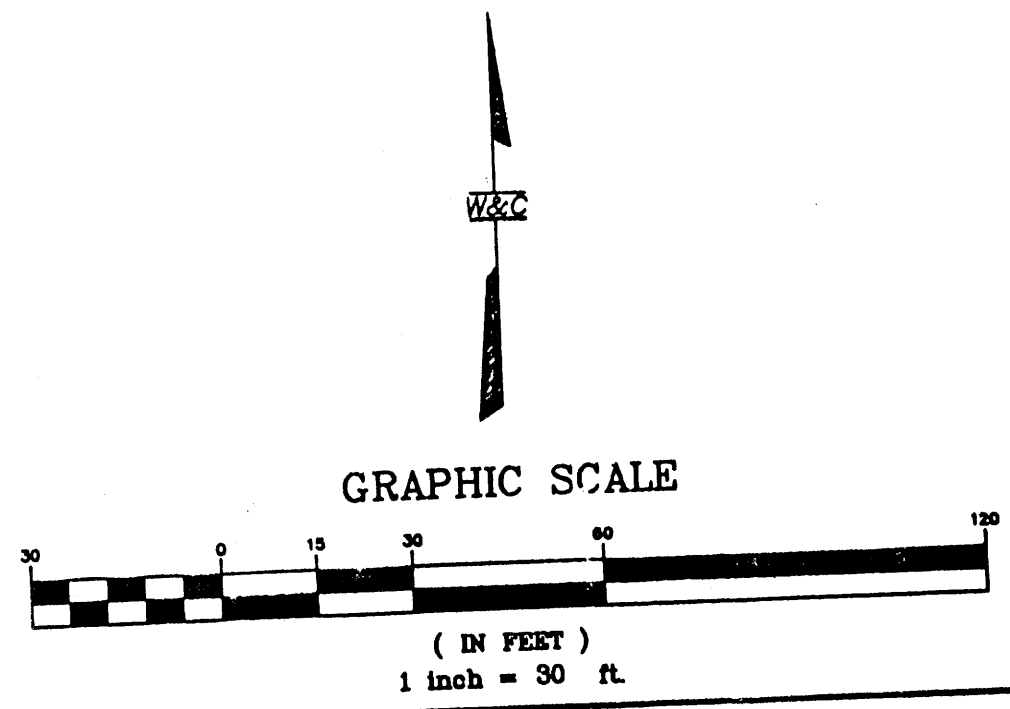


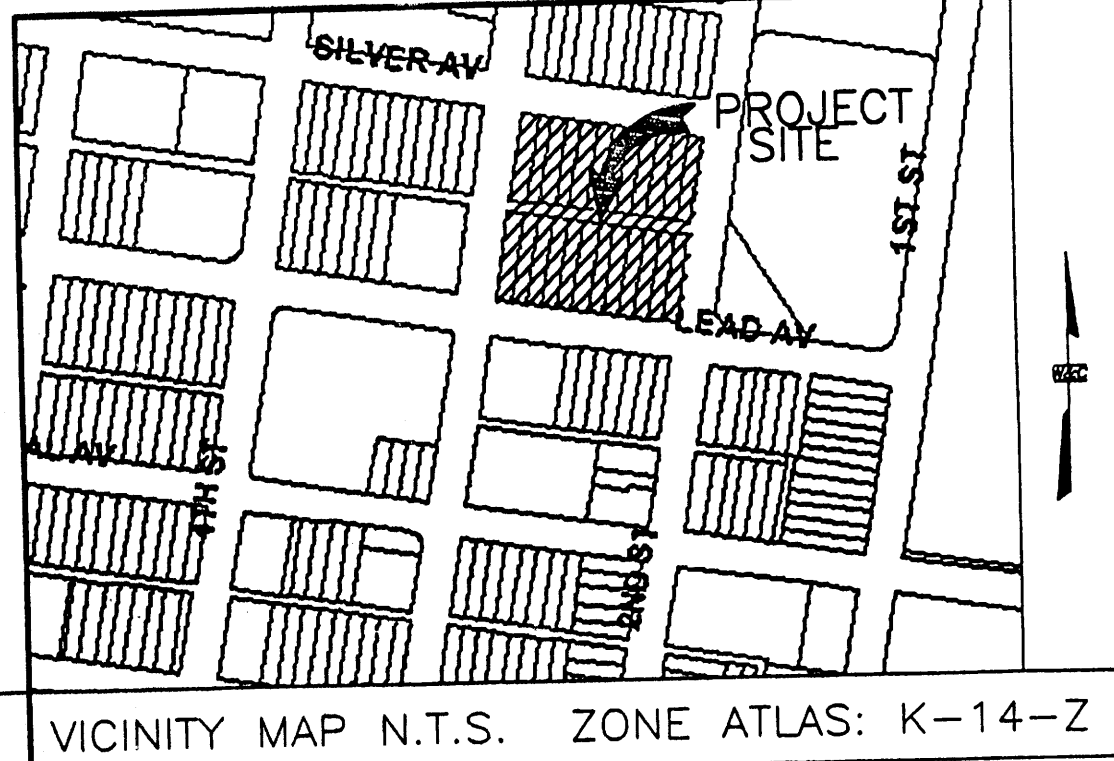
ACS STATION 18-K14 S 86°34'28" E BASIS OF BEARING (GRID) ACS STATION 6-K14(R)

