jan 15, 2003  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



PROJECT NO. 0212PB07  
 DRAWN BY PGP  
 ZONE ATLAS: G-12-Z  
 LOT40AG.CR5

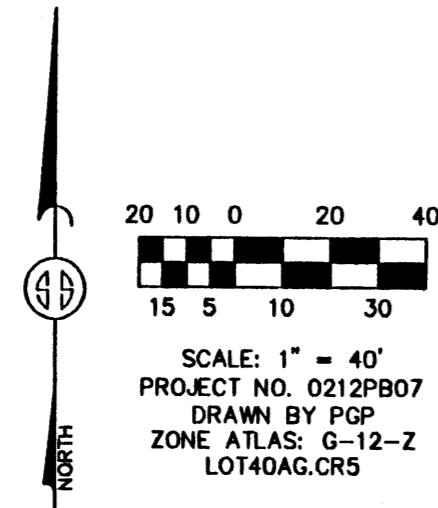
SURVEYS SOUTHWEST LTD.

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

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

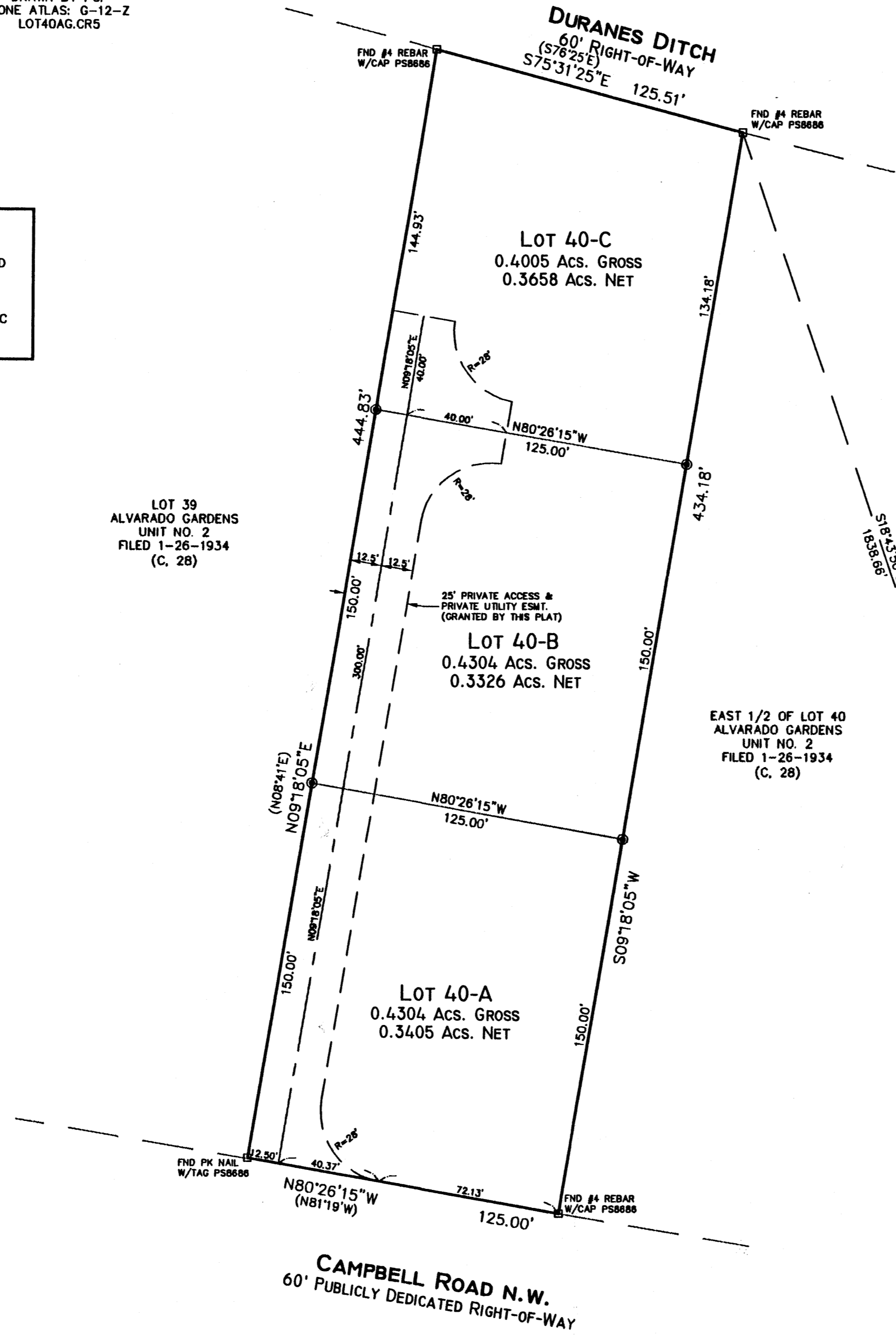
T10N R2E SEC. 1

PLAT OF  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2003  
 SHEET 2 OF 2



**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58688" UNLESS OTHERWISE NOTED



LOT 39  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-26-1934  
 (C. 28)

EAST 1/2 OF LOT 40  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-26-1934  
 (C. 28)

ACS STATION 10-G13-A  
 X = 373,478.96  
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 GROUND TO GRID = 0.9996792  
 DELTA ALPHA = -0°14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

ACS STATION 3-G12  
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 Y = 1,498,606.10  
 GROUND TO GRID = 0.9996812  
 DELTA ALPHA = -0°14'40"  
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 NAD 1927

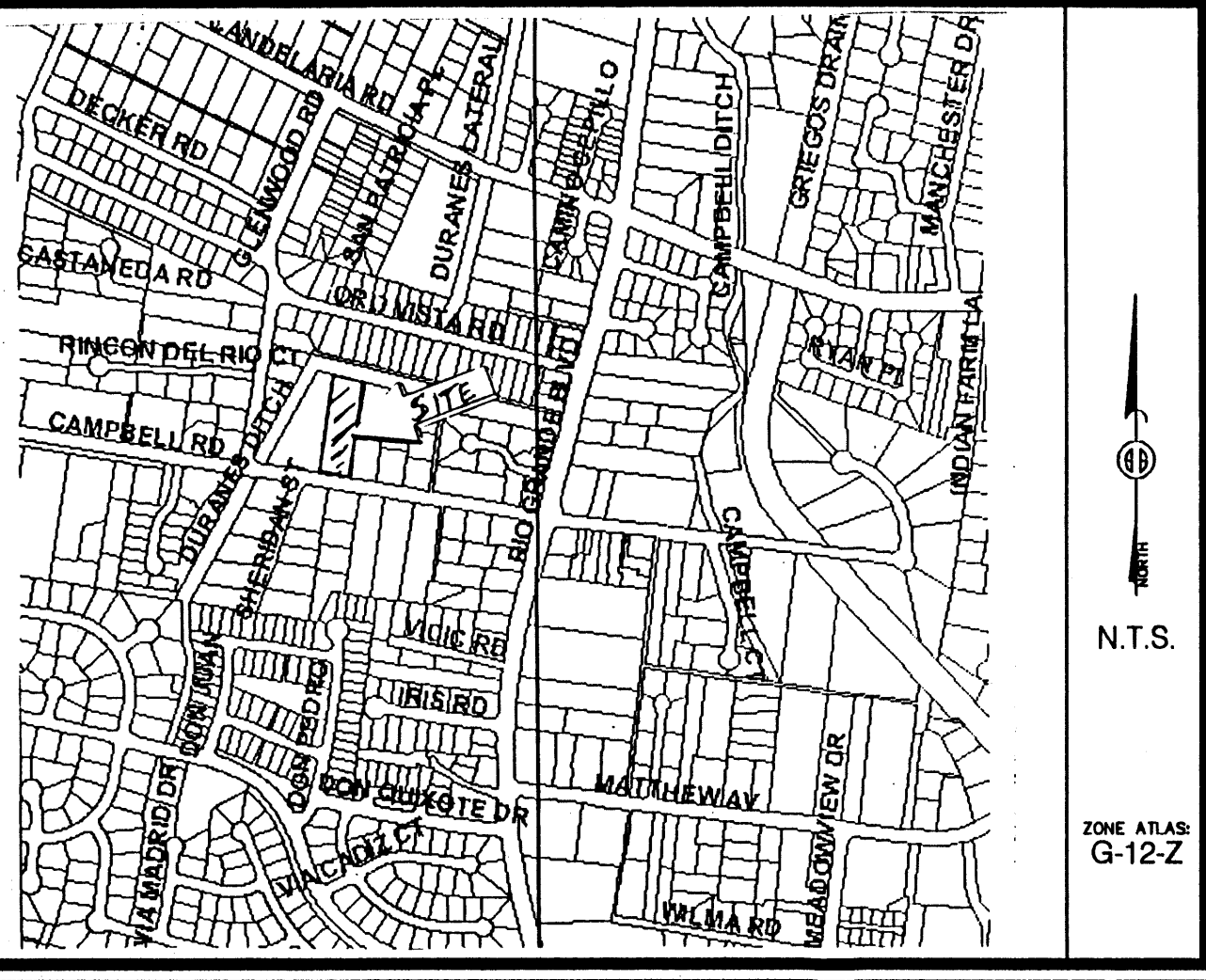
**SURVEYS SOUTHWEST LTD.**

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

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

T10N R2E SEC. 1





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.
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6. GROSS AREA: 1.2613 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE TWENTY-FIVE (25) FOOT PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 40-A, 40-B AND 40-C AND IS TO BE MAINTAINED BY SAID OWNERS, AND INCLUDES PRIVATE WATER AND SANITARY SEWER SERVICE LINES.
10. PROPERTY IS ZONED RA-2/W7.

LEGAL DESCRIPTION

West one-half (W/2) of Lot numbered Forty (40) of ALVARADO GARDENS UNIT 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 Volume C, folio 28. (West half of Lot 40 was divided per Warranty Deed filed on January 11, 1946 in Book D-1, Page 129).

