



VICINITY MAP N.T.S. G-12

DISCLOSURE STATEMENT  
 THE PURPOSE OF THIS PLAT IS TO CREATE LA PLAZA ACEQUIA II SUBDIVISION BY ACCESS EASEMENTS AS SHOWN

Free Consent and Dedication  
 THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) GRANT ALL UTILITIES, EASEMENTS, RIGHTS AND MAINTAIN SURFACE AND SUBSURFACE) THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) (OTHER THAN ALBUQUERQUE) TO THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS, SHOWING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT.

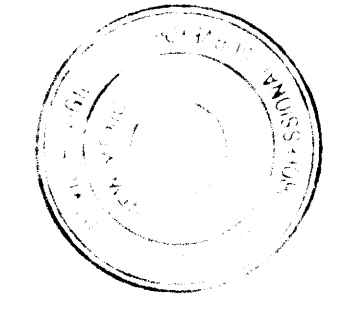
JAY REMEDIATION PARTNERS  
 INFILL SOLUTIONS LLC

(STATE OF NEW MEXICO) SS  
 COUNTY OF BERNALILLO  
 ON THIS 12th DAY OF December 2003, THE FOREGOING INSTRUMENT  
 WAS ACKNOWLEDGED BEFORE ME BY Jay Remediacion Partners  
 NAME

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11.04.06

General Notes

- THE BEARING BASE FOR THIS PLAT IS MONUMENT 10-G3-A. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FOLIO 10, DEED FILED FEBRUARY 10, 1930, IN VOLUME 214, OR FOLIO 107 OR DEED FILED ON NOVEMBER 25, 1936 IN BOOK 288A PAGE 248 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 0.7277
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF LOTS CREATED: 5
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE NOT LIMITED TO THE FOLLOWING:
  - P.M. ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - P.M. GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL 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.
  - COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH WIRELESS COMMUNICATIONS EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, REPAIR, MAINTAIN, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AND PRIVILEGE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO INSTALL, MAINTAIN, REPAIR, REPLACE, BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN, NO BUILDING, SIGN, POOL ABOVE GROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR SAID STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT. ALL STRUCTURES OWNERS 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.
- TALOS LOG NUMBER: 2003492108
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- MILEAGE OF STREET: 0.055 MILES (0.2870 ACRES)
- ZONE CLASSIFICATION: CITY R-2
- IN APPROVING THIS PLAT, P.M. ELECTRIC SERVICES AND GAS SERVICES (P.M. DIS) SHALL CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN ON THIS PLAT. HEREON, CONSEQUENTLY, P.M. DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND WILL BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
- THE IRRIGATION EASEMENT IS FOR THE BENEFIT OF THE REMAINING PORTION OF LOTS 2 & 3.



Surveyor's Certification  
 I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED BY AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MEASUREMENTS AND CALCULATIONS MADE BY ME OR UNDER MY SUPERVISION AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH THE SURVEY AND PROFESSIONAL STANDARDS AND REQUIREMENTS OF 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 AND THE PUBLIC RECORDS IN THIS STATE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, N.M.P.S. 8911  
 DATE 12/10/03

NORTH STAR SURVEYING  
 1540 Summit Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5468

LA PLAZA ACEQUIA II SUBDIVISION

WESTERLY PORTION OF THE NORTHERLY PORTION OF LOT 2 AND THE WESTERLY PORTION OF LOT NO 3 OF ALVARADO GARDENS UNIT NO. 3 SEC. 6, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO DECEMBER 2003

PRELIMINARY PLAT APPROVED BY DRB ON 12/10/03

Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-060-473-306-103-32 PROPERTY OWNER(S) OF RECORD

COUNTY TREASURER	DATE
Approvals	
SRP	
PROJECT NUMBER: 1003026	
DRB APPLICATION NUMBER	
CITY PLANNER/ALBUQUERQUE PLANNING DIVISION	DATE
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT/CITY SURVEYOR, ENGINEERING DIVISION	DATE 12-11-03
PROPERTY MANAGEMENT	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
COMCAST	DATE

Legal Description

A PARCEL OF LAND COMPRISING THE WESTERLY PORTION OF THE NORTHERLY 126 FEET OF LOT NUMBERED TWO (2), AND THE WESTERLY PORTION OF LOT NUMBERED THREE (3), AS THE SAME IS SHOWN AND DESCRIBED IN THE PLAT OF ALVARADO GARDENS, UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1937, AND ALSO DESCRIBED IN DEED FILED FEBRUARY 10, 1930 IN BOOK D31, PG 341, DOC # 84058, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