LEGEND	
	ELEC. MANHOLE/HANDHOLE
	DROP INLET
	SIGNAL ARM W/MAST
	TRAFFIC CONTROL BOX
	SIGN
	PARKING BUMPER
	POWER POLE
	WATER METER
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	FOUND SURVEY MONUMENT
	SET SURVEY MONUMENT
	WATER VALVE
	FIRE HYDRANT
	BOLLARD
	TELEPHONE/COMMUNICATIONS M.H.
	LIGHT POLE
	CHAIN LINK FENCE
	OVERHEAD POWERLINE
	GAS VALVE
	ELECTRIC BOX
	TREE



ALTA/ACSM LAND TITLE SURVEY		
BLOCK NUMBERED 30		
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE		
CHECKED PAJ	DRAWN JDL	
WILSON & COMPANY 4900 LANG AVE. N.E. ALBUQUERQUE, NEW MEXICO 87109 505-348-4000		DATE: NOV. 2002
		FILE NO. X2-614-042
		SHEET NO. 2
		OF 2

NETWORK ADDRESS: x:\public\projects\2614042\s
DRAWING NAME: sx2614042alta_base.dwg
LAYOUT NAME: Sheet 2 of 2



VICINITY MAP N.T.S. ZONE ATLAS: K-14-Z

DOCUMENT NOTES:

"TITLE COMMITMENT" TITLE COMPANY: RIO GRANDE TITLE COMPANY, INC., BUYER: TO BE DETERMINED, LENDER: TO BE DETERMINED, SELLER: CITY OF ALBUQUERQUE, NEW MEXICO A MUNICIPAL CORPORATION, COMMITMENT EFFECTIVE DATE: OCTOBER 23, 2002 AT 7:00 A.M. FILE NO. 02205148-COM

SCHEDULE B, PART II (EXCEPTIONS):

11. Any and all rights, liens, claims, assessments, or equities in favor of the Middle Rio Grande Conservancy District which may affect the insured premises.

(THIS SURVEY, AS SHOWN HEREON, SUBJECT TO THIS DOCUMENT)
 12. Party Wall Agreement recorded in Book 72, Page 436, records of Bernalillo County, New Mexico, as to Parcels 1 and 2.

(THIS SURVEY, AS SHOWN HEREON, SUBJECT TO THIS DOCUMENT)

13. Rights of tenants in possession under unrecorded leases or rental agreements.

NOTES:

- ALBUQUERQUE CONTROL STATION "18-K14" DATA:
 STANDARD ACS 3-1/4" ALUMINUM CAP (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=381,330.57
 Y=1,485,990.88
 GROUND TO GRID FACTOR= 0.99967846
 DELTA ALPHA= -00°13'41"
 NAD 1927
- ALBUQUERQUE CONTROL STATION "6-K14(R)" DATA:
 STANDARD ACS DISK (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=382,162.22
 Y=1,485,941.10
 GROUND TO GRID FACTOR= 0.99967824
 DELTA ALPHA= -00°13'35"
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON THE GROUND NOVEMBER 14 AND 15, 2002. MONUMENTATION WAS SET NOVEMBER 22, 2002.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
- ALL DISTANCES ARE GROUND DISTANCES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED SOLELY BY MEANS OF VISIBLE ABOVE-GROUND EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. ALTHOUGH HE DOES CERTIFY THAT ALL UTILITIES DISCLOSED BY VISIBLE EVIDENCE ARE SHOWN, THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO DRIVEWAYS OR ALLEYS ENCROACHING ONTO SUBJECT PROPERTY AND NO EVIDENCE OF USE OTHER THAN BY THE OCCUPANTS OF THE SAID PROPERTY.
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS ON THE PROPERTY.
- AREA OF PARCELS 1 THRU 6= 42,541 SQ. FT. (0.9766 ACRE)
 AREA OF PARCELS 7 THRU 9= 42,541 SQ. FT. (0.9766 ACRE)
 TOTAL AREA= 85,082 SQ. FT. (1.9532 ACRES)
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT.
- THERE ARE NO HEIGHT AND BULK RESTRICTIONS OF RECORD PER DOCUMENTS PROVIDED.
- WITH REGARDS TO ITEMS 8 AND 9 OF TABLE "A", THERE ARE NO BUILDINGS ON SUBJECT PROPERTY. THERE IS NO VISIBLE EVIDENCE OF STRUCTURES OR SWIMMING POOLS.

LEGAL DESCRIPTION (CONT.)

PARCEL 5:
 The Northerly Ninety-two (N.92) feet of Lots numbered Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block numbered Thirty (30) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico, on December 29, 1882.

PARCEL 6:
 The South Fifty (S.50) feet Lots numbered Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block numbered Thirty (30) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico, on December 29, 1882.

PARCEL 7:
 The North Twenty-three (N.23) feet and Eight (8) inches of Lots numbered Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block numbered Thirty (30) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico, on December 29, 1882.