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: Michael W Bowen DATE: 1-17-03  
 OWNER(S) PRINT NAME: Michael W Bowen  
 ADDRESS: 2650 Rio Grande Sw, 800 87107 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 OFFICIAL SEAL  
 Sarah Amato  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 10/01/05  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 2003.  
 BY: MICHAEL W. BOWEN  
 MY COMMISSION EXPIRES: 10/01/05  
Sarah Amato  
 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 2/13/03  
[Signature] 2/13/03  
 M.R.G.C.O. DATE

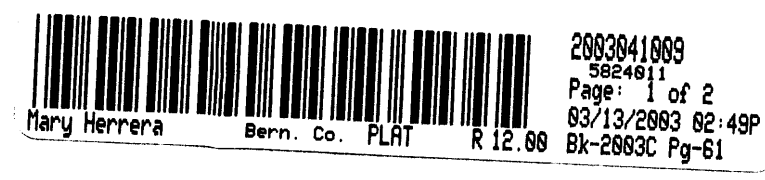
PLAT OF  
 LOTS 40-A, 40-B & 40-C  
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 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2003  
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.: 1002428 / 03 DAB-00076

CITY APPROVALS:  
[Signature] 1-17-03  
 CITY SURVEYOR DATE  
Richard Danks 3-03-03  
 TRAFFIC ENGINEERING DATE  
Christina Sandoval 2/28/03  
 PARKS RECREATION DATE  
Roger A Green 2-19-03  
 UTILITY DEVELOPMENT DIVISION DATE  
 N/A  
 REAL PROPERTY DIVISION DATE  
Richard Danks 3-03-03  
 A.M.A.F.C.A. DATE  
Brady L. Bigham 2/20/03  
 CITY ENGINEER DATE  
Sharon Watson 3/12/03  
 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.

Gary E Gritsko Jan 15, 2003  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

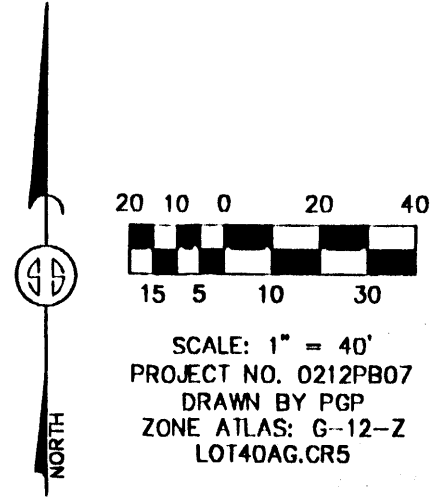
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

T10N R2E SEC. 1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1012 060 426 226 403 03  
 PROPERTY OWNER OF RECORD:  
John A & Judith S Rosen  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
Donny Vajda 13 Mar 03

PROJECT NO. 0212PB07  
 DRAWN BY PGP  
 ZONE ATLAS: G-12-Z  
 LOT40AG.CR5

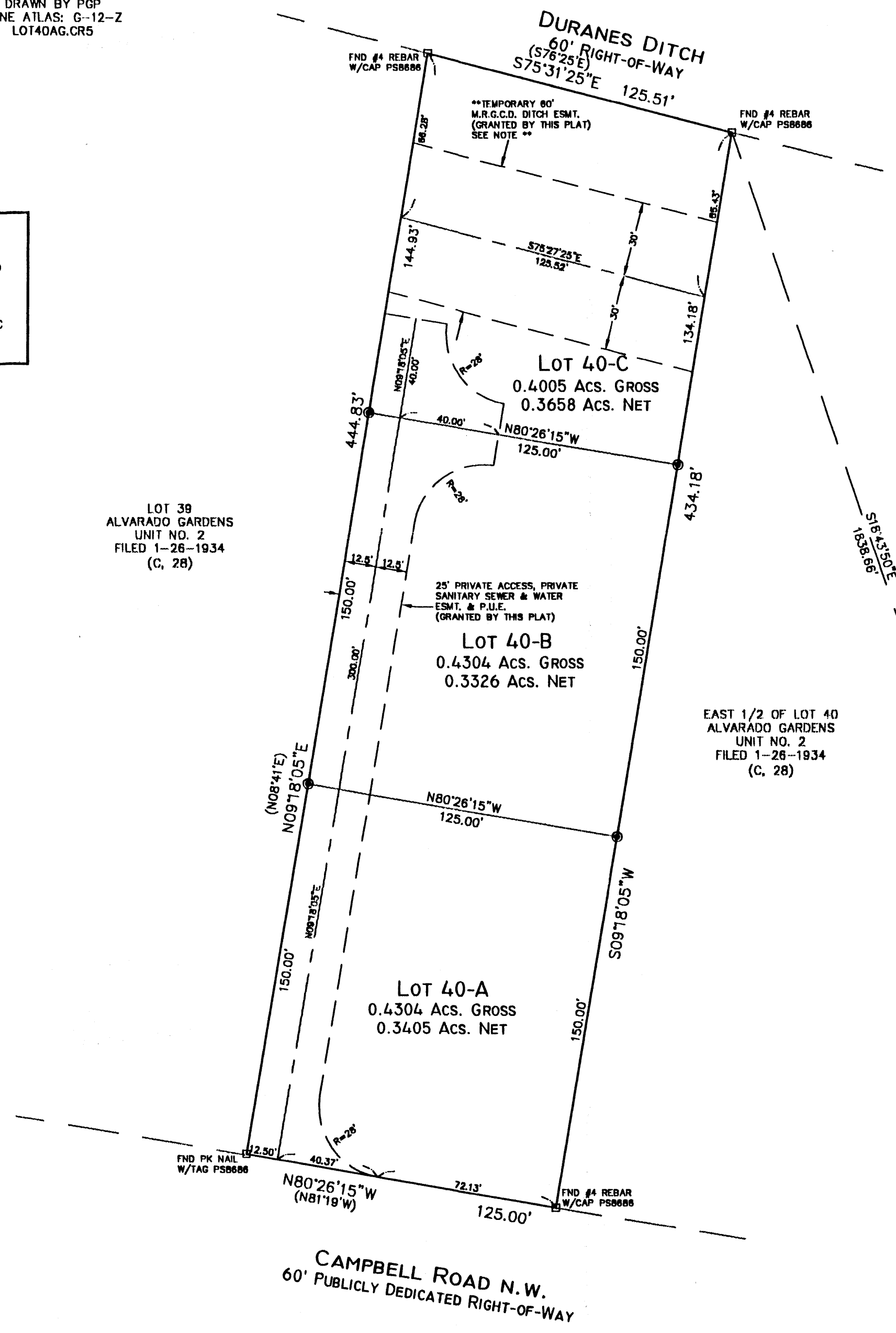
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 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2003  
 SHEET 2 OF 2**



\*\*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

LOT 39  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-26-1934  
 (C. 28)



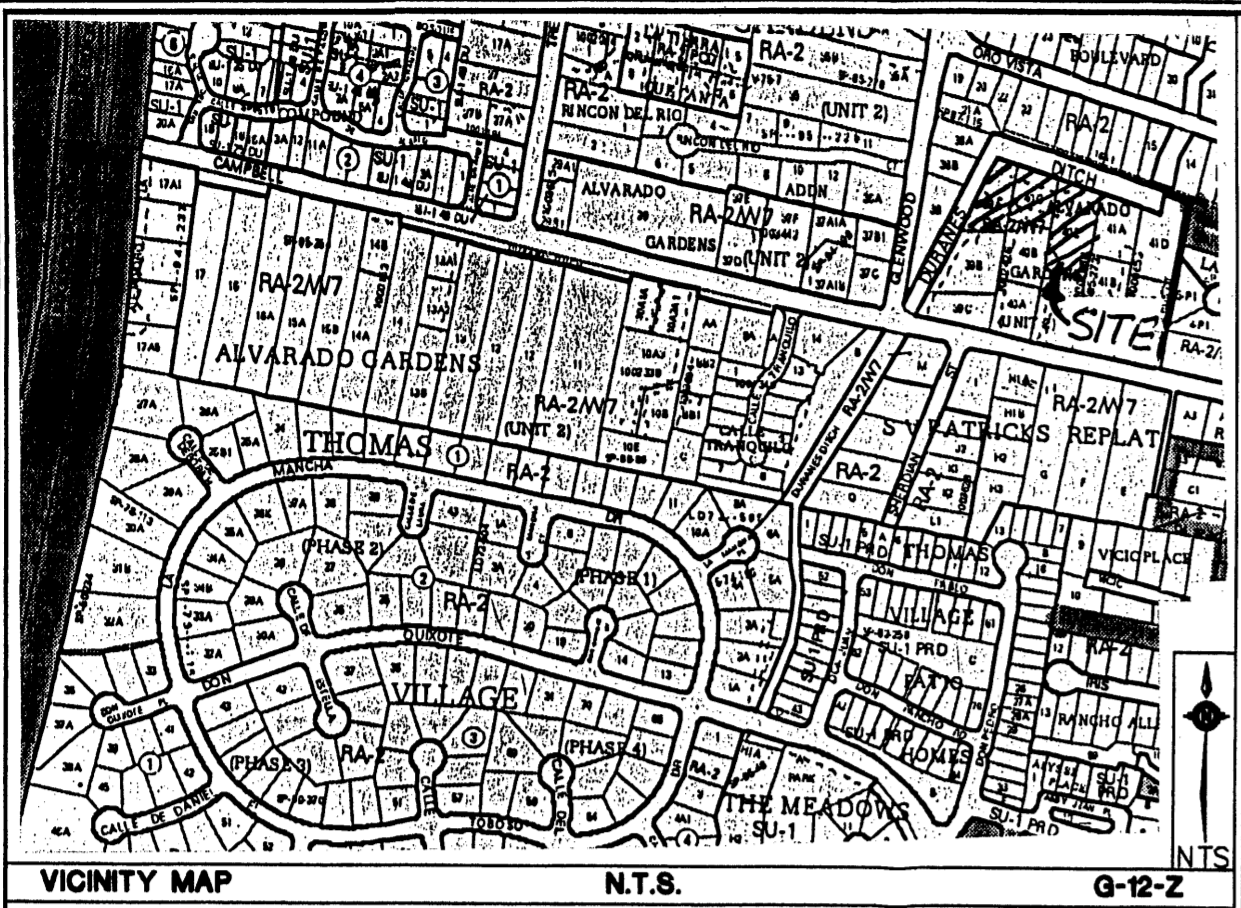
ACS STATION 10-G13-A  
 X = 373,478.96  
 Y = 1,501,045.77  
 GROUND TO GRID = 0.9996792  
 DELTA ALPHA = -0°14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

ACS STATION 3-G12  
 X = 372,889.43  
 Y = 1,498,606.10  
 GROUND TO GRID = 0.9996812  
 DELTA ALPHA = -0°14'40"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927



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

**T10N R2E SEC. 1**



**PLAT OF**  
**LOT 39-A-1, 40-C-1 AND 40-E-1**  
**ALVARADO GARDENS ADDITION, UNIT 2**  
 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2007

**DISCLOSURE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE 60' TEMPORARY 60' M.R.G.C.D. DITCH EASEMENT IN LOTS 39-A, 40-C, AND 40-E, ALVARADO GARDENS ADDITION, UNIT 2, AND TO GRANT A TEMPORARY M.R.G.C.D. DITCH EASEMENT ALONG THE NORTHWESTERLY PORTION OF LOT 39-A, ALVARADO GARDENS ADDITION UNIT 2.

