

Vicinity Map

LEGAL DESCRIPTION

A certain tract of land being and comprised of the (S 1/2) South half of Lot 33 and the (N 1/2) North half of Lot 34 of ALVARADO GARDENS UNIT NO. 1, a subdivision in Bernalillo County, New Mexico 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 August 15, 1932 in Volume C2, folio 10 and being more particularly described as follows:
 BEGINNING at the Northwest corner of said tract being a point on the East right-of-way of Rio Grande Boulevard N.W. whence City of Albuquerque monument ACS 3-G12 bears N 16° 55' 24" W, 417.22 feet distant; thence from said point of beginning leaving said right-of-way S 82° 24' 27" E, 374.45 feet; thence S 07° 35' 33" W, 115.17 feet; thence S 79° 48' 27" E, 217.85 feet to the Northeast corner of said tract; thence S 08° 19' 27" E, 88.28 feet to the Southeast corner of said tract; thence N 89° 22' 57" W, 521.73 feet to the Southwest corner of said tract being a point on the East right-of-way of Rio Grande Boulevard N.W.; thence along said right-of-way N 12° 16' 05" W, 125.23 feet; thence continuing along said right-of-way N 12° 10' 07" W, 185.25 feet to the point of beginning and containing 2.4886 acres, more or less.

PLAT OF
 LOTS 1-8 (INCLUSIVE)
 CIELO SU TIERRA
 SITUATE WITHIN SECTION 6,
 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO EIGHT (8) NEW TRACTS OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.

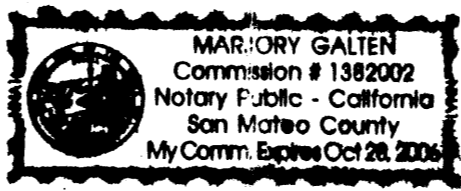
FREE CONSENT

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

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 () ARE PER THE PLAT OF ALVARADO GARDENS, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 IN VOLUME C2, FOLIO 10.
6. GROSS AREA: 2.4886 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 8
9. THE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS/USERS OF LOTS 1 THRU 8 INCLUSIVE AND IS TO BE MAINTAINED BY SAID OWNERS/USERS.
10. PROPERTY IS ZONED RA2 CITY.

OWNER(S) SIGNATURE: Wayne A. McFadden DATE: 8/29/03
 OWNER(S) PRINT NAME: Wayne A. McFadden
 ADDRESS: 1200 DORE AVE. #201 SAN MATEO CA 94401 TRACT: LOTS #1-8
 ACKNOWLEDGMENT
 STATE OF California)
 COUNTY OF San Mateo)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF August, 2003.
 BY: Marjory Galten, Notary Public
 MY COMMISSION EXPIRES: October 2006
Marjory Galten
 NOTARY PUBLIC



APPLICATION NO. & PROJECT NO.: <u>1002531 03DRB-01400</u>	
CITY APPROVALS:	
<u>[Signature]</u> CITY SURVEYOR	<u>9-2-03</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>4-12-04</u> DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	<u>4/12/04</u> DATE
<u>[Signature]</u> UTILITIES DEVELOPMENT	<u>4-7-04</u> DATE
<u>Brad L. Bihl</u> A.M.A.F.C.A.	<u>4/7/04</u> DATE
<u>Brad L. Bihl</u> CITY ENGINEER	<u>4/7/04</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>4/7/04</u> 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 Sept. 2, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



1" = 40'
 PROJECT NO. 0306RS07
 DRAWN BY: RS
 ZONE ATLAS: G-13-Z
 McFADDEN CR5

SURVEYS SOUTHWEST LTD.