PARCEL 8:
 A certain tract of land being and comprising the South Seventy-one (S.71) feet of Lots numbered Thirteen (13) thru Sixteen (16), together with the South Forty-seven (S.47) feet four (4) inches of the North Seventy-one (S.71) feet of Lots numbered Thirteen (13) thru Sixteen (16), together with all of Lots numbered Seventeen (17) and Eighteen (18) in Block numbered Thirty (30) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico, on December 29, 1882, said comprised tract lying situate within Section 20, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, New Mexico and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract herein described, being the same point as the Southwest corner of said Lot 18, Block 30 and also being a point on the North right of way line of Lead Avenue S.W., whence the A.C.S. (Albuquerque Control Station) Survey Monument identified as "3-K14", a brass cap in concrete, bears S 89°45' 46" W, a distance of 150.34 feet; thence, from said point of beginning N 00°00' 10" E, leaving said North right of way line, a distance of 142.00 feet to the Northwest corner of said comprised tract herein described, being the same point as the Northwest corner of said Lot 18, Block 30, and also being a point on the South right of way line of a Public Alley; thence, S 89°59' 50" E, along said South right of way line, a distance of 50.28 feet to an angle point (a found rebar with cap LS 8686), on the North line of the comprised tract herein described, being the same point as the Northeast corner of said Lot 17, Block 30; thence, S 00°00' 10" W, leaving said South right of way line, a distance of 23.92 feet to an angle point on the North line of said comprised tract herein described, being a point on the East line of said Lot 17, Block 30; thence, S 89°59' 50" E, a distance of 99.66 feet to the Northeast corner of said comprised tract herein described (a found 5/8" rebar), being a point on the East line of said Lot 13, Block 30 and also being a point on the West right of way line of 2nd Street S.W.; thence, S 00°00' 10" W, along said West right of way line, a distance of 118.08 feet to the Southeast corner of said comprised tract herein described, being the same point as the Southeast corner of said Lot 13, Block 30 and also being a point intersecting said West right of way line of 2nd Street S.W. with the North right of way line of Lead Avenue S.W.; thence, N 89°59' 50" W, along said North right of way line, a distance of 149.94 feet to the Southwest corner of said comprised tract herein described, the point of beginning.

PARCEL 9:
 Lots numbered Nineteen (19) through Twenty-four (24) in Block numbered Thirty (30) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico, on December 29, 1882.

INDEXING INFORMATION FOR THE COUNTY CLERK
 OWNER: CITY OF ALBUQUERQUE, NEW MEXICO A MUNICIPAL CORPORATION
 SECTION 20, T.10N., R.3E., N.M.P.M.
 SUBDIVISION: NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

NO.	DATE	DESCRIPTION	BY

FLOOD CERTIFICATE:
 SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN); AS SHOWN ON FLOOD INSURANCE RATE MAP WITH A DATE OF IDENTIFICATION BEING "EFFECTIVE DATE: SEPTEMBER 20, 1996," FOR COMMUNITY MAP NUMBER 35001C0334 D, IN BERNALILLO COUNTY, STATE OF NEW MEXICO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SURVEYOR'S CERTIFICATE
 I hereby certify to Rio Grande Title Company, Inc., a Buyer to be determined, a Lender to be determined, the City of Albuquerque, a municipal corporation, their successors and/or assigns; that this map or plat and the survey or which it is based were made in accordance with "Minimum Standard Data Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 4, 8, 9, 10, 11a, 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

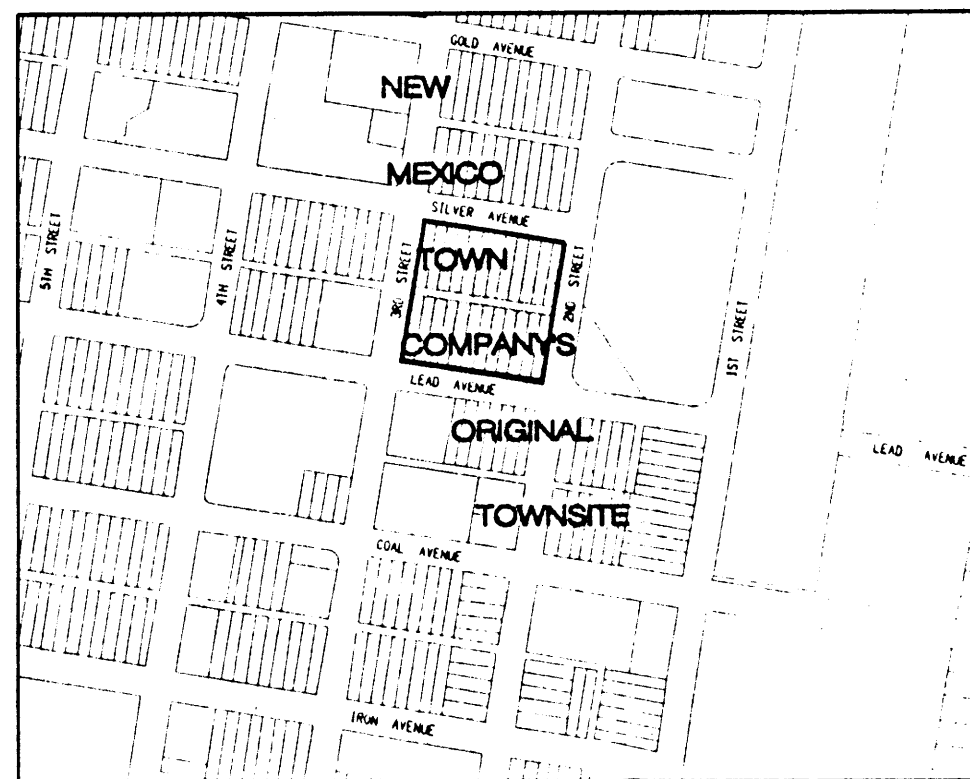


CHRISTOPHER S. CROSHAW, R.P.S. NO. 14733
 DATE

Adopted by the American Land Title Association on October 6, 1999. Adopted by the Board of Direction, American Congress on Surveying and Mapping on October 20, 1999. Adopted by the Board of Directors, National Society of Professional Surveyors on October 19, 1999. American Land Title Association, 1828 L St., N.W. Suite 705, Washington D.C. 20036. American Congress on Surveying and Mapping, 5410 Grosvenor Lane, Bethesda, MD 20814. National Society of Professional Surveyors, 5410 Grosvenor Lane, Bethesda, MD 20814.