- NOTES:**
- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
  - THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENTS "3-G12" AND "10-G13A". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 27).
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER ALVARADO GARDENS ADDITION, UNIT 2 PLATS FILED FEBRUARY 21, 2003, IN PLAT BOOK 2003C, FOLIO 36, MARCH 13, 2003, IN PLAT BOOK 2003C, PAGE 61 AND FEBRUARY 26, 2004, IN PLAT BOOK 2004C, PAGE 66.
  - DISTANCES ARE GROUND DISTANCES
  - GROSS ACREAGE: 1.4793
  - NUMBER OF EXISTING LOTS: 3
  - NUMBER OF LOTS CREATED: 3
  - PROPERTIES ARE ZONED RA-2.
  - DATE OF SURVEY JANUARY 2007.
  - UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2007150814
  - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
    - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
    - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS ENCLOSURES.
    - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES

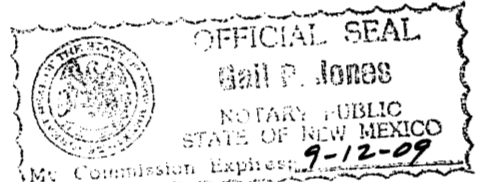
**APPROVALS:**

PROJECT NUMBER: _____	DATE _____
DRB CASE NUMBER: _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____	DATE _____
CITY ENGINEER _____	DATE _____
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____	DATE _____
UTILITY DEVELOPMENT _____	DATE _____
CITY SURVEYOR _____	DATE 5-25-07
QWEST _____	DATE 4/17/07
PNM GAS SERVICES _____	DATE 4-17-07
PNM ELECTRIC SERVICES _____	DATE 5-3-07
COMCAST _____	DATE 4/17/07
MREGCO _____	DATE _____

**FREE CONSENT LOT 40-C1:**  
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 ON THIS 17<sup>th</sup> DAY OF April, 2007  
 2007, THE FOREGOING INSTRUMENT  
 WAS ACKNOWLEDGED BEFORE ME BY  
Gabriel A. Portillo 4/17/07  
 GABRIEL A. PORTILLO DATE  
Janice C. Portillo 4/17/07  
 JANICE C. PORTILLO DATE

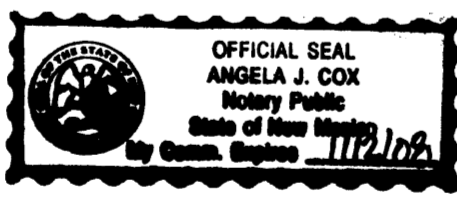
Gail P. Jones  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9-12-09



**FREE CONSENT LOT 40-E1:**  
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 ON THIS 22<sup>nd</sup> DAY OF May  
 2007, THE FOREGOING INSTRUMENT  
 WAS ACKNOWLEDGED BEFORE ME BY  
Ann D. Wagner 5/22/07  
 ANN. WAGNER - TRUSTEE DATE

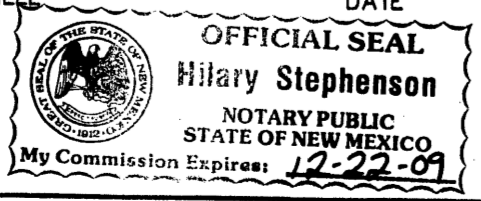
Angela J. Cox  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Jan. 12, 2008



**FREE CONSENT LOT 39-A1:**  
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 ON THIS 23<sup>rd</sup> DAY OF April  
 2007, THE FOREGOING INSTRUMENT  
 WAS ACKNOWLEDGED BEFORE ME BY  
Patricia J. Cream 4/23/07  
 PATRICIA J. CREAM DATE  
Leah J. Mitchell 4/23/07  
 LEAH J. MITCHELL DATE

Hilary Stephenson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-22-09



**PNM STAMP**

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.

**LEGAL DESCRIPTION:**  
 LOTS NUMBERED THIRTYNINE-A (39-A), FORTY-C (40-C) AND FORTY-E (40-E), OF ALVARADO GARDENS ADDITION, UNIT 2 TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 21, 2003, IN PLAT BOOK 2003C, PAGE 36, MARCH 13, 2003, IN PLAT BOOK 2003C, PAGE 61, AND FEBRUARY 26, 2004, IN PLAT BOOK 2004C, PAGE 66 RESPECTIVELY.  
 THE ABOVE DESCRIBED ENCLOSURE CONTAINS 1.4793 ACRES MORE OR LESS.

**TREASURER'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-444-248-4-03-56 PROPERTY OWNERS(S) OF RECORD: GABRIEL A. AND JANICE C. PORTILLO.

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-450-240-4-03-06 PROPERTY OWNERS(S) OF RECORD: ANN WAGNER..

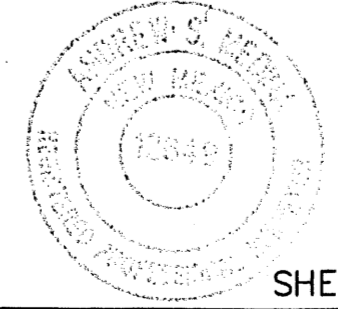
BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-433-247-4-03-57 PROPERTY OWNERS(S) OF RECORD: PATRICA J. CREAM AND LEAH J. MITCHELL.

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andrew S. Medina 4-16-07  
 ANDREW S. MEDINA N.M.P.S. #12649 DATE



REVISED: 5-8-2007 4-17-07

**SANDIA LAND SURVEYING**

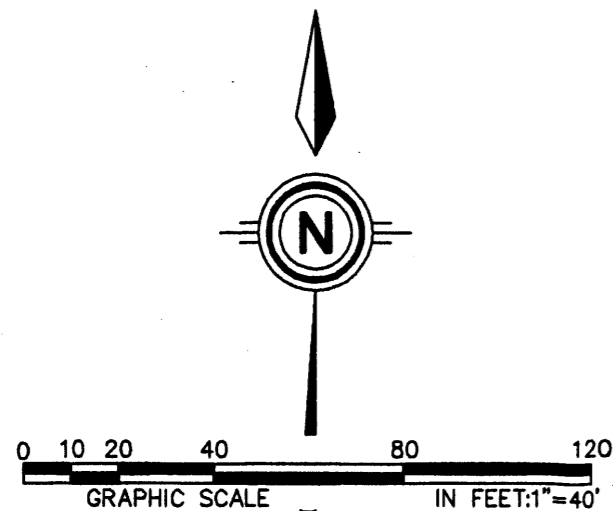
15 CASA TERRENOS FLAGITAS, N.M. 87043 (505) 867-1241

JOB NO: 065-07	DATE: 1-19-2007
SCALE: 1"=40'	DRAWN: A.S.M.



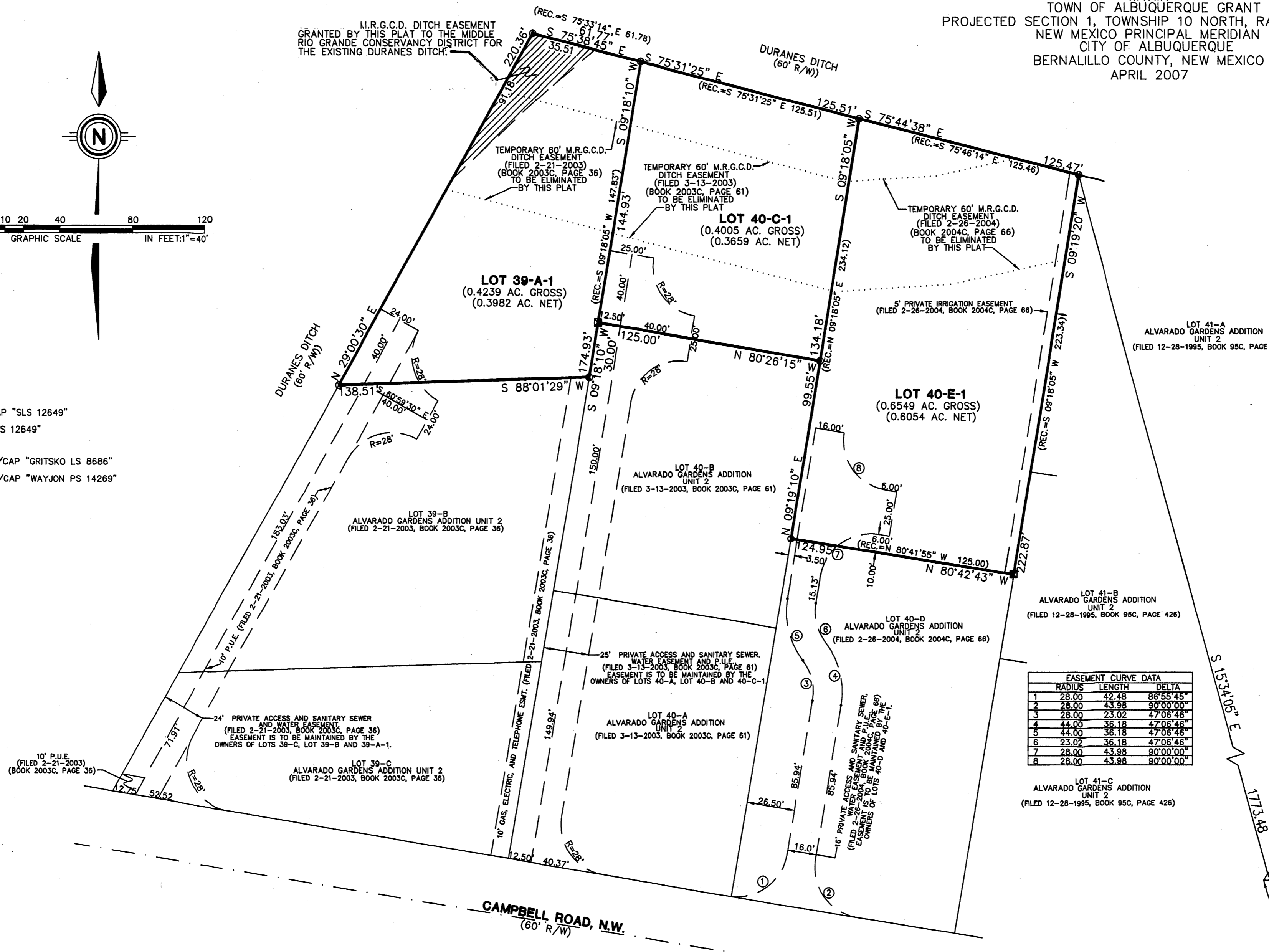
**PLAT OF  
OF  
LOT 39-A-1, 40-C-1 AND 40-E-1  
ALVARADO GARDENS ADDITION, UNIT 2**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2007