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

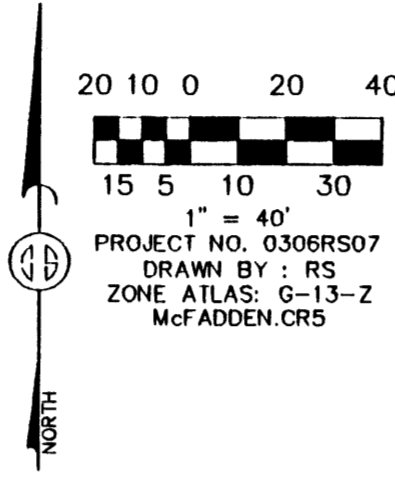
T10N R3E SEC. 6

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1030000900830107/1030000202130108
 PROPERTY OWNER OF RECORD:
Lepple Kenneth Elix
 BERNALILLO COUNTY TREASURERS OFFICE:
m chesw 4/13/04

**PLAT OF
LOTS 1-8 (INCLUSIVE)
CIELO SU TERRA
SITUATE WITHIN SECTION 6,
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003
SHEET 2 OF 2**

STATION: ACS 10-G13-A
X = 373478.96
Y = 1501045.77
GROUND TO GRID = 0.9996792
DELTA ALPHA = -00°14'36"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

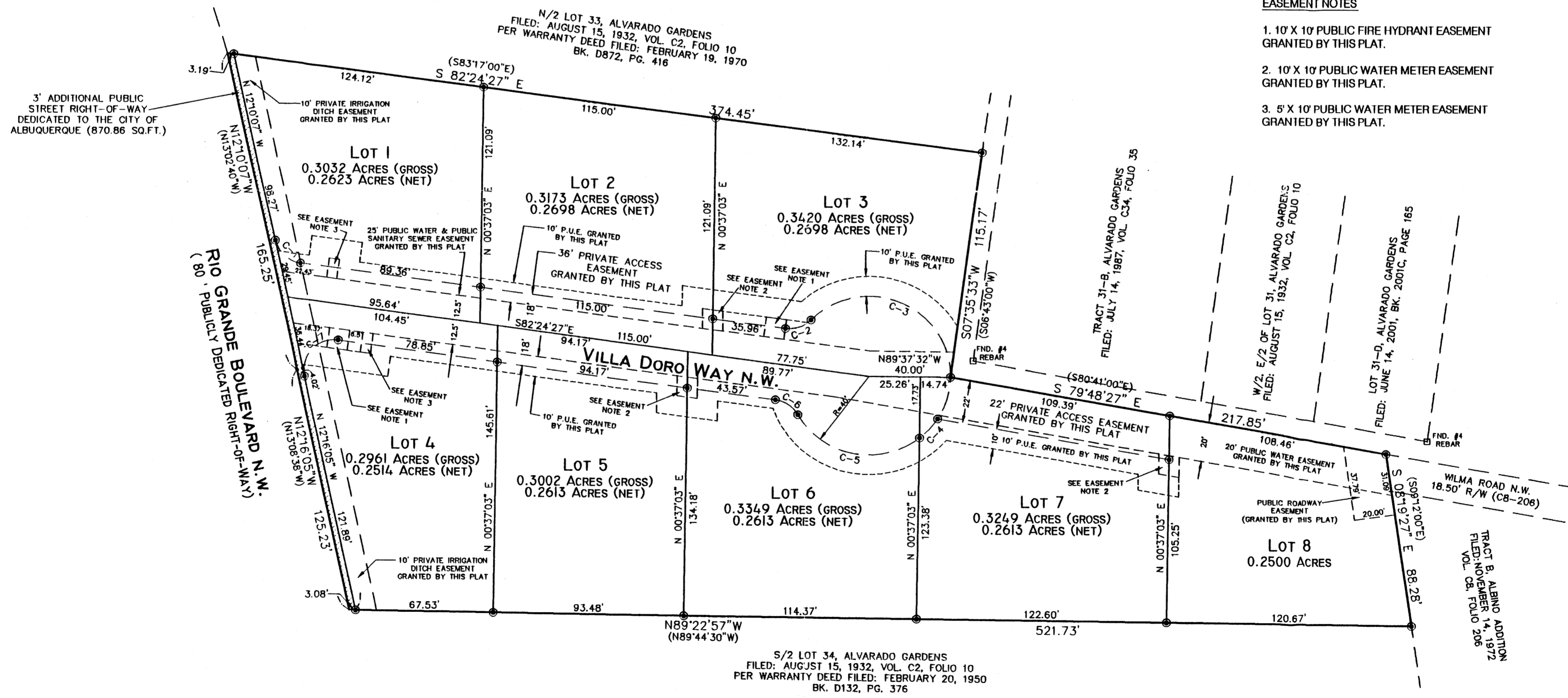
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GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C-7	28.76	15.00	109°51'38"	24.55	S42°39'44"W