ALTA/ACSM LAND TITLE SURVEY		WILSON & COMPANY 4900 LANG AVE. N.E. ALBUQUERQUE, NEW MEXICO 87109 505-348-4000	DATE: NOV. 2002
BLOCK NUMBERED 30			FILE NO. X2-614-042
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE			SHEET NO. 1 OF 2
CHECKED PAJ	DRAWN JDL		

SP-2003471372



LOCATION MAP

ZONE ATLAS INDEX MAP No. K-14-Z
NOT TO SCALE

SUBMISSION DATA

- 1. DRB No.
2. Zone Atlas Index No. K-14-Z
3. Gross Subdivision Acreage: 2.0634 Acres.
4. Total Number of Lots created: One (1) Lot.
5. This Plat shows existing easements.
6. Date of Survey: November 2003.
7. Total mileage of full width streets created: 0 mile.
8. Total mileage of partial width streets created: 0 mile.
9. Plat is located within Section 20, T10N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Lots numbered (1) thru Twenty-Four (24) inclusive together with the Sixteen (16) foot wide Public Alley in Block numbered Thirty (30), of the plat of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the Probate Clerk and Office Recorder of Bernalillo County, New Mexico on December 29, 1882 in Map Book D, Page 140 into one (1) Lot and to vacate said Sixteen (16) foot wide Public Alley.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD Datum. Basis of Bearings: S86°34'28"E Between ACS Monuments "18-K14 1986 and "6-K14(R)".
2. Distances are ground distances.
3. Record Bearings and Distances are shown in parenthesis ().

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, 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, (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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lots numbered One (1) thru Twenty-Four (24) inclusive together with the Sixteen (16) foot wide Public Alley in Block numbered Thirty (30), of the plat of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Map Book D, Page 140 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum) and ground distances as follows:

BEGINNING at the northeast corner of said Lot numbered One (1), a point of intersection of the southerly right-of-way line of Silver Avenue SW and the westerly right-of-way line of 2nd Street SW, whence the Albuquerque City Survey (ACS) monument "18-K14 1986", a Three (3) inch aluminum cap set flush on top of a concrete loading dock, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=381,330.57 and Y=1,485,990.88 bears N:0°53'30E, a distance of 960.96 feet and from said point of beginning running thence along the westerly boundary line of said Lots numbered One (1) and Thirteen (13) and also along said westerly right-of-way line, S09°09'45"W, a distance of 299.74 feet to the southeast corner of said Lot numbered Thirteen (13), a point of intersection of the westerly right-of-way line of 2nd Street SW and the northerly right-of-way line of Lead Avenue SW, thence running along the southerly boundary line of said Lots numbered Thirteen (13) thru Twenty-Four (24) inclusive and also along said northerly right-of-way line, N80°50'15"W, a distance of 299.86 feet to the southwest corner of said Lot numbered Twenty-Four (24), a point of intersection of the northerly right-of-way line of Lead Avenue SW and the easterly right-of-way line of 3rd Street SW, thence running along the westerly boundary line of said Lots numbered Twenty-Four (24) and Twelve (12) and also along said easterly right-of-way line, N09°09'45"E, a distance of 299.74 feet to the northwest corner of said Lot numbered Twelve (12), a point of intersection of the easterly right-of-way line of 3rd Street SW and the southerly right-of-way line of Silver Avenue SW, thence running along the northerly boundary line of said Lots numbered Twelve (12) thru One (1) inclusive and also along said southerly right-of-way line, S80°50'15"E, a distance of 299.86 feet to the point and place of beginning.

Tract contains 2.0634 acres, more or less

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lots numbered One (1) thru Twenty-Four (24) inclusive together with the Sixteen (16) foot wide Public Alley in Block numbered Thirty (30), of the plat of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Map Book D, Page 140, now comprising Lot 1-A, Block 30 of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and or proprietor(s) thereof.

OWNER OF LOT 1-A, BLOCK 30
CITY OF ALBUQUERQUE

BY: Joy J. Cear, Chief Administrative Officer
City of Albuquerque

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 24th day of November, 2003 by Joy J. Cear, Chief Administrative Officer for the City of Albuquerque

My Commission Expires 11/15/2006
OFFICIAL SEAL
Renie Carmona
Notary Public
My Commission Expires 11/15/2006

PLAT OF
LOT 1-A, BLOCK 30
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2003

PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS

QWEST DATE

COMCAST DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

CITY SURVEYOR [Signature] DATE 11-24-03

TRAFFIC ENGINEERING: TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A M A F C A DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD

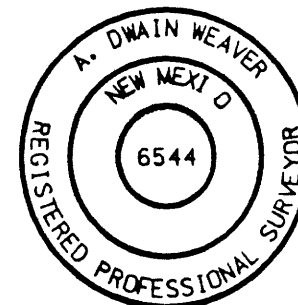
BERNALILLO COUNTY TREASURER'S OFFICE DATE

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.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



[Signature] A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: November 24, 2003

Bohannon - Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING SPATIAL DATA - ADVANCED TECHNOLOGIES

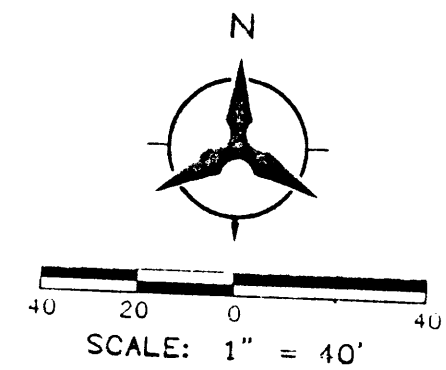
PLAT OF
LOT 1-A, BLOCK 30
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2003

