

Clerks Indexing Info.

Projected Section 18, T. 11N, R. 4E, NMPM
 Subdivision North Albuquerque Acres
 Unit 3, Tract 2

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2002.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACT SHOWN HEREON IS LOCATED IN PROJECTED S18, T11N, R4E, NMPM, ELENA GALLEGOS GRANT.
5. BASIS OF BEARINGS BASED ON BEARINGS BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCES GRID BEARINGS.
6. THE PURPOSE OF THIS PLAT IS TO:
 DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN.
 CREATE 8 RESIDENTIAL LOTS.
 GRANT EASEMENTS AS SHOWN HEREON.
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "LS 14271" AND DESIGNATED AS THUS.
8. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271".
9. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-B(A)(1).
~~TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA A CASH PAYMENT TO THE CITY OF ALBUQUERQUE PER THE PROVISIONS OF SECTION 14-16-3-B(A)(2).~~

Legend

N 90°00'00" W	FIELD DISTANCES AND BEARINGS
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D-120)
⊙	FOUND REBAR WITH CAP "LS 10025" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER, LS 14271

Final Plat of Courtyards at Alameda

Comprised of
 Lot 17 and 18, Block 13,
 North Albuquerque Acres, Unit 3, Tract 2
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2003

ZONING ENFORCEMENT
 CITY OF ALBUQUERQUE
 Address Based on Information
 MAR 23 2004
 Furnished By Requester
 On File City Eng. Office
 Street Name: All
 Address Assignment: All
 LEGAL DESCRIPTION:
 Lot: All Block: All
 Sub-Div: Courtyards at Alameda
 Plat: 1002472

PROJECT NO: 1002472
 APPLICATION: 04-00323

Approved and Accepted By:

Sharon Matson 3/17/04
 PLANNING DIRECTOR
Bradley B. Bihm 3/18/04
 CITY ENGINEER
Bradley B. Bihm 3/17/04
 A.M.A.F.C.A.
Phil J. J... 3-17-04
 TRAFFIC ENGINEER
Phil J. J... 3-10-03
 CITY SURVEYOR
 N/A
 WRITER RESOURCES
Christina Sandoval 3/17/04
 PARKS AND RECREATION SERVICES
Roger A. Heen 3/18/04
 UTILITY DEVELOPMENT DIVISION

Legal Description

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK THIRTEEN(13), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20 ON SEPTEMBER 10, 1931.

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF ALAMEDA BOULEVARD, NE AND THE WEST 30 FEET OF BARSTOW STREET, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS, HENRIETTE WYETH DRIVE, ADDITIONAL 32 FEET FOR ALAMEDA BOULEVARD, NE AND ADDITIONAL 10 FEET FOR BARSTOW STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

Owners Name
 BY: Esmail Hajdari

STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 10, 2003

BY: Esmail Hajdari
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-27-06

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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 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 EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

1. PLAT ENTITLED "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20.

Utility Signatures

Leand D. Mark 3-5-04
 PNM GAS SERVICES
Gasparina Miller 3-10-04
 QWEST COMMUNICATIONS
Leand D. Mark 3-5-04
 PNM ELECTRIC SERVICES
Rita E. Nelson 3-5-04
 CABLE COMPANY

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101906451638610853 & 101906450238610852

CERT OF PRECEDING BISHOP OF
 PROPERTY OWNERS OF RECORD
[Signature] 3-18-04
 BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

1. D.R.B. CASE NUMBER
2. ZONE ATLAS INDEX NO. C-18-Z
3. GROSS SUBDIVISION ACREAGE 1.9972 Acres
4. DATE OF SURVEY DECEMBER 2002.
5. TALOS LOG NO. 2003082282
6. SUBDIVISION DATA
 NUMBER OF LOTS REPLATTED: 1
 NUMBER OF LOTS CREATED: 8
 MILES OF ROAD CREATED: 0.030
 ACREAGE IN ROADS: 0.8955 Acres
 TOTAL PLATTED LOT-ACREAGE: 1.1017 Acres

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 3/10/03
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