- EASEMENT NOTES**
1. 10' X 10' PUBLIC FIRE HYDRANT EASEMENT GRANTED BY THIS PLAT.
 2. 10' X 10' PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT.
 3. 5' X 10' PUBLIC WATER METER EASEMENT GRANTED BY THIS PLAT.



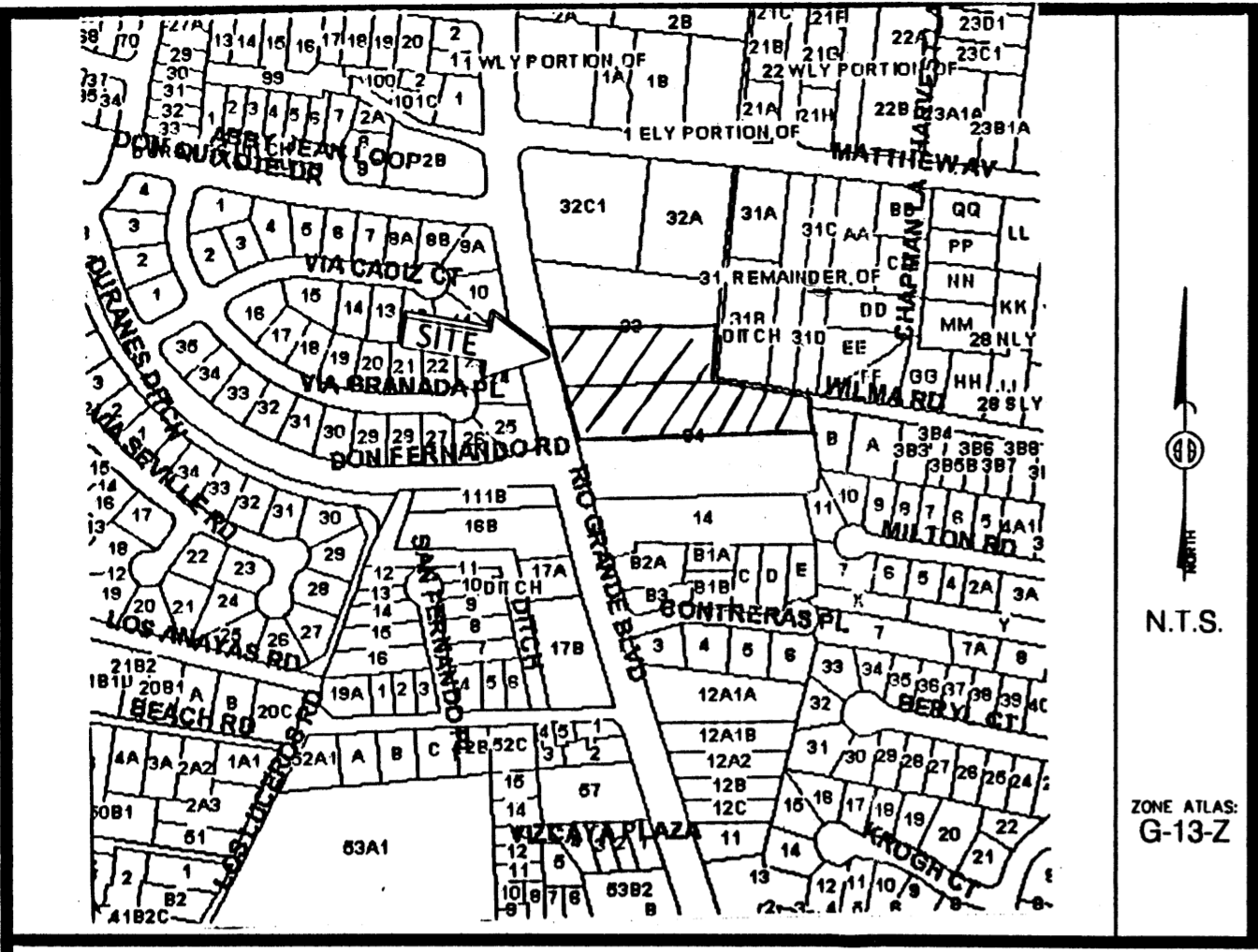
MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