**LEGEND:**

- ⊙ SET #4 REBAR W/CAP "SLS 12649"
- ⊙ SET NAIL W/TAG "SLS 12649"
- ⊙ FOUND #4 REBAR
- ⊗ FOUND #4 REBAR W/CAP "GRITSKO LS 8686"
- ⊠ FOUND #4 REBAR W/CAP "WAYJON PS 14269"



EASEMENT CURVE DATA		
RADIUS	LENGTH	DELTA
1	28.00	42.48 86°55'45"
2	28.00	43.98 90°00'00"
3	28.00	23.02 47°06'46"
4	44.00	36.18 47°06'46"
5	44.00	36.18 47°06'46"
6	23.02	36.18 47°06'46"
7	28.00	43.98 90°00'00"
8	28.00	43.98 90°00'00"

ACS MONUMENT "3-G12"  
X=372,889.43  
Y=1,498,606.10  
GROUND TO GRID=0.9998812  
DELTA ALPHA=-0°14'40"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM CENTRAL  
ZONE NAD 1927

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, 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 OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.  
APPROVED: *[Signature]* DATE: 4/17/07

REVISED:

**SANDIA LAND SURVEYING**  
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 065-07	DATE: 1-19-2007
SCALE: 1"=40'	DRAWN: A.S.M.



**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**

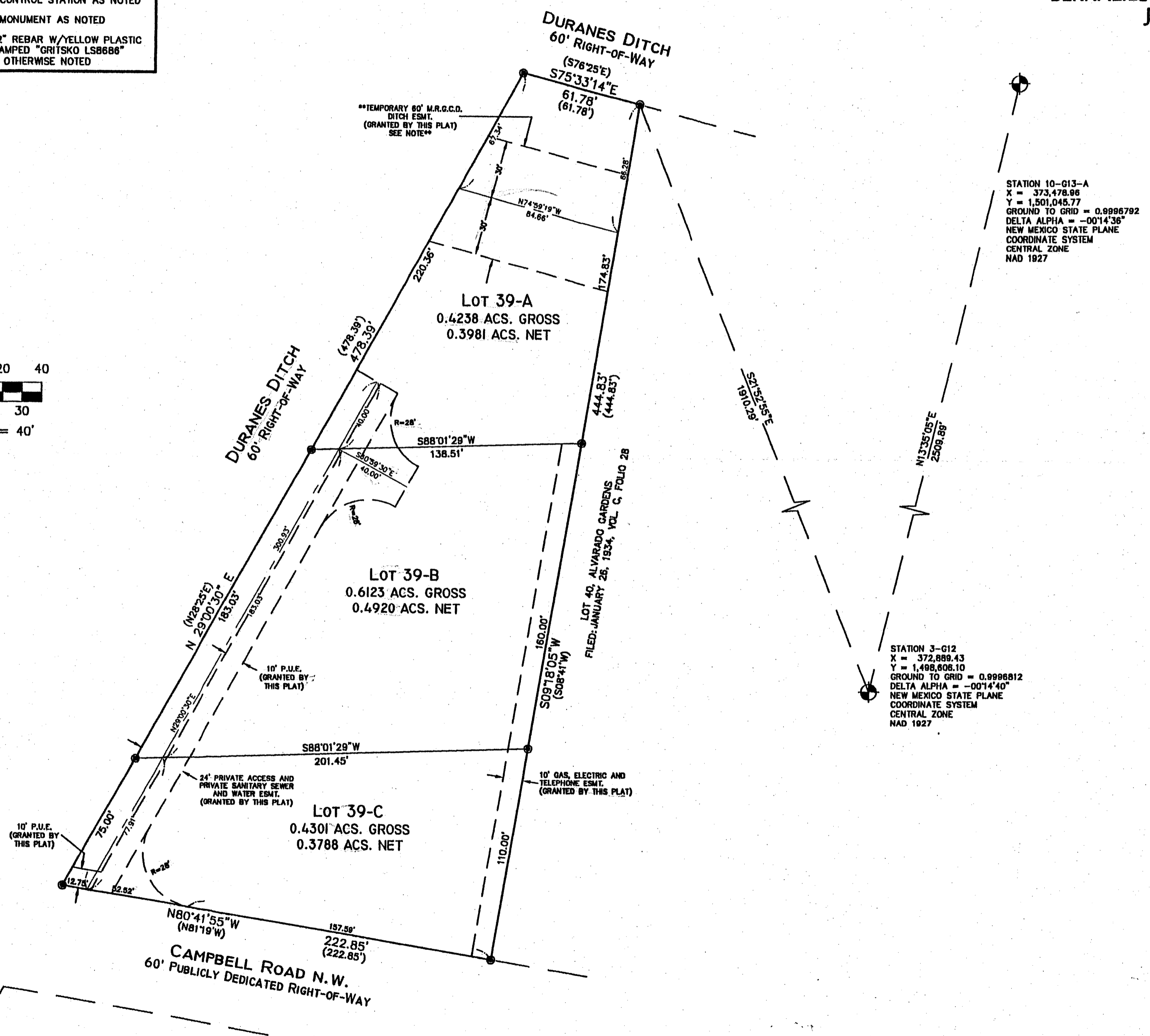
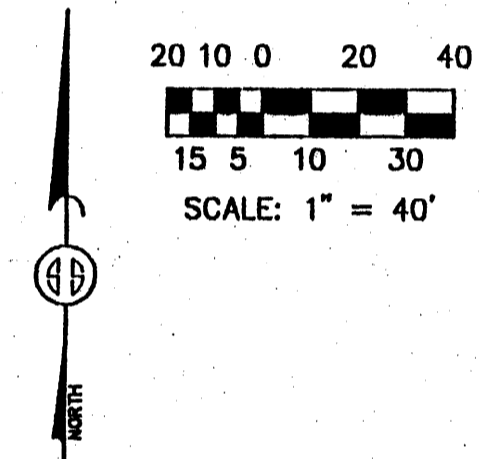
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON 9/2/07**

**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8688" UNLESS OTHERWISE NOTED

\*\*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.

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



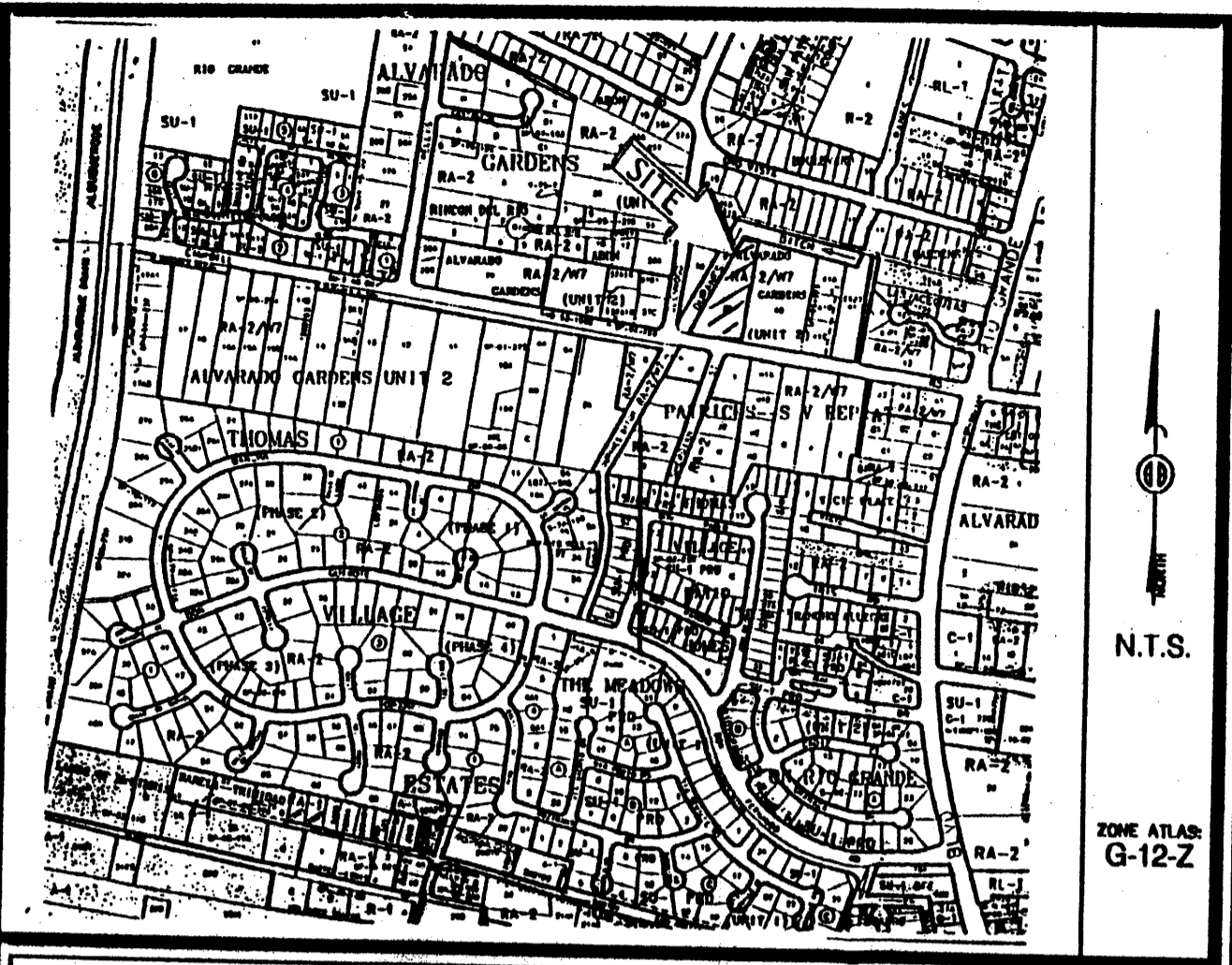
STATION 10-G13-A  
 X = 373,478.86  
 Y = 1,501,045.77  
 GROUND TO GRID = 0.9996792  
 DELTA ALPHA = -00'14.38"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION 3-G12  
 X = 372,899.43  
 Y = 1,492,606.10  
 GROUND TO GRID = 0.9996812  
 DELTA ALPHA = -00'14.40"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