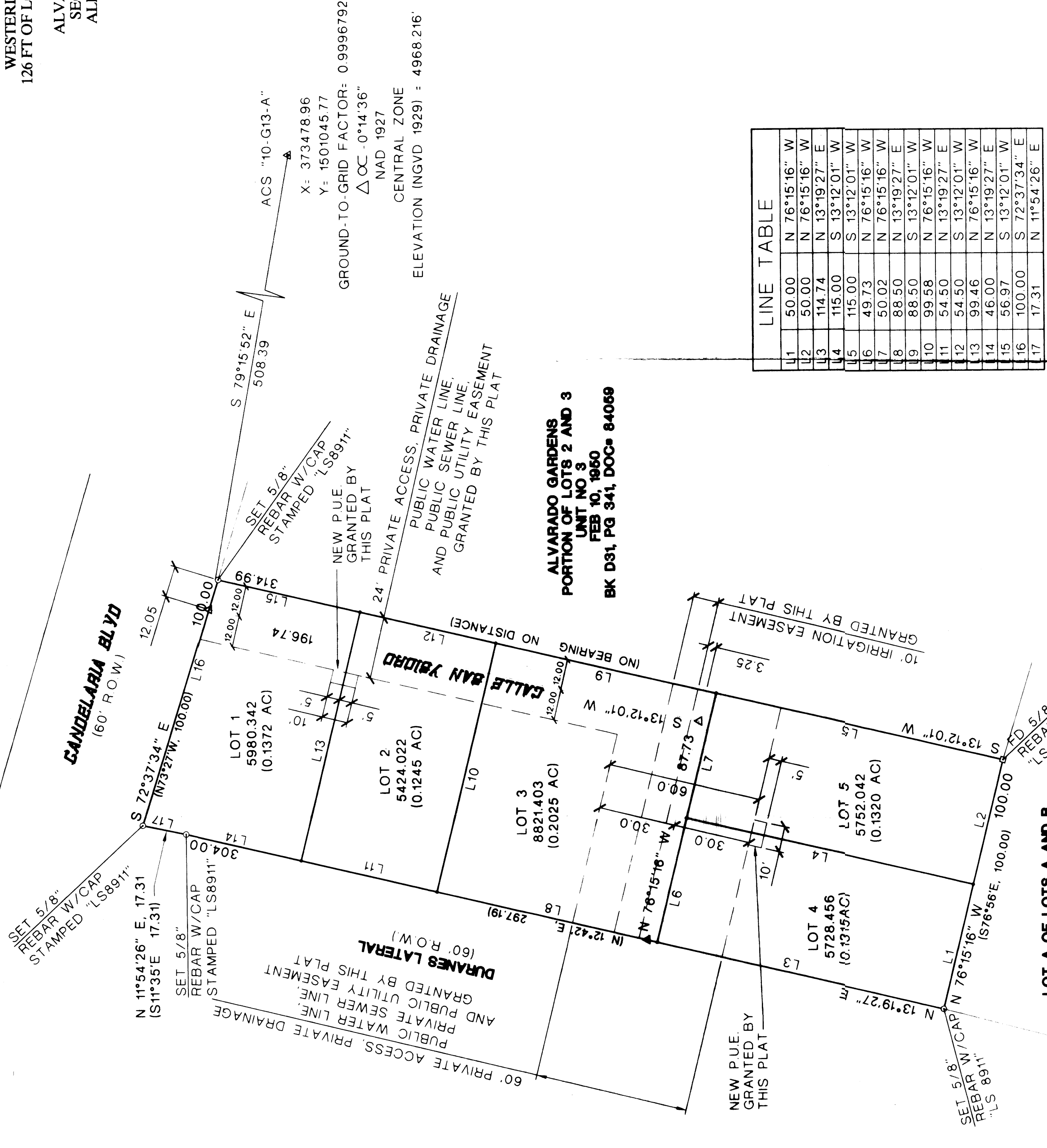
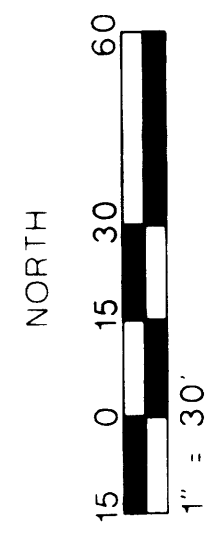
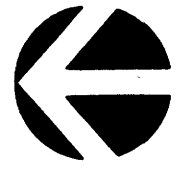
BEGINNING AT THE NORTHEAST CORNER OF PARCEL AS DESCRIBED ABOVE WHENCE THE ACS BRASS CAP STAMPED "10-G13-A" BEARS S 79°15'52" E A DISTANCE OF 508.39 FEET, THENCE