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

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) SS
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<u>[Signature]</u>	<u>9-2-03</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
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UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
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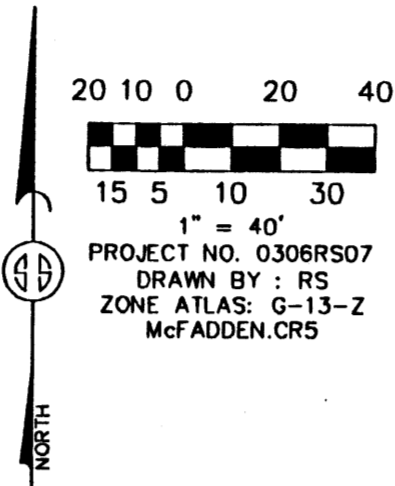
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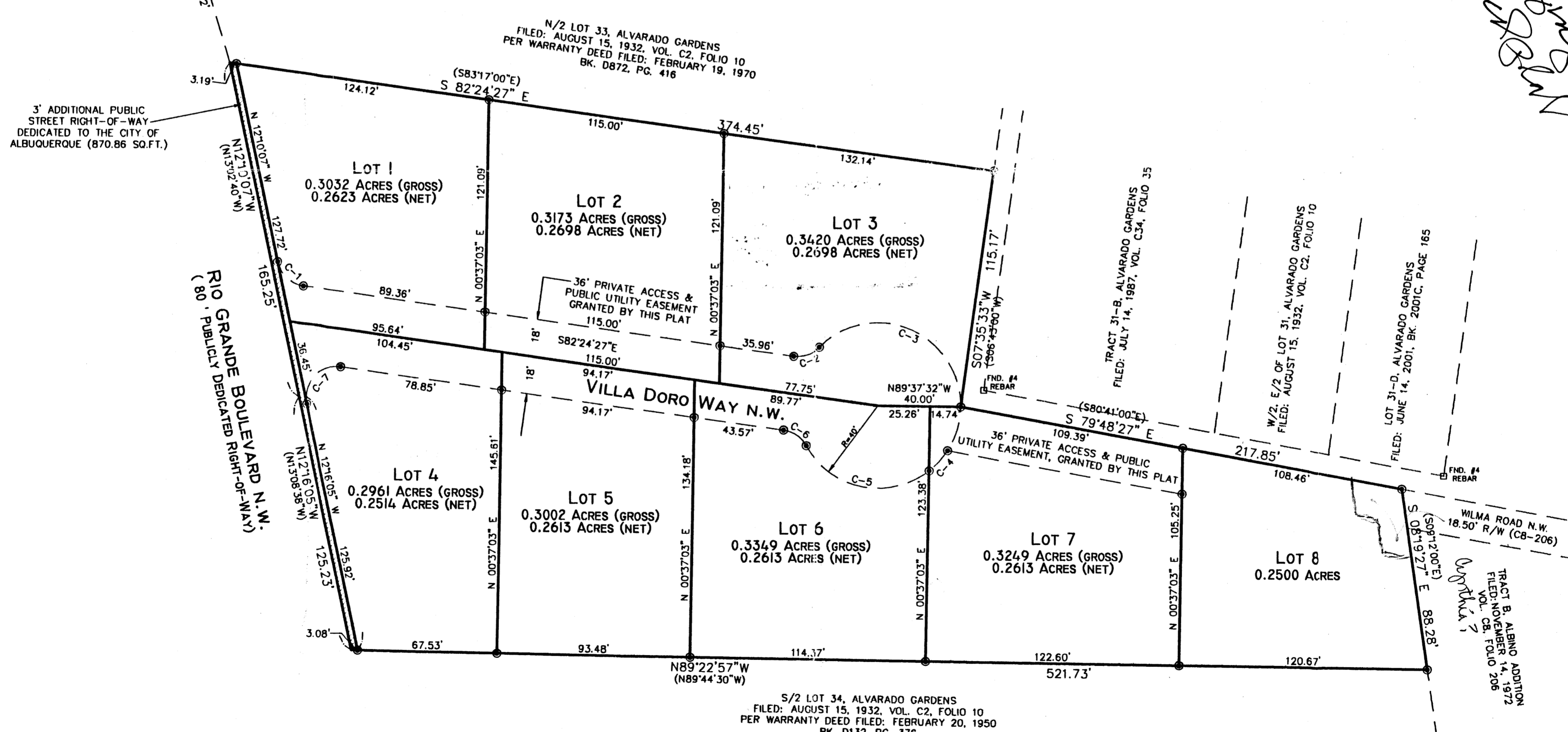
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PROJECT NO. 0306RS07
DRAWN BY: RS
ZONE ATLAS: G-13-Z
McFADDEN.CRS