ACS ALUMINUM CAP STAMPED "18-K14, 1986"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 381,330.57 Y = 1,485,990.88
 GROUND TO GRID FACTOR = 0.99967846
 DELTA ALPHA = -0°13'41"
 NGVD 1929 ELEVATION = 4960.723

ACS ALUMINUM CAP STAMPED "6-K14(R) ACS"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 382,162.22 Y = 1,485,941.10
 GROUND TO GRID FACTOR = 0.99967824
 DELTA ALPHA = -0°13'35"
 NGVD 1929 ELEVATION = 4968.765

BASIS OF BEARING (GRID)
 S86°34'28"E

(112) N80°53'30"E 960.96'



LEGEND	
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	EXISTING (ORIGINAL) LOT LINE TO BE ELIMINATED
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND REBAR W/CAP STAMPED "PS 14733"
	CHISELED "x" IN CONCRETE
	BLOCK NUMBER

A. D. Weaver
 REGISTERED PROFESSIONAL SURVEYOR
 6544
 NOVEMBER 24, 2003

Bohannon - Huson

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

SHEET 2 OF 2



VICINITY MAP

EXISTING EASEMENTS
NONE

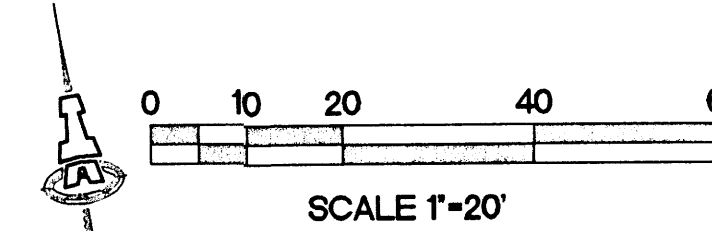
PROPOSED EASEMENTS

- ① 8' PUE TO BE GRANTED BY FINAL PLAT.
- ② 10' PUE TO BE GRANTED BY FINAL PLAT.
- ③ 1' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ④ 3' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ⑤ 4' PUBLIC PEDESTRAIN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- ⑥ 6' PRIVATE PEDESTRAIN ACCESS AND PRIVATE UTILITY EASEMENT GRANTED TO THE HOA BY FINAL PLAT.

ACS BENCHMARK
'29-K14'
ELEV.=4950.37
(NGVD29)

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ⋯ EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT



A.C.S. Sta. '18-K14'

X=381330.57
Y=1485990.88
Gnd./Grid Fact.=0.99967846
Delta Alpha=-0'13'41"
NM S.P.C., Cent.Zone, NAD27

PRELIMINARY
PLAT FOR
**SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL
TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 2007

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30 of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140.

ACS BENCHMARK

'29-K14 LOCATED AT THE NORTH CORNER OF THE INTERSECTION OF SILVER AVENUE S.W. AND LEAD AVE. SW.
ELEV.= 4950.37 (NGVD29)

**PRELIMINARY PLAT
APPROVED BY DRB
ON 6-6-07**

SITE DATA

- 1. TOTAL LAND AREA = 1.9535 ACRES.
- 2. NUMBER OF EXISTING LOTS IS 24.
- 3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 72.
- 4. NUMBER OF PROPOSED TRACTS IS 10.
- 5. CURRENT ZONING: SU-3/DOWNTOWN 2010 OVERLAY.
- 6. ALL ALLEYS WILL BE PUBLIC BY PLAT DEDICATION.
- 7. ALL ALLEYS HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS OR AS APPROVAL BY THE 2010 OVERLAY ZONING.
- 8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #10466".
- 2. ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- 3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- 5. DISTANCES WILL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- 7. THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION OR AS APPROVAL BY THE 2010 OVERLAY ZONING.