S 79°15'52" E A DISTANCE OF 314.99 FEET TO THE SOUTHEAST CORNER BEING EQUAL TO "W" A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER BEING 76°15'16" W A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF DURANES LATERAL, A SET 5/8" REBAR WITH CAP STAMPED "LS 8911", THENCE

WAY, A SET 5/8" REBAR WITH CAP STAMPED TO A POINT ALONG SAID RIGHT-OF-WAY, N 11°54'26" E A DISTANCE OF 17.31 FEET TO THE NORTHWEST CORNER BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF CANDELARIA BLVD, BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF CANDELARIA BLVD, S 72°37'34" E A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER ALONG SAID RIGHT-OF-WAY TO A SET 5/8" REBAR WITH CAP STAMPED "LS 8911", ALSO BEING THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 31,707.016 SQ. FT. 0.7277 AC.

LA PLAZA ACEQUIA II SUBDIVISION

WESTERLY PORTION OF THE NORTHERLY 126 FT OF LOT 2 AND THE WESTERLY PORTION OF LOT NO 3 OF ALVARADO GARDENS UNIT NO. 3 SEC. 6, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO DECEMBER 2003



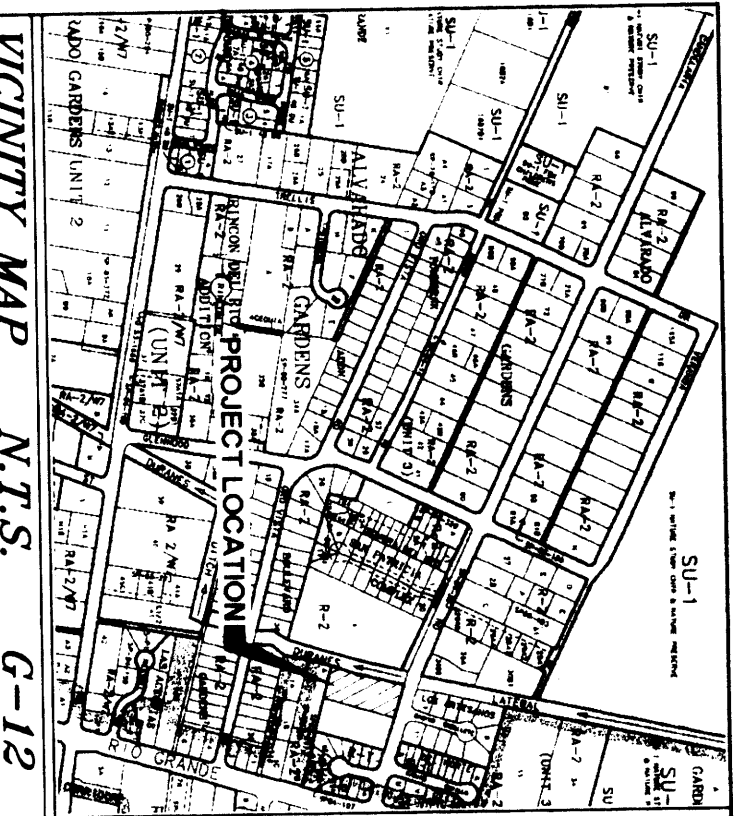
LINE TABLE

L1	50.00	N 76°15'16" W
L2	50.00	N 76°15'16" W
L3	114.74	N 13°19'27" E
L4	115.00	S 13°12'01" W
L5	115.00	S 13°12'01" W
L6	49.73	N 76°15'16" W
L7	50.02	N 76°15'16" W
L8	88.50	N 13°19'27" E
L9	88.50	S 13°12'01" W
L10	99.58	N 76°15'16" W
L11	54.50	S 13°19'27" E
L12	54.50	S 13°12'01" W
L13	99.46	N 76°15'16" W
L14	26.00	N 13°19'27" E
L15	56.97	S 13°12'01" W
L16	100.00	S 72°37'34" E
L17	17.31	N 11°54'26" E

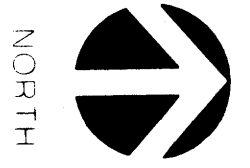
ALVARADO GARDENS PORTION OF LOTS 2 AND 3 UNIT NO. 3 FEB 10, 1930 BK D31, PG 341, DOC# 84059

LOT A OF LOTS A AND B ALVARADO GARDENS SUBDIVISION FILED MARCH 7, 1995 BOOK 95C, FOLIO 78

NORTH STAR SURVEYING  
 1240 Summit Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5468



VICINITY MAP N.T.S. G-12



NORTH

# LA PLAZA ACEQUIA II SUBDIVISION

PLAT OF  
WESTERLY PORTION OF THE NORTHERLY  
126 FT OF LOT 2 AND THE WESTERLY PORTION  
OF LOT NO 3 OF  
ALVARADO GARDENS UNIT NO. 3  
SEC. 6, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2003