**SURVEYS SOUTHWEST, LTD.**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

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

**T10N R2E SEC. 1**



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, 1999 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#: 1-012-000-1412226-40302  
 PROPERTY OWNER OF RECORD:  
 Taylor D. Duncanson  
 BERNALILLO COUNTY TREASURERS OFFICE:  
 02-21-03

20030225306  
 5812395  
 Page: 1 of 2  
 02/21/2003 01:49P  
 BK-2883C Pg-36

**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 28, 1934 in Book C, folio 28.

**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 ALBUQU. TRACT: 39  
 ACKNOWLEDGMENT STATE OF NEW MEXICO )  
 )SS Daniel M. Graney  
 COUNTY OF BERNALILLO ) NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 8-18-03  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 08 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] 2/13/02  
 M.R.G.C.D. DATE

**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**

**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 / 03028-00052

**CITY APPROVALS:**

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

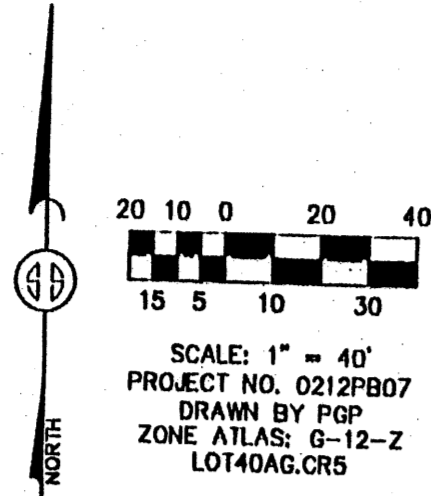
**SURVEYOR'S CERTIFICATION**  
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made 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  
 New Mexico Professional Surveyor, 8686 Date



**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

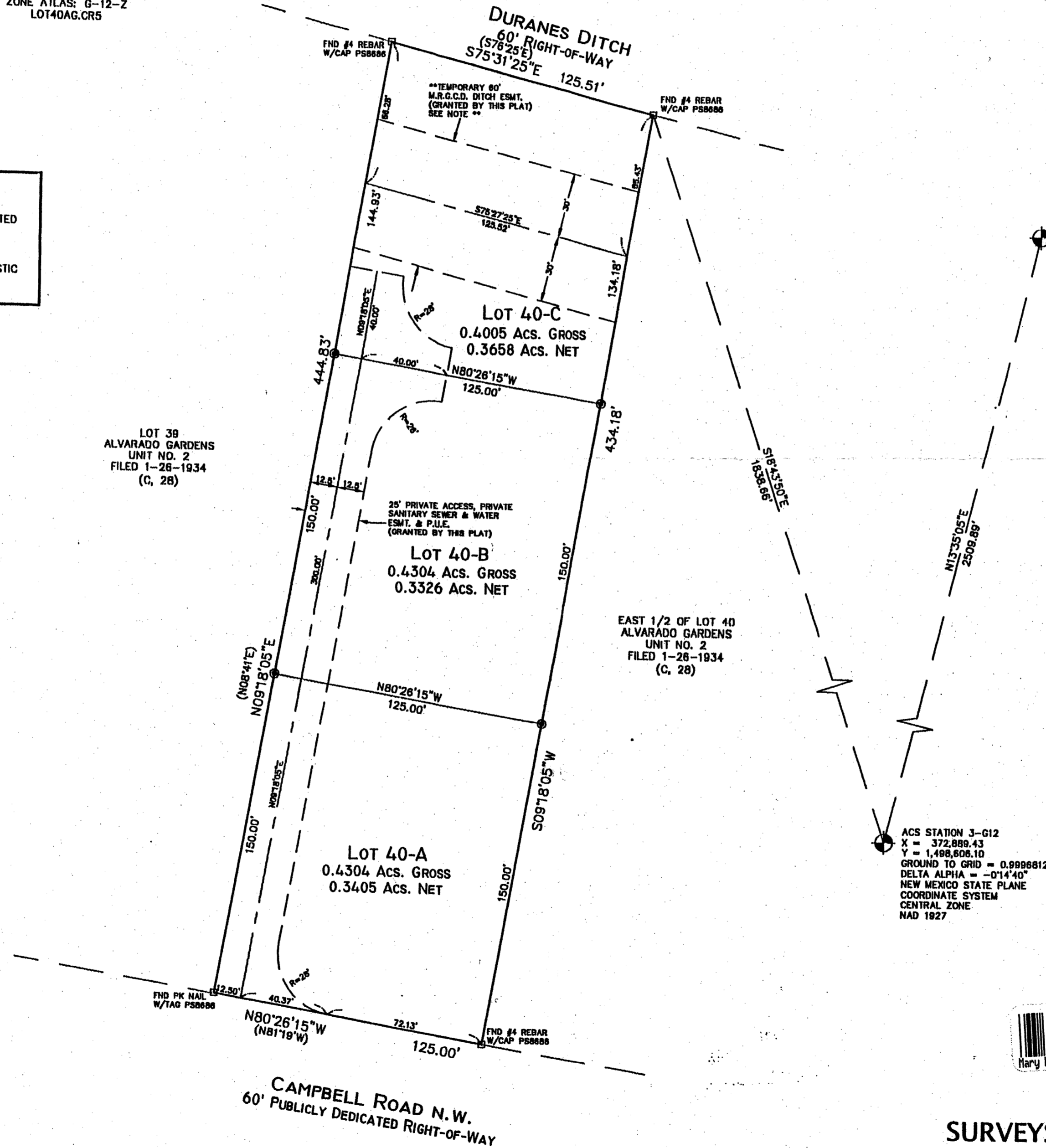
PLAT OF  
 LOTS 40-A, 40-B & 40-C  
 ALVARADO GARDENS ADDITION, UNIT 2  
 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2003  
 SHEET 2 OF 2



\*\*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

LOT 38  
 ALVARADO GARDENS  
 UNIT NO. 2  
 FILED 1-28-1934  
 (C, 28)



ACS STATION 10-G13-A  
 X = 373,478.86  
 Y = 1,501,045.77  
 GROUND TO GRID = 0.8886782  
 DELTA ALPHA = -0°14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

ACS STATION 3-G12  
 X = 372,888.43  
 Y = 1,498,608.10  
 GROUND TO GRID = 0.8886812  
 DELTA ALPHA = -0°14'40"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

2889841009  
 5624811  
 Page: 2 of 2  
 83/13/2883 02:49P  
 Bk-2883C Pg-61

Mary Herrera Bern. Co. PLRT R 12.89

CAMPBELL ROAD N.W.  
 60' PUBLICLY DEDICATED RIGHT-OF-WAY

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

T10N R2E SEC 1



**PLAT OF  
LOTS 40-A, 40-B & 40-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**



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 ADDITION, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1934 IN VOLUME C, FOLIO 28.
6. GROSS AREA: 1.2813 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE TWENTY-FIVE (25) FOOT PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 40-A, 40-B AND 40-C AND IS TO BE MAINTAINED BY SAID OWNERS, AND INCLUDES PRIVATE WATER AND SANITARY SEWER SERVICE LINES.
10. PROPERTY IS ZONED RA-2/W7.

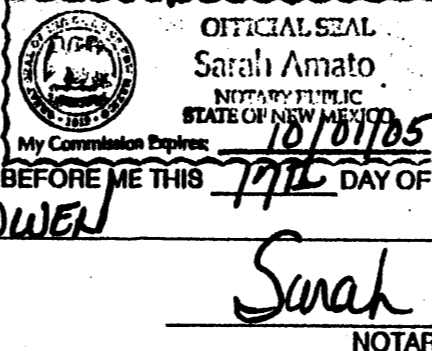
**LEGAL DESCRIPTION**

West one-half (W/2) of Lot numbered Forty (40) of ALVARADO GARDENS UNIT 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 Volume C, folio 28. (West half of Lot 40 was divided per Warranty Deed filed on January 11, 1948 in Book D-1, Page 129).