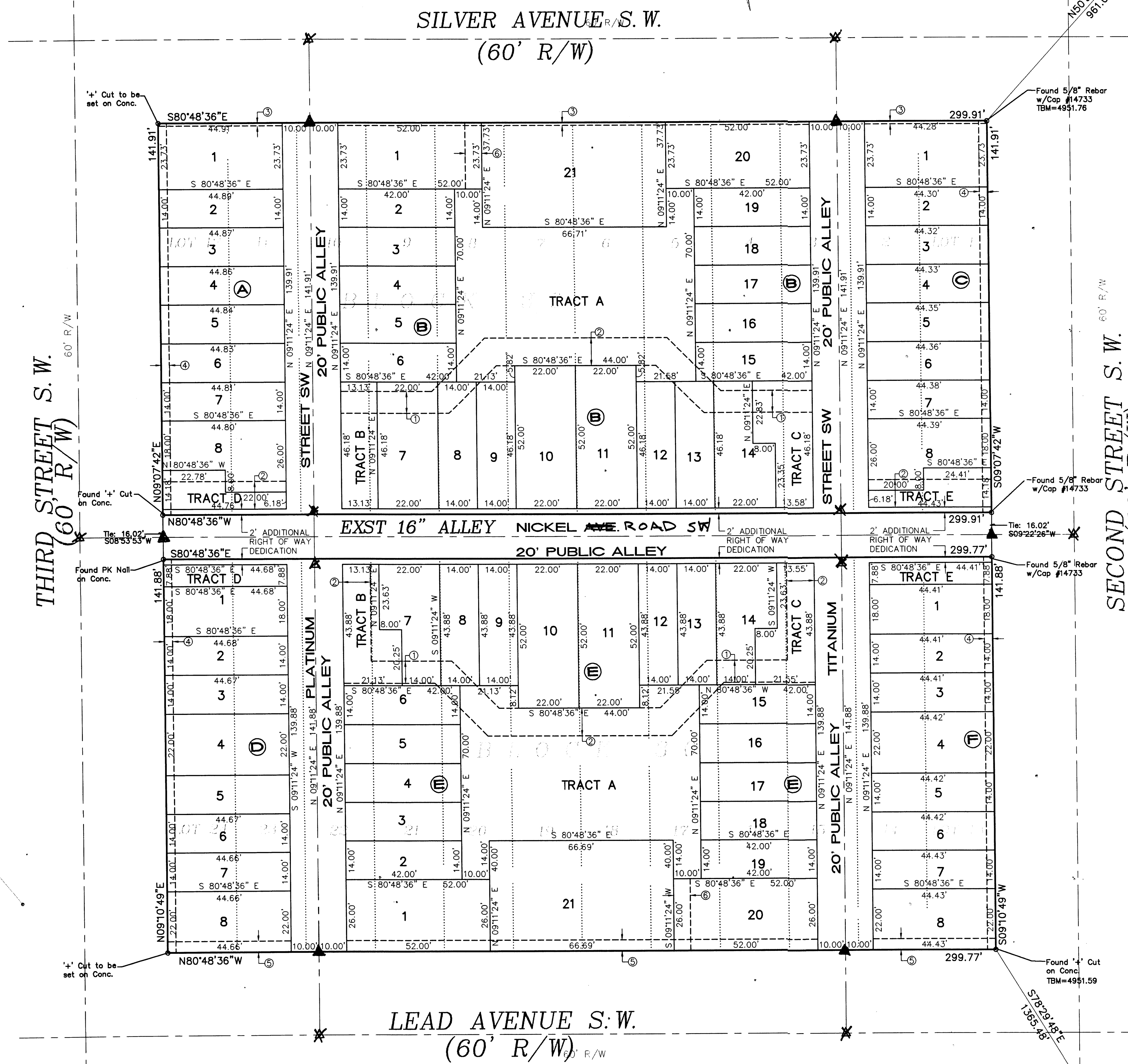
APPROVED FOR MONUMENTATION
AND STREET NAMES

[Signature] 5-11-07
CITY SURVEYOR DATE

OWNERSHIP

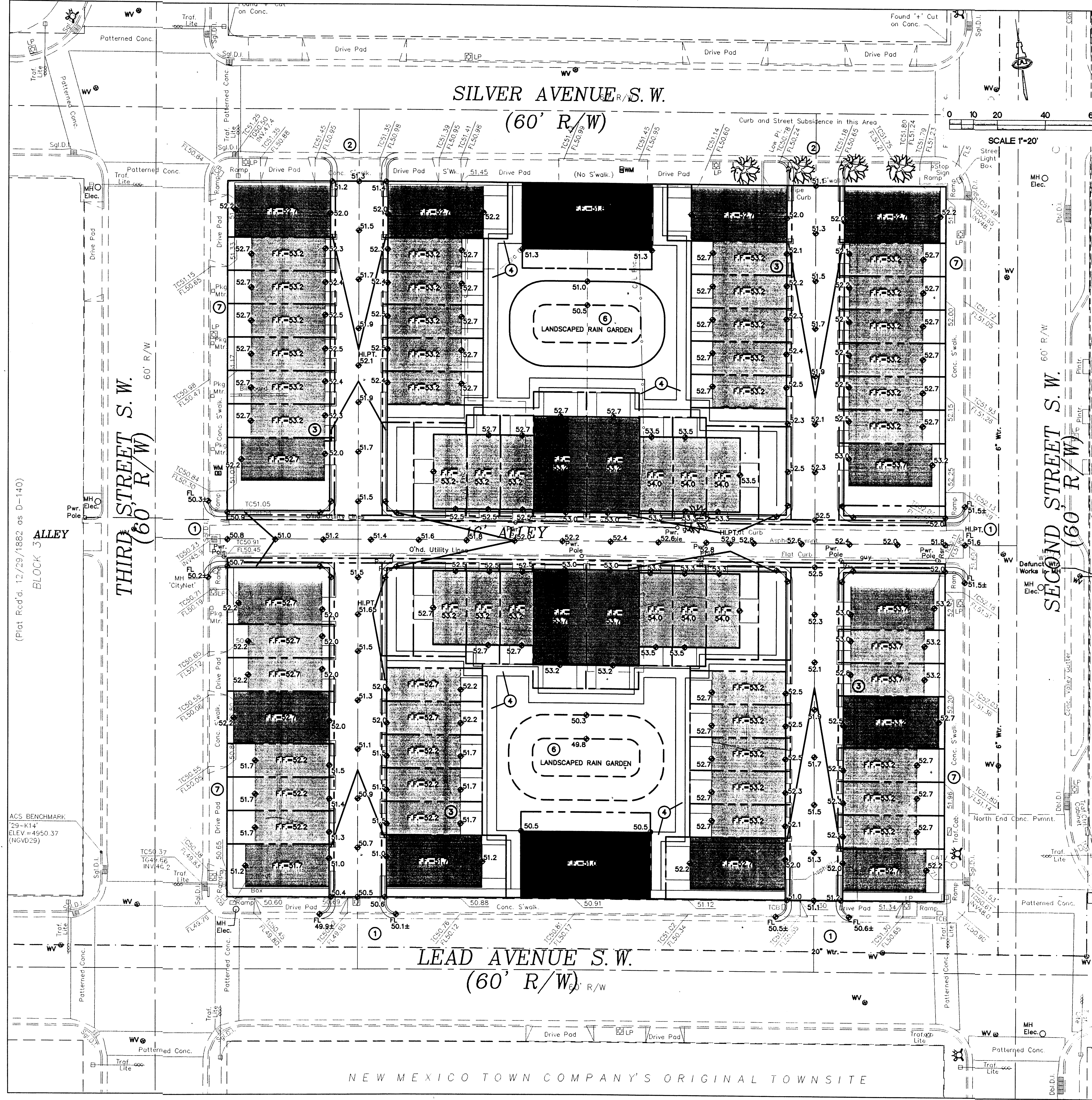
[Signature] 5-11-07
ALVARADO-GS, L.L.C. DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1582PLIM.dwg May 11, 2007