FINAL  
PRELIMINARY PLAT  
APPROVED BY DRB  
ON 5/26/04

Treasurer's Certification  
THIS IS TO CERTIFY THAT TAXES ARE CURRENTLY PAID ON UPC # 1012 086 432-360-00338 PROPERTY OWNERS) OF RECORD

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

APPROVALS PROJECT NUMBER \_\_\_\_\_

Application Number: \_\_\_\_\_

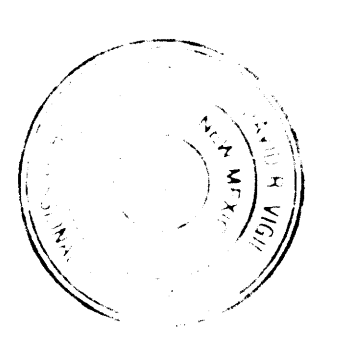
PLAT APPROVAL  
\*\*\* Utility Approvals \*\*\*

P&M Electric Services  
Date 5-26-04  
P&M Gas Services  
Date 5-26-04  
DAMES & MOHR  
Date 6-17-04  
RIVER ENGINEERING  
Date 5-26-04  
Comcast  
Date  
New Mexico Utilities  
Date

CITY APPROVALS  
City Surveyor  
Date 5-26-04

Real Property Division (conditional) \_\_\_\_\_ Date \_\_\_\_\_  
Environmental Health Department (conditional) \_\_\_\_\_ Date \_\_\_\_\_  
Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
Utilities Development \_\_\_\_\_ Date \_\_\_\_\_  
Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_  
AMARCA \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5469