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*Surveyed by
R. M. ...*



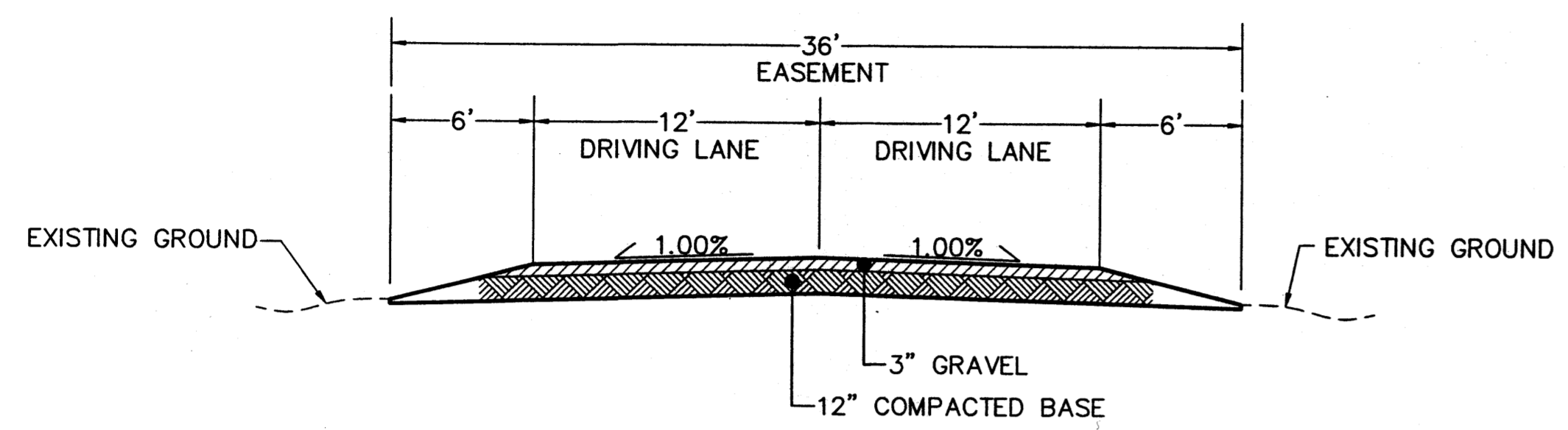
MONUMENT LEGEND

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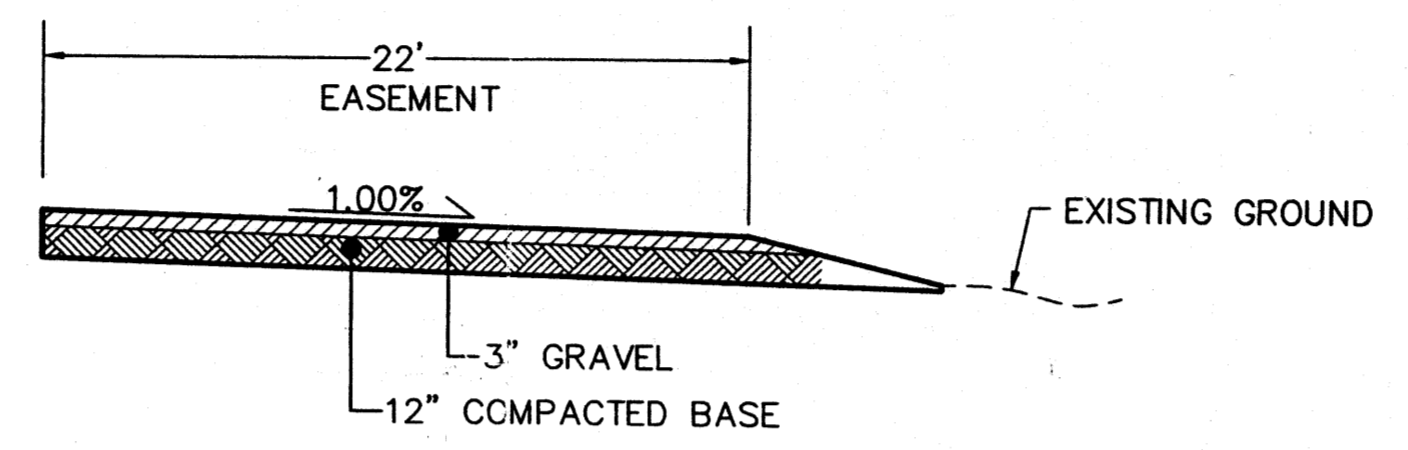