A.C.S. Sta. '5-K14-A'
X=381874.83
Y=1484816.92
Gnd./Grid Fact.=0.99967853
Delta Alpha=-0'13'37"
NM S.P.C., Cent.Zone, NAD27

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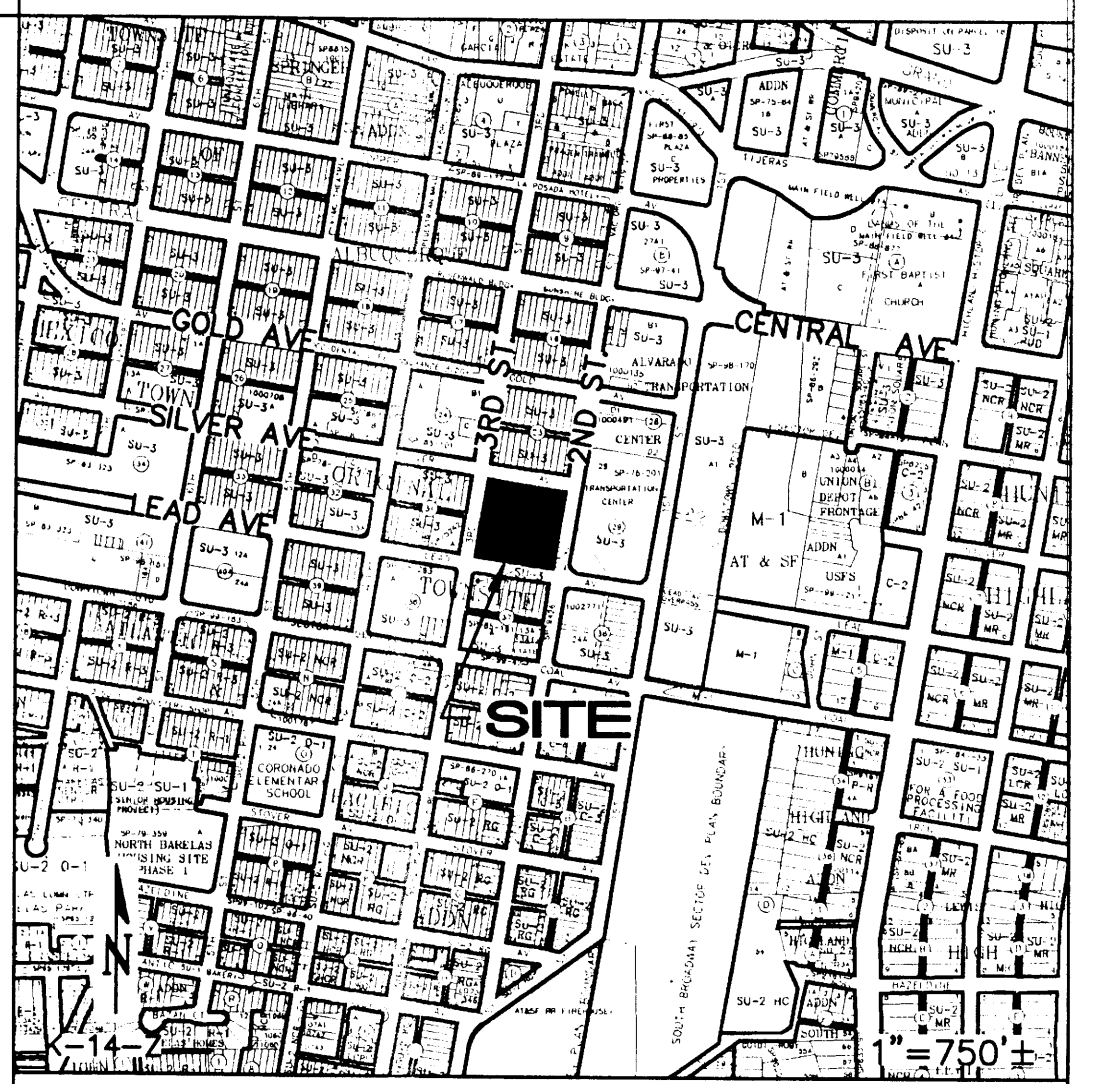


KEYED NOTES

- 1 ALL NEW INFRASTRUCTURE WITHIN THE R.O.W. OF LEAD AVE., 2ND STREET, 3RD STREET, AND PUBLIC ALLEYS INCLUDING PAVING, PUBLIC SIDEWALK, HANDICAP RAMPS AND CURB AND GUTTER TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN ARE FOR GENERAL INFORMATION ONLY.
- 2 ALL NEW INFRASTRUCTURE WITHIN THE SILVER AVE. R.O.W. TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER BY OTHERS.
- 3 ALL ROOF DISCHARGE TO BE RELEASED DIRECTLY INTO INTERIOR ALLEYS. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. TYPICAL.
- 4 CONSTRUCT ALL PEDESTRIAN WALKS AT MAXIMUM SLOPE = 5.0% AS SHOWN. TYPICAL.
- 6 CONSTRUCT 6" DEEP "RAIN GARDEN" THIS AREA TO CAPTURE SITE DISCHARGE (UNPAVED AREAS ONLY). SEE LANDSCAPE PLANS. CONSTRUCT TWO PERCOLATION PITS WITHIN EACH "RAIN GARDEN". SEE SEPARATE DETAIL.
- 7 SEE ARCHITECTURAL FOR STEPS TO TRANSITION FROM GRADE AT UNIT ACCESS TO PROPOSED WALK GRADES. TYPICAL.