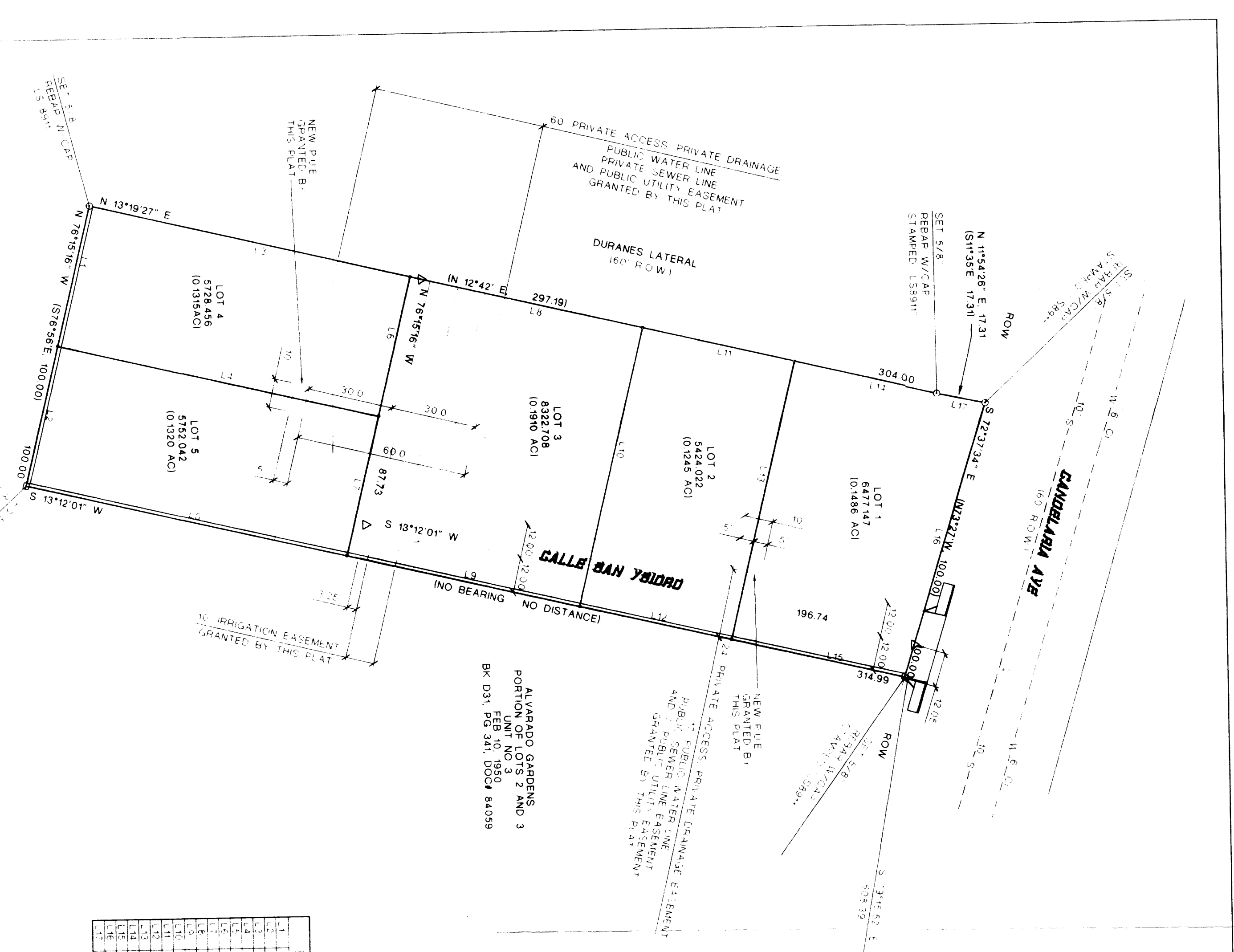


Surveyor's Certification  
I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR, NUMBER 891, HEREBY CERTIFY THAT THE ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS. THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OTHER COMPANIES OR PROPRIETORS SHOWING EXPRESSING INTEREST, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
David R. Vigil  
DATE 05/19/04

## Legal Description

A PARCEL OF LAND COMPRISING THE WESTERLY PORTION OF THE NORTHERLY 126 FEET OF LOT 2 AND THE WESTERLY PORTION OF LOT NO 3 OF ALVARADO GARDENS UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1937, 341 900' & 64099', AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF PARCEL AS DESCRIBED ABOVE; WHENCE THE ACS BRASS CAP STAMPED 10-031-A; BEARS S 79°19'52" E A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER BEING A POINT 5/8" REBAR WITH CAP STAMPED 1S 9750"; THENCE N 76°15'16" W A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER BEING A POINT ALONG THE EAS STAMPED 1S 8911"; THENCE S 13°19'27" E A DISTANCE OF 304.00 FEET TO A POINT ALONG SAN-D RIGHT-OF-WAY A SET 5/8" REBAR WITH CAP STAMPED 1S 8911"; THENCE N 11°42'28" E A DISTANCE SOUTH RIGHT-OF-WAY OF CANDELARIA BLVD. BEING A SET 5/8" REBAR WITH CAP STAMPED 1S 8911"; THENCE S 72°37'34" E, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER ALONG SAN-D RIGHT-OF-WAY TO A SET 5/8" REBAR OF BEGINNING CONTAINING 1S 8911; SD BEARING 111° 07'27.7" AC 310.0106 SO 111° 07'27.7" AC

- (STATE OF NEW MEXICO) SS  
(COUNTY OF BERNALILLO) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ NAME, TITLE \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_
- General Notes**
- A THE BEARING BASE FOR THIS PLAT IS MONUMENT.
  - B BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BEARINGS AND DISTANCES FROM A DEED FILED IN VOLUME D1, FOLIO 10, DEED FILED FEBRUARY 10, 1950 IN BOOK D31, PG. 341 OR FOLIO 107 OR DEED FILED ON NOVEMBER 25, 1986 IN BOOK 2884 PAGE 748 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
  - C GROSS ACREAGE 017277
  - D NUMBER OF EXISTING LOTS 1
  - E NUMBER OF LOTS CREATED 5
  - F PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON THIS PLAT ARE NOT LIMITED TO THE FOLLOWING:
    1. P&M ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
    2. P&M GAS SERVICES 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 PEDESTAL ENCLOSURES
    3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES
    4. GUEST 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 PEDESTAL ENCLOSURES
  - G INCORPORATED AS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FLOW AND OVER SAND EASEMENTS INCLUDING TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN, NO BUILDING, SIGN, POOL, LABORE GROUND OR SUBSURFACE HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE CONSTRUCTED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF HOUSING DECKING OR ANY STRUCTURE ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
  - H TADOS LOG NUMBER 2003492108
  - I CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
  - J MILEAGE OF STREET 0.065 MILES (0.2810 ACRES)
  - K ZONE CLASSIFICATION, CITY R-2
  - L IN APPROVING THIS PLAT, P&M ELECTRIC SERVICES (P&M) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, P&M DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
  - M ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND WILL BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
  - N THE IRRIGATION EASEMENT IS FOR THE BENEFIT OF THE REMAINING PORTION OF LOTS 2 & 3.