**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: Michael W Bowen DATE: 1-17-03  
 OWNER(S) PRINT NAME: Michael W Bowen  
 ADDRESS: 2850 Rio Grande Sw. 800 87107 TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 My Commission Expires: 10/01/05  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 2003.  
 BY: MICHAEL W. BOWEN  
 MY COMMISSION EXPIRES: 10/01/05  
Sarah Amato  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO



**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.: 1002428 / 03 DCB-00076

**CITY APPROVALS:**

<u>[Signature]</u>	<u>1-17-03</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>3-03-03</u>
TRAFFIC ENGINEERING	DATE
<u>[Signature]</u>	<u>2/28/03</u>
PARKS RECREATION	DATE
<u>[Signature]</u>	<u>2-19-03</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u>N/A</u>	
REAL PROPERTY DIVISION	DATE
<u>[Signature]</u>	<u>3-03-03</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>2/20/03</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>3/12/03</u>
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

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 2/13/03

[Signature] 2/13/03  
 M.R.G.C.O. 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 15, 2003  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8888



**SURVEYS SOUTHWEST LTD.**

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

**T10N R2E SEC. 1**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1012 060 426 226 40503  
 PROPERTY OWNER OF RECORD:  
[Signature]  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature] 13 Mar 03

PROJECT NO. 0212PB07  
 DRAWN BY PGP  
 ZONE ATLAS: G-12-Z  
 LOT 40AG.CR5



SUBDIVISION DATA

1. DRB Proj. No. 1003088
2. Zone Atlas Index No. G-12
3. Current Zoning RA-2/W7
4. Gross acreage 1.2303
5. Existing number of lots 1  
Replatted number of lots 2

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ( ).
2. Perimeter distances are field measurements made on the ground and agree with record except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. This plat shows all easements of record.
5. No Public Right-of-way has been dedicated by this plat.
6. A Private Access, Private Sanitary Sewer and Water and Public Utility Easement is granted by this plat. It is for the mutual benefit and use of the owners of Lots 40-D and 40-E. Maintenance is the responsibility of the owners of said Lots.
7. A Private Irrigation Easement is granted by this plat. It is for the mutual benefit use of the owners of Lots 40-D and 40-E. Repair and maintenance is the responsibility of the owners of said Lots.
8. Use of Existing Irrigation Well as located on plat is for the benefit of and is to be shared by the owners of Lots 40-D and 40-E. Repair and maintenance is the responsibility of the owners of said Lots.
9. The Easterly One-half of Tract 40, ALVARADO GARDENS UNIT NO. 2 is as defined in Real Estate Contract filed on May 10, 1973, in Book Misc. 316, pp. 986-989, records of Bernalillo County, New Mexico.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, 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 relieved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED: *[Signature]* DATE 2/25/04

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON U.P.C. # 012 060 438 224 40309

PROPERTY OWNER OF RECORD: DAVID K. DUNAWAY ET AL

BERNALILLO COUNTY TREASURER'S OFFICE: *[Signature]* DATE 2/25/04



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

A certain tract of land in Albuquerque, Bernalillo County, New Mexico, being and comprising the Easterly One-half (E.1/2) of Tract numbered Forty (40) of ALVARADO GARDENS UNIT NO. 2 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 January 28, 1934, in Volume c, folio 28, being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described tract of land, said corner being a point on the North right-of-way line of Campbell Road, NW, from which point ACS Monument "3-G12" (X=372889.43, Y=1498606.10, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 22°34'05" E, a ground distance of 1399.85 feet, and running from said beginning point thence along said right-of-way line; N 80°41'55" W, a distance of 125.00 feet to the Southwest corner of the herein described tract; thence, departing said street right-of-way, N 09°18'05" E, a distance of 434.12 feet to the Northwest corner of the herein described tract, said corner being a point on the South right-of-way line of the Duranes Ditch; thence, along said right-of-way line, S 75°46'14" E, a distance of 125.46 feet to the Northeast corner of the herein described tract; thence, departing said ditch right-of-way, S 09°18'05" W, a distance of 423.34 feet to the Southeast corner of the herein described tract and the place of beginning, containing 1.2303 acres, more or less.

FREE CONSENT

The division of the Easterly One-half of Tract 40, Alvarado Gardens Unit No. 2 into two lots and the grant of a Private Access, Private Sanitary Sewer and Water and Public Utility Easement, grant of Private Irrigation Easement and grant of Temporary M.R.G.C.D. Ditch Easement is with the free consent and in accordance with the desires of the undersigned owners.

*David Dunaway*

David Dunaway

*Nina Wallerstein*

Nina Wallerstein

ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO



OFFICIAL SEAL  
SUSAN T. STOCKING  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires August 19, 2007

On this 20<sup>th</sup> day of February, 2004, the foregoing instrument was acknowledged before me by David Dunaway and Nina Wallerstein, owners of the Easterly 1/2 of Tract 40, Alvarado Gardens Unit No. 2.

My Commission expires August 19, 2007

*Susan T. Stocking*  
Notary Public

PURPOSE OF PLAT

This plat has been prepared for the purposes of dividing a single tract into two lots, and to grant 16' Private Access, Private Sanitary Sewer and Water and Public Utility Easement, Private Irrigation Easement and Temporary M.R.G.C.D. Ditch Easement.

PLAT OF  
LOTS 40-D AND 40-E  
ALVARADO GARDENS  
UNIT NO. 2

A REPLAT OF THE EASTERLY ONE-HALF OF LOT 40  
ALVARADO GARDENS UNIT NO. 2  
WITHIN SE 1/4, SECTION 1, T.10N., R.2E., N.M.P.M.

FEBRUARY 2004

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:

SUBDIVISION CASE NO. 04-DRB-00141 Project No. 1003088

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1003088

*[Signature]* 2-25-04  
Planning Director, City of Albuquerque Date

*[Signature]* 2-25-04  
Middle Rio Grande Conservancy District Date

*[Signature]* 2-20-04  
Traffic Engineer, City of Albuquerque Date

*[Signature]* 2-23-04  
Water Utilities Department, City of Albuquerque Date

*[Signature]* 2-20-04  
City Surveyor, City of Albuquerque Date

*[Signature]* 2/24/04  
Christina Sandoval  
Parks and Recreation, City of Albuquerque Date

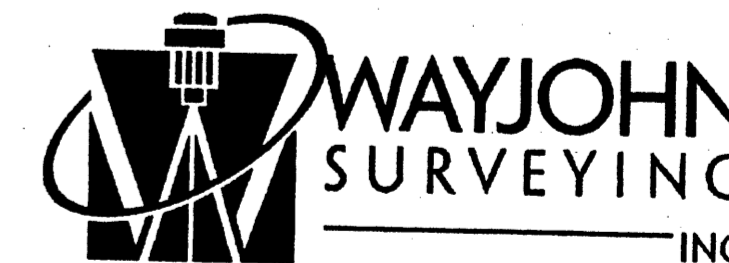
*[Signature]* 2-25-04  
A.M.A.F.C.A. Date

*[Signature]* 2/25/04  
Brad D. Birkum  
City Engineer, City of Albuquerque Date

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]* 2-18-04  
Thomas D. Johnston, N.M.P.S. No. 14269



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

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-6-05-2003
OWNER: DAVID K. DUNAWAY, ET AL. LOCATION: SEC. 1 T.10 N., R.2 E., N.M.P.M. SUBDIVISION: ALVARADO GARDENS NO. 2	CHECKED: T D J	DRAWING NO. SP60503.DWG	SHEET 1 OF 2
		8 FEB 2004	



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8639591  
Page: 2 of 2  
02/26/2004 02:41P  
BK-2894C Pg-66