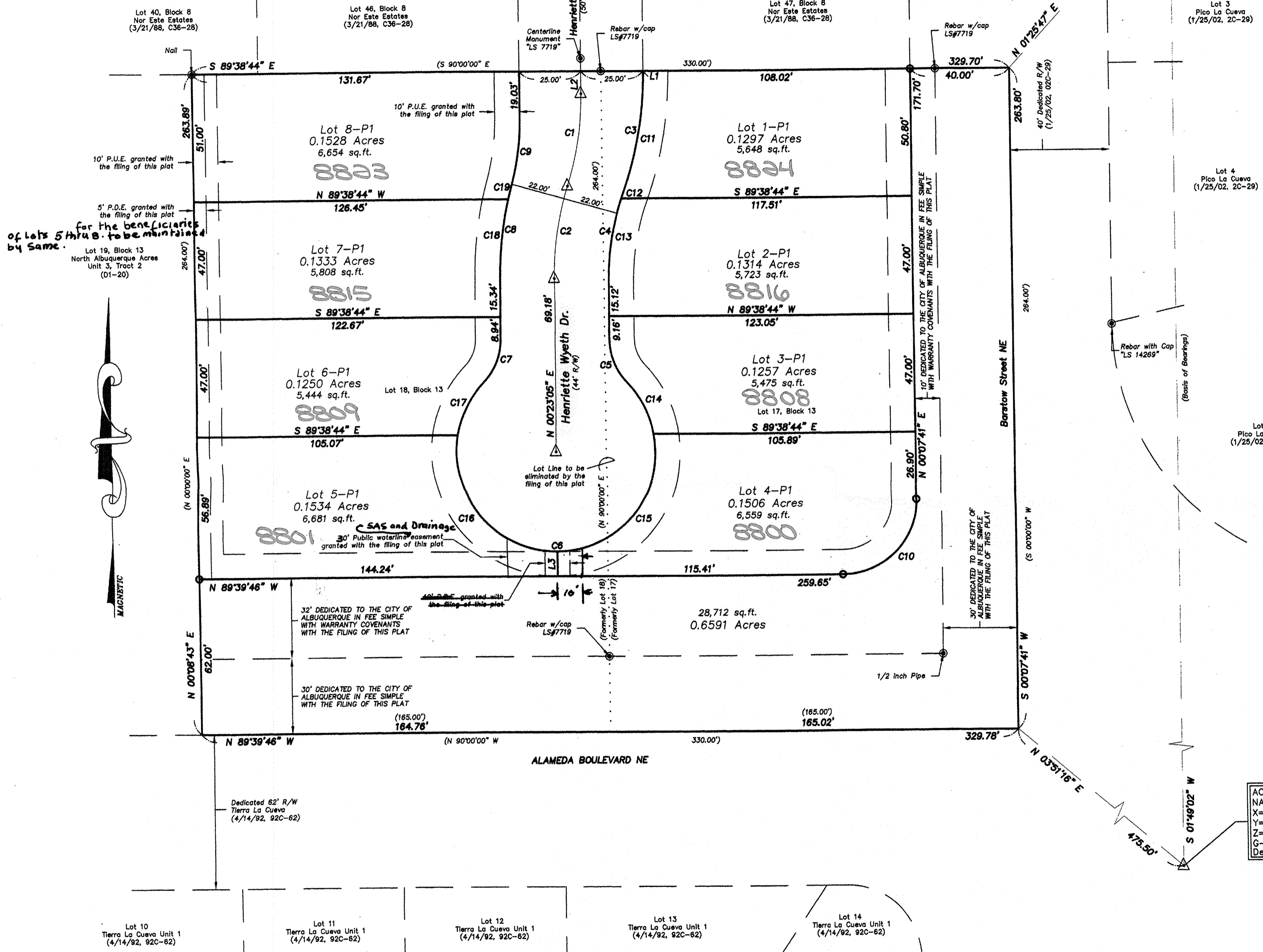
Final Plat of Courtyards at Alameda

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 City of Albuquerque
 Bernalillo County, New Mexico
 February 2003

C-19

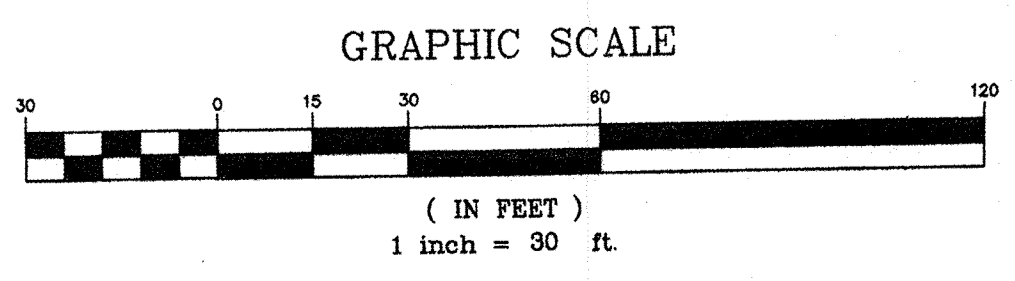
Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- △ CENTERLINE MONUMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT



CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	37.44	120.00	17°52'39"	N 09°19'24" E	37.29	C11	49.77	142.00	20°04'47"	N 10°25'29" E	49.51
C2	37.44	120.00	17°52'39"	S 09°19'25" W	37.29	C12	1.87	98.00	01°05'34"	S 19°55'05" W	1.87
C3	49.77	142.00	20°04'47"	N 10°25'29" E	49.51	C13	32.48	98.00	18°59'13"	S 09°52'42" W	32.33
C4	34.35	98.00	20°04'47"	S 10°25'29" W	34.17	C14	23.39	40.00	33°30'28"	N 26°33'08" W	23.06
C5	19.06	25.00	43°41'27"	S 21°27'39" E	18.61	C15	69.94	40.00	100°10'59"	N 40°17'35" E	61.37
C6	186.67	40.00	26°7'22"54"	S 89°36'55" E	57.85	C16	69.70	40.00	99°49'53"	S 39°41'59" E	61.21
C7	19.06	25.00	43°41'27"	N 22°13'49" E	18.61	C17	23.64	40.00	33°51'34"	S 27°08'45" W	23.30
C8	38.10	142.00	15°22'27"	S 08°04'19" W	37.99	C18	31.93	142.00	12°52'59"	S 06°49'34" W	31.86
C9	26.30	98.00	15°22'27"	N 08°04'19" E	26.22	C19	6.17	142.00	02°29'28"	S 14°30'48" W	6.17
C10	47.23	30.00	90°12'33"	N 45°13'57" E	42.50						

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.29	S 00°23'05" W
L2	9.00	N 00°23'05" E
L3	10.00	N 00°23'05" E



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