LINE	TABLE
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
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88	100.00
89	100.00
90	100.00
91	100.00
92	100.00
93	100.00
94	100.00
95	100.00
96	100.00
97	100.00
98	100.00
99	100.00
100	100.00

Legend  
 CENTERLINE MONUMENT TO BE INSTALLED  
 SET 5/8" REBAR WITH CAP STAMPED 1S 8911  
 FOUND 5/8" REBAR

1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5469

PLAT OF  
**LA PLAZA ACEQUIA II SUBDIVISION**

WESTERLY PORTION OF THE NORTHERLY  
 126 FT OF LOT 2 AND THE WESTERLY PORTION  
 OF LOT NO 3 OF  
 ALVARADO GARDENS UNIT NO. 3  
 SEC 6., T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, NEW MEXICO  
 DECEMBER 2003

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 1012-060-123-365-103-30  
 PROPERTY OWNER(S) OF RECORD 31 Nocteman Family Trust No. 1

[Signature]  
 COUNTY TREASURER  
[Signature]  
 DATE

Approvals

PROJECT NUMBER: 1003026  
 Application Number: DOB-04-00973-C4-01195

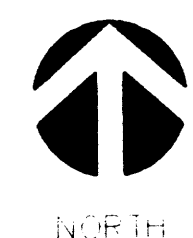
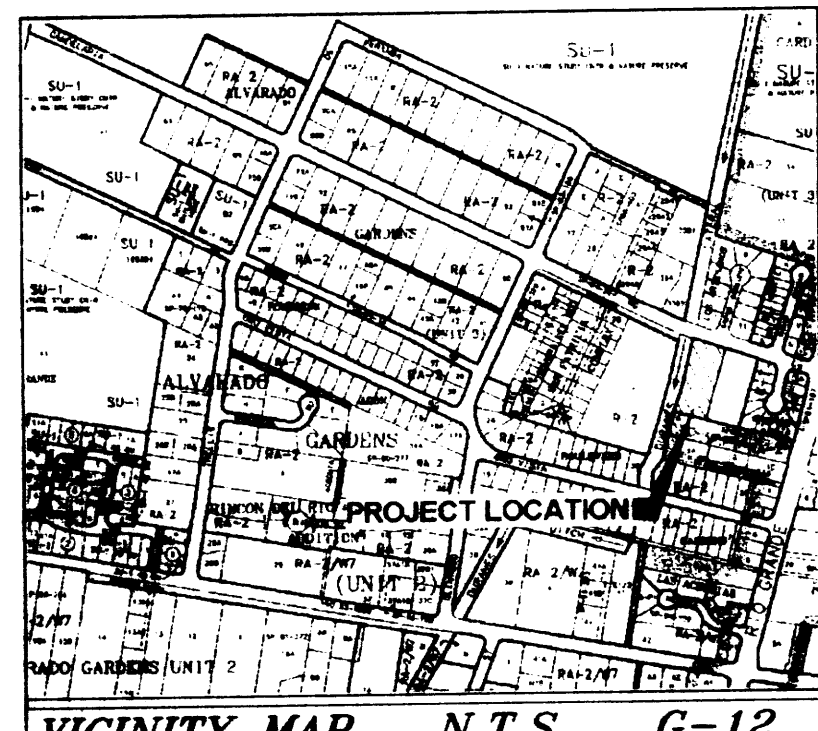
PLAT APPROVAL

\*\*\* Utility Approvals

<u>[Signature]</u> PNM Electric Services	<u>8-11-04</u> Date
<u>[Signature]</u> PNM Gas Services	<u>8-11-04</u> Date
<u>[Signature]</u> QWEST Telecommunications	<u>8-11-04</u> Date
<u>[Signature]</u> Comcast	<u>8-11-04</u> Date
<u>N/A</u> New Mexico Utilities	 Date

CITY APPROVALS

<u>[Signature]</u> City Surveyor	<u>8-3-04</u> Date
<u>[Signature]</u> Real Property Division (conditional)	<u>8/11/04</u> Date
<u>N/A</u> Environmental Health Department (conditional)	<u>8/11/04</u> Date
<u>[Signature]</u> Transportation Division	<u>8-11-04</u> Date
<u>[Signature]</u> Utilities Development	<u>8/11/04</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>8/11/04</u> Date
<u>[Signature]</u> AMA/CA	<u>8/11/04</u> Date
<u>[Signature]</u> City Engineer	<u>8/11/04</u> Date
<u>[Signature]</u> DRB Chairperson Planning Department	<u>8/11/04</u> Date