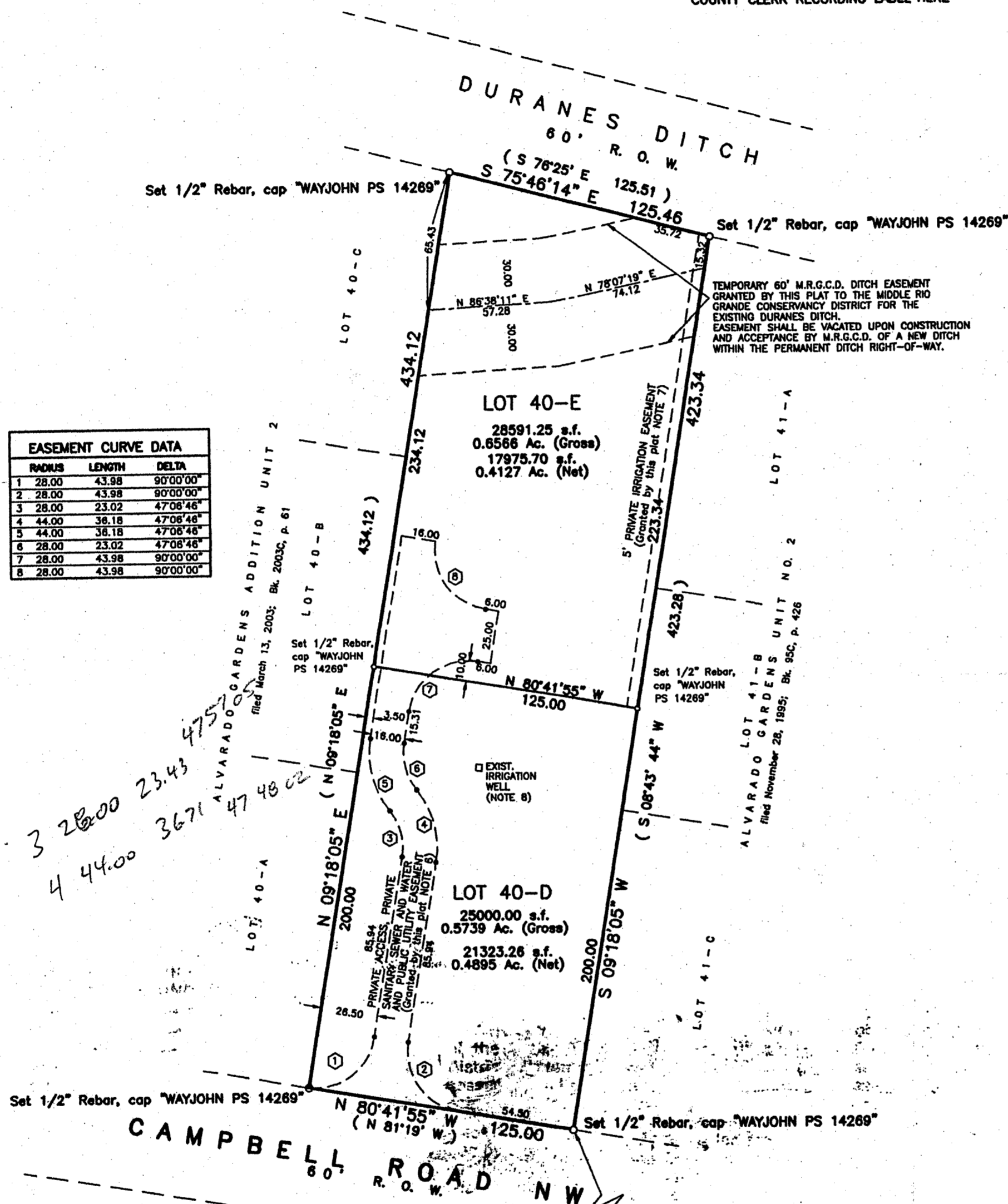
COUNTY CLERK RECORDING LABEL HERE

LOG NO. 2003423801

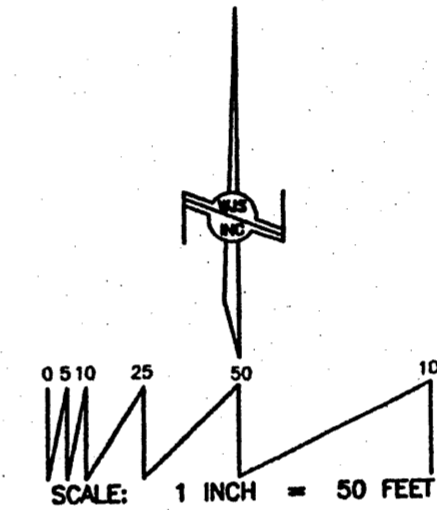
PLAT OF  
LOTS 40-D, AND 40-E  
ALVARADO GARDENS  
UNIT NO. 2

A REPLAT OF THE EASTERLY ONE-HALF OF LOT 40  
ALVARADO GARDENS UNIT NO. 2  
WITHIN SE 1/4, SECTION 1, T.10N., R.2E., N.M.P.M.

FEBRUARY 2004



EASEMENT CURVE DATA		
RADIUS	LENGTH	DELTA
1	28.00	43.98 90°00'00"
2	28.00	43.98 90°00'00"
3	28.00	23.02 47°08'46"
4	44.00	36.18 47°08'46"
5	44.00	36.18 47°08'46"
6	28.00	23.02 47°08'46"
7	28.00	43.98 90°00'00"
8	28.00	43.98 90°00'00"



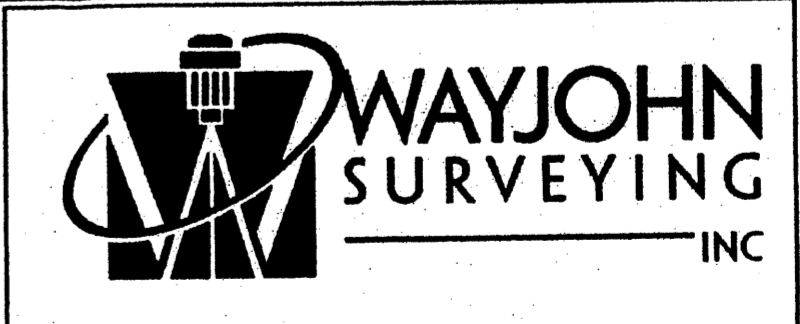
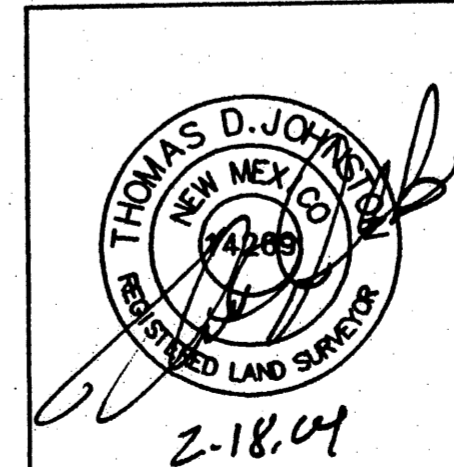
3 28.00 23.43  
4 44.00 36.71 47 48 02

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens 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: 2/25/04

ACS MONUMENT "3-C-12"  
X=372889.43  
Y=1488606.10  
C=0 0.9999912  
CC=001440  
NEW MEXICO STATE PLANE COORDINATES,  
CENTRAL ZONE  
(NAD 1927)

S 15° 19' 43" E  
1773.48

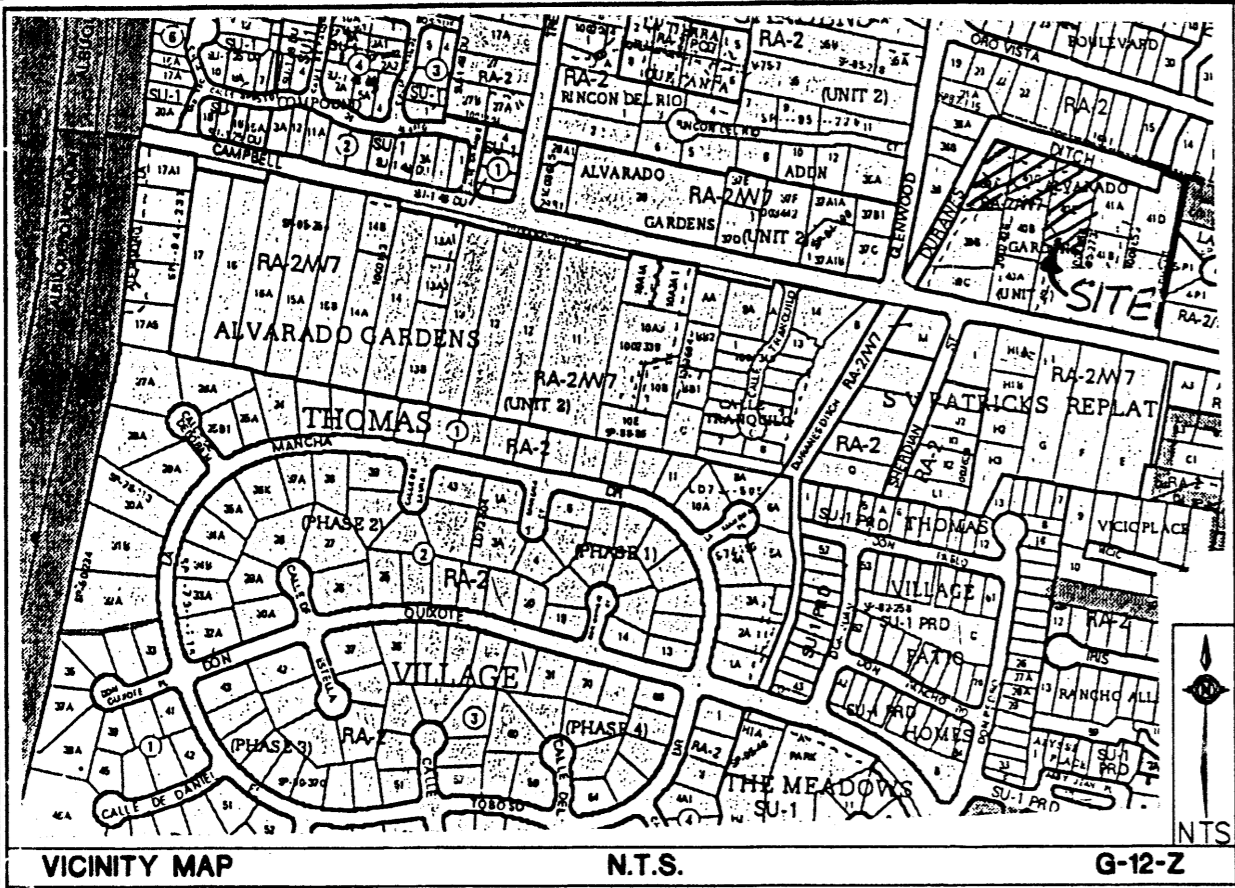


330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: DAVID K. DUNAWAY, ET AL.  
LOCATION: SEC. 1  
T.10 N., R.2 E., N.M.P.M.  
SUBDIVISION: ALVARADO GARDENS NO. 2

DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-6-05-2003
CHECKED: T D J	8 FEB 2004	SHEET 2 OF 2
DRAWING NO. SP60503.DWG		





**PLAT OF  
OF  
LOT 39-A-1, 40-C-1 AND 40-E-1  
ALVARADO GARDENS ADDITION, UNIT 2**  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2007

**DISCLOSURE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE 60' TEMPORARY 60' M.R.G.C.D. DITCH EASEMENT IN LOTS 39-A, 40-C, AND 40-E, ALVARADO GARDENS ADDITION, UNIT 2, AND TO GRANT A TEMPORARY M.R.G.C.D. DITCH EASEMENT ALONG THE NORTHWESTERLY PORTION OF LOT 39-A ALVARADO GARDENS ADDITION UNIT 2.