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ALBUQUERQUE, NEW MEXICO
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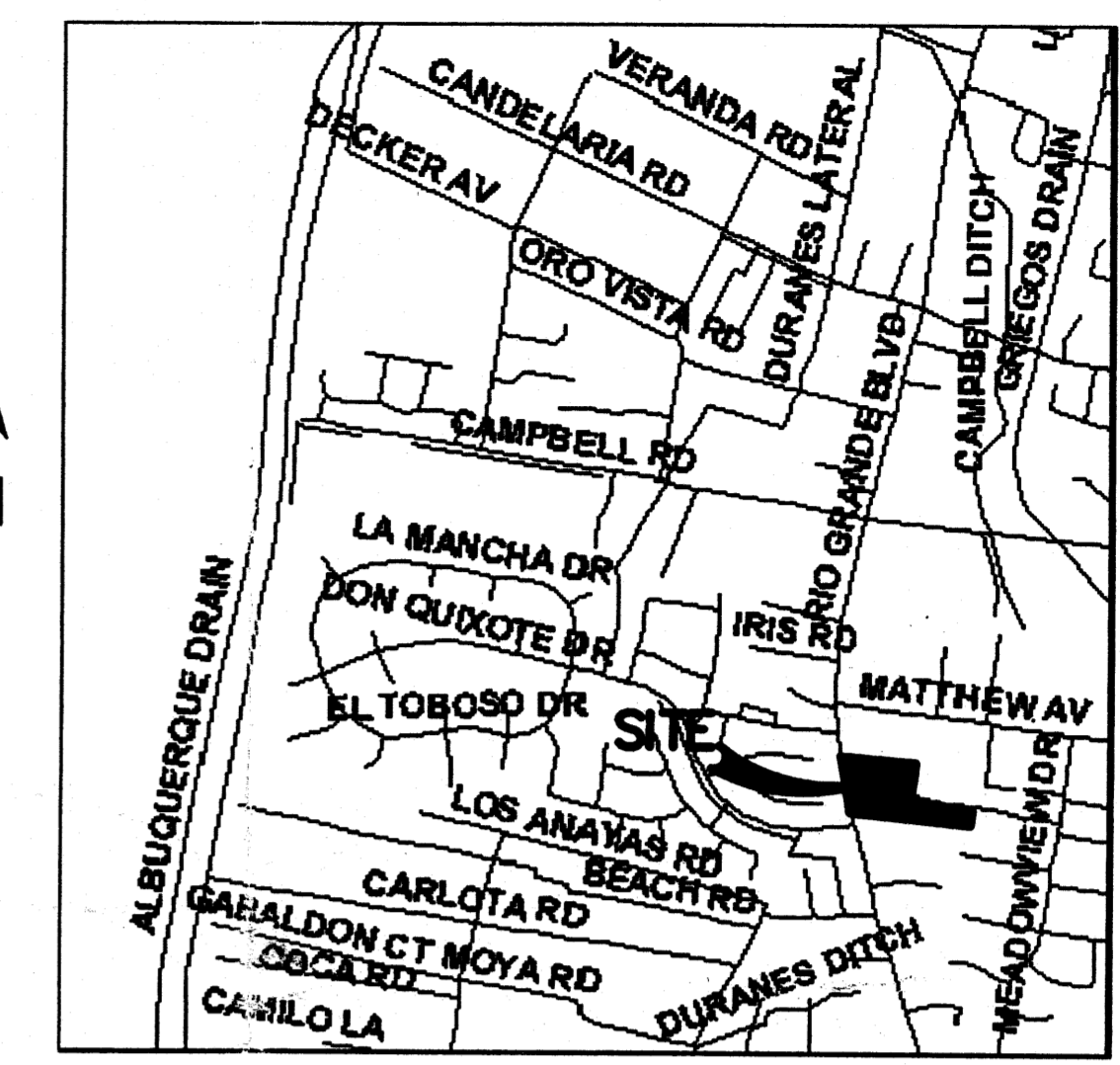
T10N R3E SEC. 6