VICINITY MAP N.T.S. G-12

Legal Description

A PARCEL OF LAND COMPRISING THE WESTERLY PORTION OF THE NORTHERLY 126 FEET OF LOT NUMBERED TWO (2), AND THE WESTERLY PORTION OF LOT NUMBERED THREE (3) AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF ALVARADO GARDENS, UNIT NO 3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1937, AND ALSO DESCRIBED IN DEED FILED FEBRUARY 10, 1950 IN BOOK D31, PG 341 DOC # 84059, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF PARCEL AS DESCRIBED ABOVE WHENCE THE ACS BRASS CAP STAMPED "10-G13-A" BEARS S 79°15'52" E A DISTANCE OF 508.39 FEET, THENCE S 13°12'01" W, A DISTANCE OF 314.99 FEET TO THE SOUTHEAST CORNER BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 9750", THENCE N 76°15'16" W, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF DURANES LATERAL A SET 5/8" REBAR WITH CAP STAMPED "LS 8911", THENCE N 13°19'27" E A DISTANCE OF 304.00 FEET TO A POINT ALONG SAID RIGHT-OF-WAY A SET 5/8" REBAR WITH CAP STAMPED "LS 8911", THENCE N 11°54'26" E, A DISTANCE OF 17.31 FEET TO THE NORTHWEST CORNER BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF CANDELARIA BLVD BEING A SET 5/8" REBAR WITH CAP STAMPED "LS 8911", THENCE S 72°37'34" E A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER ALONG SAID RIGHT-OF-WAY TO A SET 5/8" REBAR WITH CAP STAMPED "LS 8911" ALSO BEING THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 31,701.016 SQ FT. 0.7277 AC

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CREATE LA PLAZA ACEQUIA II SUBDIVISION BY SUBDIVIDING ONE (1) EXISTING PARCEL INTO FIVE (5) LOTS AND GRANT NEW UTILITY AND ACCESS EASEMENTS AS SHOWN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE) THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

[Signature]  
 JAY REMBE, PARTNER  
 LOS CANDELARIAS PARTNERS, LLC

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

ON THIS 3rd DAY OF August 2003 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAY REMBE, MANAGING PARTNER

[Signature]  
 NOTARY PUBLIC  
 DATE 8/3/04

MY COMMISSION EXPIRES Dec. 22, 2007

General Notes

- A THE BEARING BASE FOR THIS PLAT IS MONUMENT 10-G13-A. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927)
- B BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PER PLAT FILED ON MAY 20, 1937, IN VOLUME D1, FOLIO 10, DEED FILED FEBRUARY 10, 1950 IN BOOK D31, PG 341 OR FOLIO 107 OR DEED FILED ON NOVEMBER 25, 1986 IN BOOK 288A PAGE 249 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO
- C GROSS ACREAGE: 0.7277
- D NUMBER OF EXISTING LOTS: 1
- E NUMBER OF LOTS CREATED: 5
- F PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  1. 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
  2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  3. 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
  4. 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 PEDESTAL ENCLOSURES
- G INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 THE PLAT.
- H TALOS LOG NUMBER: 2003492108
- I CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE
- J MILEAGE OF STREET: 0.055 MILES (0.2870 ACRES)
- K ZONE CLASSIFICATION: CITY R-2
- L 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.
- M ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND WILL BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER
- N THE IRRIGATION EASEMENT IS FOR THE BENEFIT OF THE REMAINING PORTION OF LOTS 2 & 3
- O NORTH PERIMETER WALL FOR LOT 1 WILL BE OFF-SET FROM PROPERTY LINE TO ACCOMMODATE SITE DISTANCE REQUIREMENTS

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN 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

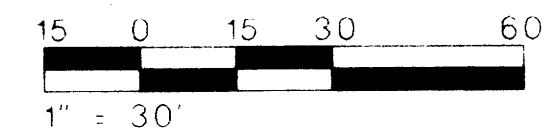
[Signature]  
 DAVID R. VIGIL, N.M.P.S. #8911  
 DATE 08/02/04



1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5469

# LA PLAZA ACEQUIA II SUBDIVISION

WESTERLY PORTION OF THE NORTHERLY  
126 FT OF LOT 2 AND THE WESTERLY PORTION  
OF LOT NO 3 OF  
ALVARADO GARDENS UNIT NO. 3  
SEC 6., T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2003



ACS "10-G13-A"  
X: 373478.96  
Y: 1501045.77  
GROUND-TO-GRID FACTOR: 0.9996792  
Δ OC 0°14'36"  
NAD 1927  
CENTRAL ZONE  
ELEVATION (INGVD 1929) : 4968.216

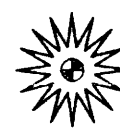
ALVARADO GARDENS  
PORTION OF LOTS 2 AND 3  
UNIT NO 3  
FEB 10, 1950  
BK D31, PG 341, DOC# 84059

LINE TABLE		
L1	50.00	N 76°15'16" W
L2	50.00	N 76°15'16" W
L3	114.74	N 13°19'27" E
L4	115.00	S 13°12'01" W
L5	115.00	S 13°12'01" W
L6	49.73	N 76°15'16" W
L7	50.02	N 76°15'16" W
L8	83.50	N 13°19'27" E
L9	83.50	S 13°12'01" W
L10	99.58	N 76°15'16" W
L11	54.50	N 13°19'27" E
L12	54.50	S 13°12'01" W
L13	99.47	N 76°15'16" W
L14	51.00	N 13°19'27" E
L15	61.97	S 13°12'01" W
L16	100.00	S 72°37'34" E
L17	17.31	N 11°54'26" E