- NOTES:**
- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
  - THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENTS "3-G12" AND "10-G13A". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 27).
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER ALVARADO GARDENS ADDITION, UNIT 2 PLATS FILED FEBRUARY 21, 2003, IN PLAT BOOK 2003C, FOLIO 36, MARCH 13, 2003, IN PLAT BOOK 2003C, PAGE 61 AND FEBRUARY 26, 2004, IN PLAT BOOK 2004C, PAGE 66.
  - DISTANCES ARE GROUND DISTANCES
  - GROSS ACREAGE: 1.4793
  - NUMBER OF EXISTING LOTS: 3
  - NUMBER OF LOTS CREATED: 3
  - PROPERTIES ARE ZONED RA-2.
  - DATE OF SURVEY JANUARY 2007.
  - UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2007150814
  - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS ENCLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, 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 WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**APPROVALS:**

PROJECT NUMBER: 1002428

DRB CASE NUMBER: 07 DRB 70239

Andrew Garcia 9/17/07  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Christina Sandoval 9/12/07  
PARKS AND RECREATION DEPARTMENT DATE

Bill St... 9-12-07  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Ms. ... 9/12/07  
CITY ENGINEER DATE

Bradley S. Bingham 9/12/07  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

Roger ... 9-12-07  
UTILITY DEVELOPMENT DATE

Mr. ... 5-25-07  
CITY SURVEYOR DATE

Carol ... 4/17/07  
QWEST DATE

Lead ... 4-17-07  
PNM GAS SERVICES DATE

Lead ... 4-17-07  
PNM ELECTRIC SERVICES DATE

Kevin ... 5-3-07  
COMCAST DATE

... 9/17/07  
MREGD. DATE

**FREE CONSENT LOT 40-C1:**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ON THIS 17<sup>th</sup> DAY OF April, 2007  
2007, THE FOREGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY  
Gabriel A. Portillo 4/17/07  
GABRIEL A. PORTILLO DATE  
Janice C. Portillo 4/17/07  
JANICE C. PORTILLO DATE

Gail P. Jones  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-12-09

**FREE CONSENT LOT 40-E1:**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ON THIS 22<sup>nd</sup> DAY OF May,  
2007, THE FOREGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY  
Ann N. Wagner 5/22/07  
ANN. WAGNER - TRUSTEE DATE

Angela J. Cox  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 12, 2008

**FREE CONSENT LOT 39-A1:**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ON THIS 23<sup>rd</sup> DAY OF April,  
2007, THE FOREGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY  
Patricia J. Cream 4/23/07  
PATRICIA J. CREAM DATE  
Leah J. Mitchell 4/23/07  
LEAH J. MITCHELL DATE

Hilary Stephenson  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-22-09

PNM STAMP

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.

**LEGAL DESCRIPTION:**

LOTS NUMBERED THIRTYNINE-A (39-A) FORTY-C (40-C) AND FORTY-E (40-E), OF ALVARADO GARDENS ADDITION, UNIT 2 TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 21, 2003, IN PLAT BOOK 2003C, PAGE 36, MARCH 13, 2003, IN PLAT BOOK 2003C, PAGE 61, AND FEBRUARY 26, 2004, IN PLAT BOOK 2004C, PAGE 66 RESPECTIVELY. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 1.4793 ACRES MORE OR LESS.

**TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-444-248-4-03-56 PROPERTY OWNERS(S) OF RECORD: GABRIEL A. AND JANICE C. PORTILLO.

Carole ... 9/18/07  
BERNALILLO COUNTY TREASURER DATE

**TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-450-240-4-03-60 PROPERTY OWNERS(S) OF RECORD: ANN WAGNER.

Crystal ... 9/18/07  
BERNALILLO COUNTY TREASURER DATE

**TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#S 1012-060-433-247-4-03-57 PROPERTY OWNERS(S) OF RECORD: PATRICIA J. CREAM AND LEAH J. MITCHELL.

Carole ... 9/18/07  
BERNALILLO COUNTY TREASURER DATE

**SOLAR COLLECTOR NOTE:**  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**SURVEYOR'S CERTIFICATION:**

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Andrew S. Medina 4-16-07  
ANDREW S. MEDINA N.M.P.S. #12649 DATE



REVISED: 5-8-2007 4-17-07

**SANDIA LAND  
SURVEYING**

15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

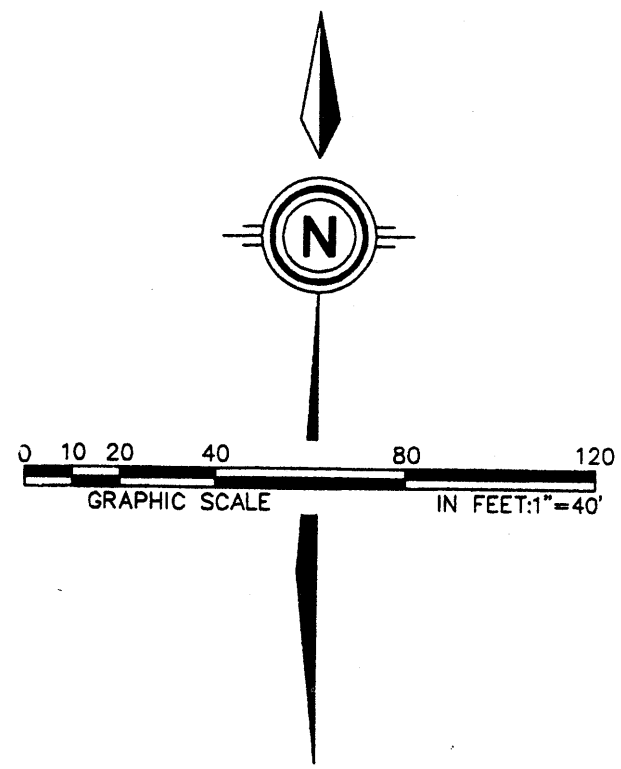
JOB NO: 065-07 DATE: 1-19-2007

SCALE: 1"=40' DRAWN: A.S.M.

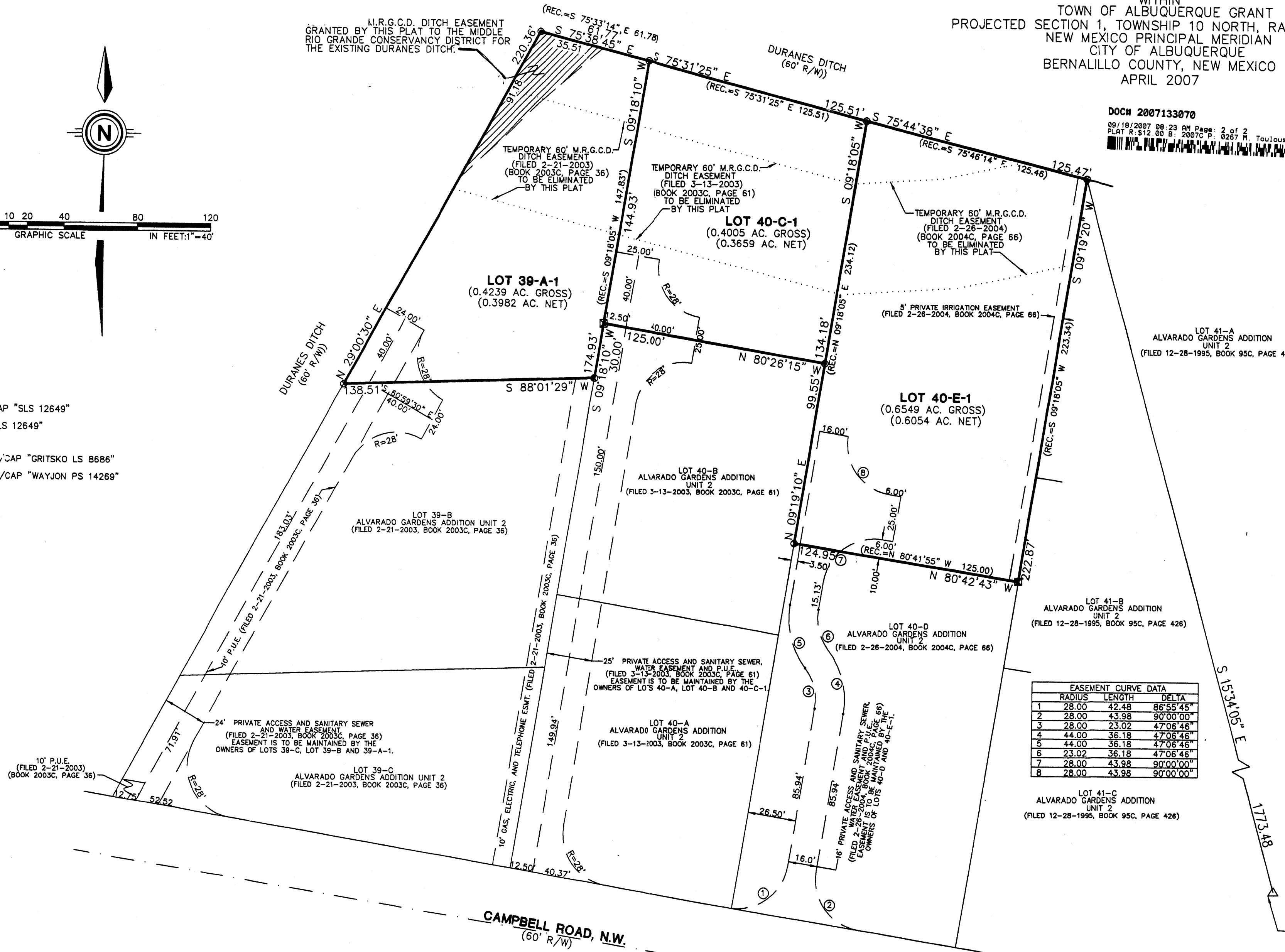
PLAT OF  
OF  
LOT 39-A-1, 40-C-1 AND 40-E-1  
ALVARADO GARDENS ADDITION, UNIT 2

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2007

DOCH 2007133070  
09/19/2007 08:23 AM Page: 2 of 2  
PLAT R. \$12.00 B. 2007C P. 0267 R. Toulouse, Bernalillo County



- LEGEND:**
- ⊙ SET #4 REBAR W/CAP "SLS 12649"
  - ⊙ SET NAIL W/TAG "SLS 12649"
  - FOUND #4 REBAR
  - ⊠ FOUND #4 REBAR W/CAP "GRITSKO LS 8686"
  - ⊠ FOUND #4 REBAR W/CAP "WAYJON PS 14269"



**EASEMENT CURVE DATA**

RADIUS	LENGTH	DELTA
1	28.00	42.48
2	28.00	43.98
3	28.00	23.02
4	44.00	36.18
5	44.00	36.18
6	23.02	36.18
7	28.00	43.98
8	28.00	43.98

ACS MONUMENT "3-G12"  
X=372,889.43  
Y=1,498,606.10  
GROUND TO GRID=0.9998812  
DELTA ALPHA=-0'14.40"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM CENTRAL  
ZONE NAD 1927

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, 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 OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS, APPROVED. *[Signature]* DATE: 4/17/07

REVISED:

**SANDIA LAND SURVEYING**  
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 065-07 DATE: 1-19-2007  
SCALE: 1"=40' DRAWN: A.S.M.