SECTION A-A
NTS



SECTION B-B
NTS



VICINITY MAP
G-12-Z

BENCH MARK

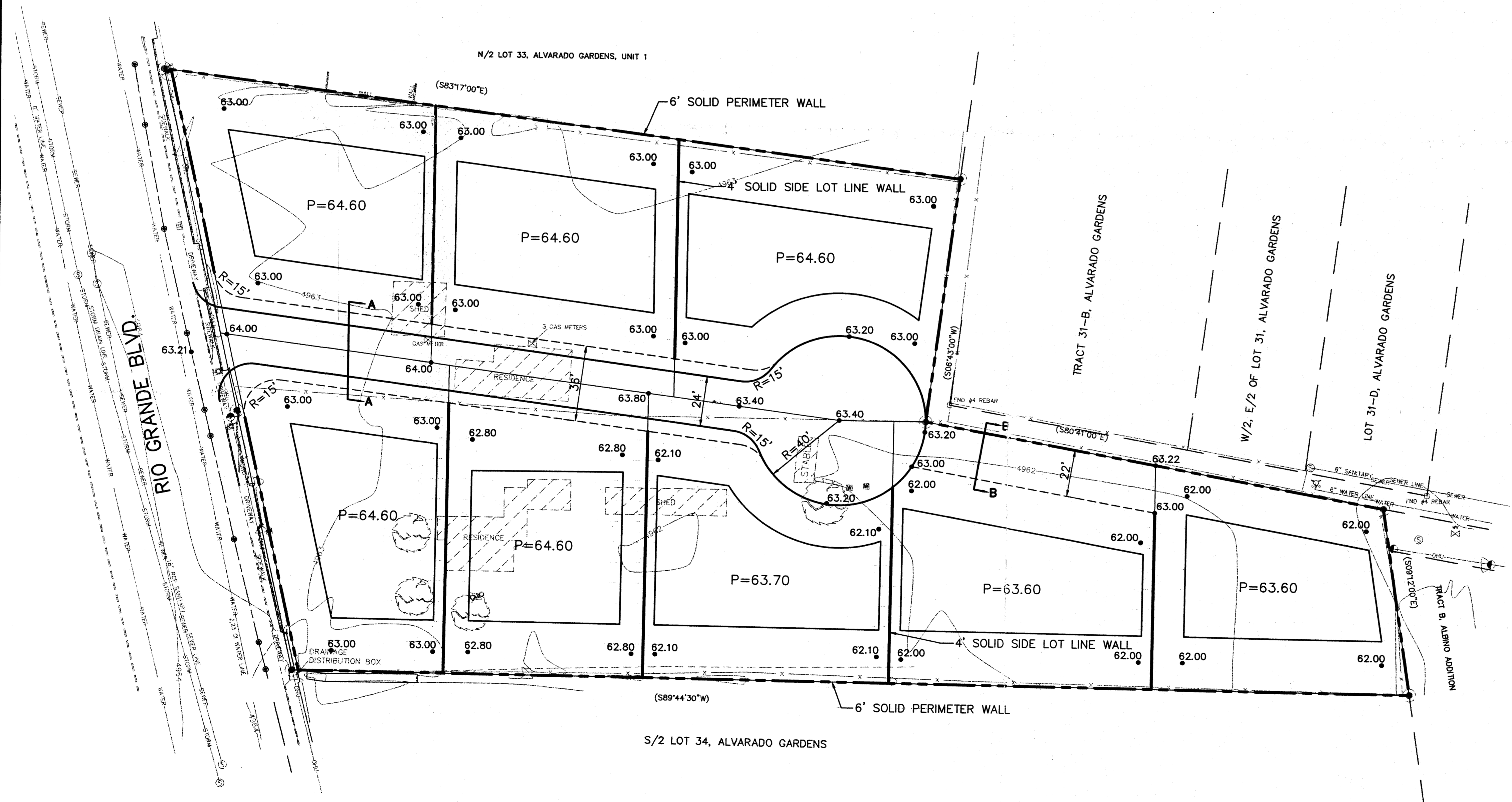
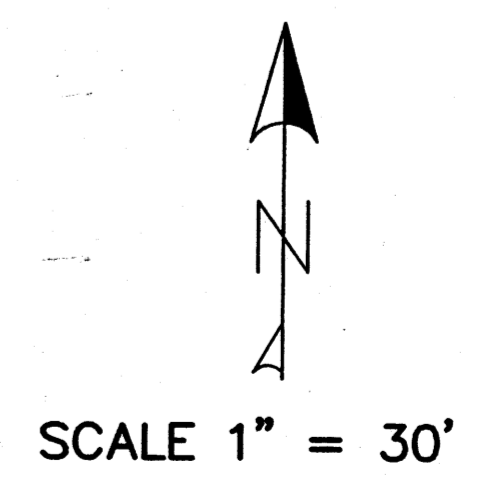
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-G12, THE PUBLISHED ELEVATION OF WHICH IS 4963.294. SAID BENCHMARK IS LOCATED ON THE WEST RIGHT-OF-WAY OF RIO GRANDE BLVD. NW AT THE INTERSECTION OF RIO GRANDE BLVD. NW & MATTHEW AVE. NW.

LEGAL DESCRIPTION

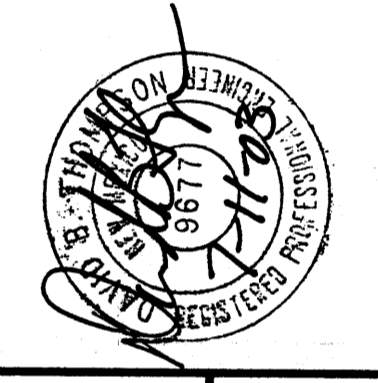
N/2 OF LOT 34 & S/2 OF LOT 33
ALVARADO GARDENS, UNIT No. 1
SECTION 6 T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2003

LEGEND

- EDGE OF GRAVEL
- PROPOSED 4' WALL
- PROPOSED 6' WALL
- - - EASEMENT
- 63.00 SPOT ELEVATION



THOMPSON ENGINEERING CONSULTANTS CIVIL ENGINEERING SERVICES PHONE-(505)271-2199 FAX-(505)237-8422	
NO.	REVISION
BY	DATE
PROJECT:	DRAWN BY: BLN
DATE:	CHECKED BY:
HORIZ. SCALE:	APPROVED BY:
VERT. SCALE:	FILE:



ALVARADO GARDENS

GRADING PLAN

CITY/COUNTY REVIEW	
DEPARTMENT	DATE
WASTEWATER MGMT. DIV.	
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
FOR CITY/COUNTY USE ONLY	

SHEET No. X