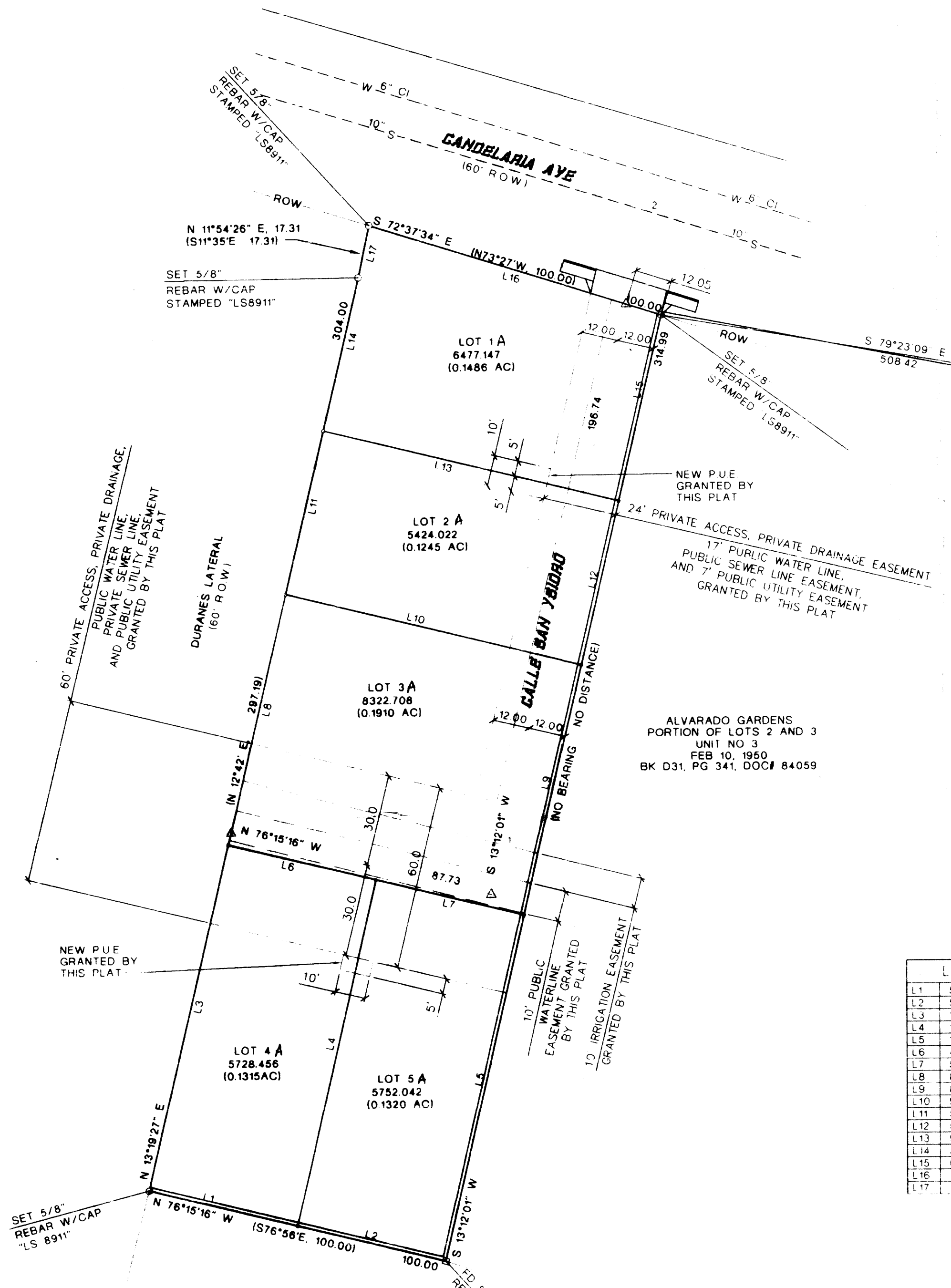
## Legend

- △ CENTERLINE MONUMENT TO BE INSTALLED
- SET 5/8" REBAR WITH CAP STAMPED LS 8911
- FOUND 5/8" REBAR



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PLAT  
SHEET 3 OF 10



LOT A OF LOTS A AND B  
ALVARADO GARDENS  
SUBDIVISION  
FILED MARCH 7, 1995  
BOOK 95C, FOLIO 78