SEE SHEET C-2 FOR PRIVATE STORM DRAIN SYSTEM DESIGN AND DETAILS.

VICINITY MAP

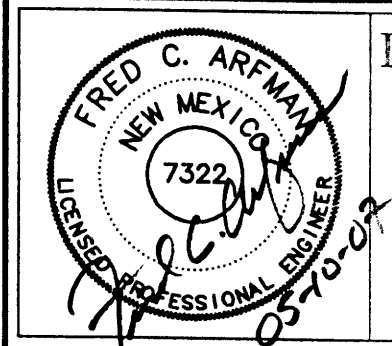


LEGEND

- PROPERTY LINE
- + 78.16 EXISTING SPOT ELEVATION
- 79.0 EXISTING CONTOUR
- 78.0 PROPOSED SPOT ELEVATION
- 30 PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
- TG TOP OF GRADE
- TW TOP OF WALL
- TC TOP OF CURB
- FL FLOW LINE
- FF FINISHED FLOOR
- R.O.W. RIGHT OF WAY
- PL PROPERTY LINE

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND DETAILS.
- B. DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- C. WHERE PROPOSED GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITION SHALL BE SMOOTH AND LEVEL.
- D. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.
- E. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph: 505-268-8828 Fax: 505-268-2632
 1582GRD.dwg May 09, 2007

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SILVER TOWNHOMES

WORKSHOP ARCHITECTS

GRADING AND DRAINAGE PLAN

Date:	MAY 2007	No.:	Revised:	Date:	Job No.:
Drawn By:	BuB				1582
Chk By:	FCA				C-1
					SH. OF

NEW MEXICOTOWN COMPANY'S ORIGINAL TOWNSITE



SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 24
- Total Number of Lots created: 72
- Total Number of Tracts created: 10
- Gross Subdivision Acreage: 2.0637 Ac.
- Total Mileage of Full Width Streets Created: 0.1704 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.

all being records of Bernalillo County, New Mexico.

- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- City Standard Utility Note II:
ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466".
- ZONING: SU-3, Housing Focus
- Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to dedicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley.

DOCH 2008130833
12/12/2008 09:08 AM Page: 1 of 8
tyPLAT R:342.00 S: 2008C P: 0262 M: Toulouse Oliveira, Bernalillo Cour

RIO GRANDE SURVEYING CO., PC
P.O. BOX 7155 ABQ., NM 87194
PHONE & FAX (505) 764-8891
email - rgsc@flash.net

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:

BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E., 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,

S. 09°07'42"W., 141.91 feet distant; thence,
S. 09°22'26"W., 16.02 feet distant; thence,
S. 09°10'49"W., 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,
N. 80°48'36"W., 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,
CONTINUED ON SHEET 7

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

OWNER

ALVARADO-SG, LLC

Sean Gilligan
Sean Gilligan, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on October 15, 2008 2008, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 2/12/2011
Shirley L. Humphrey
Notary Public

SUBDIVISION DATA / NOTES (CONT'D.)

- No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected 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.
- At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefitting property owners."

PLAT FOR SILVER TOWNHOMES
BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

APPROVALS

DRB PROJECT NO. 1003094
APPLICATION NO. OBDRB-70457
Utility Approvals

Charles F. Brown 12-5-08
PNM ELECTRIC DATE
Charles F. Brown 12-5-08
PNM GAS DATE
Paul R. Deil 10/16/08
QUEST DATE
Kenne Babson 10-16-08
COMCAST DATE

City Approvals

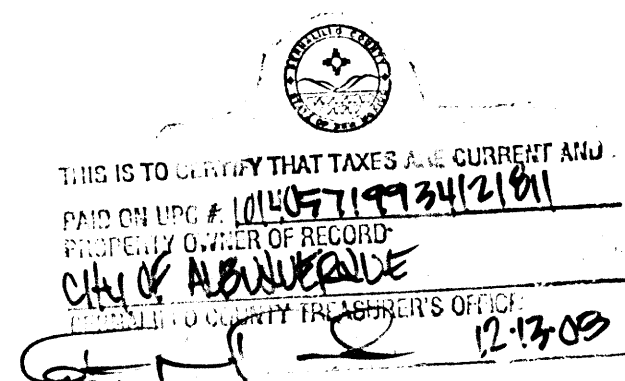
M. B. Hal 10-22-08
CITY SURVEYOR DATE
NA
REAL PROPERTY DIVISION DATE
NA
ENVIRONMENTAL HEALTH DEPARTMENT DATE
Roger A. Hean 11-05-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
ABCWUA
Christine Sandoval 11/5/08
PARKS AND RECREATION DEPARTMENT DATE
Bradley D. Bingham 11/5/08
AMAFCA DATE
Bradley D. Bingham 11/5/08
CITY ENGINEER DATE
Clark Cloud 12-12-08
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Rex Vogler 10/22/08
Date
Rex Vogler, P.S. No. 10466

COVER SHEET
SHEET 1 OF 8



**PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

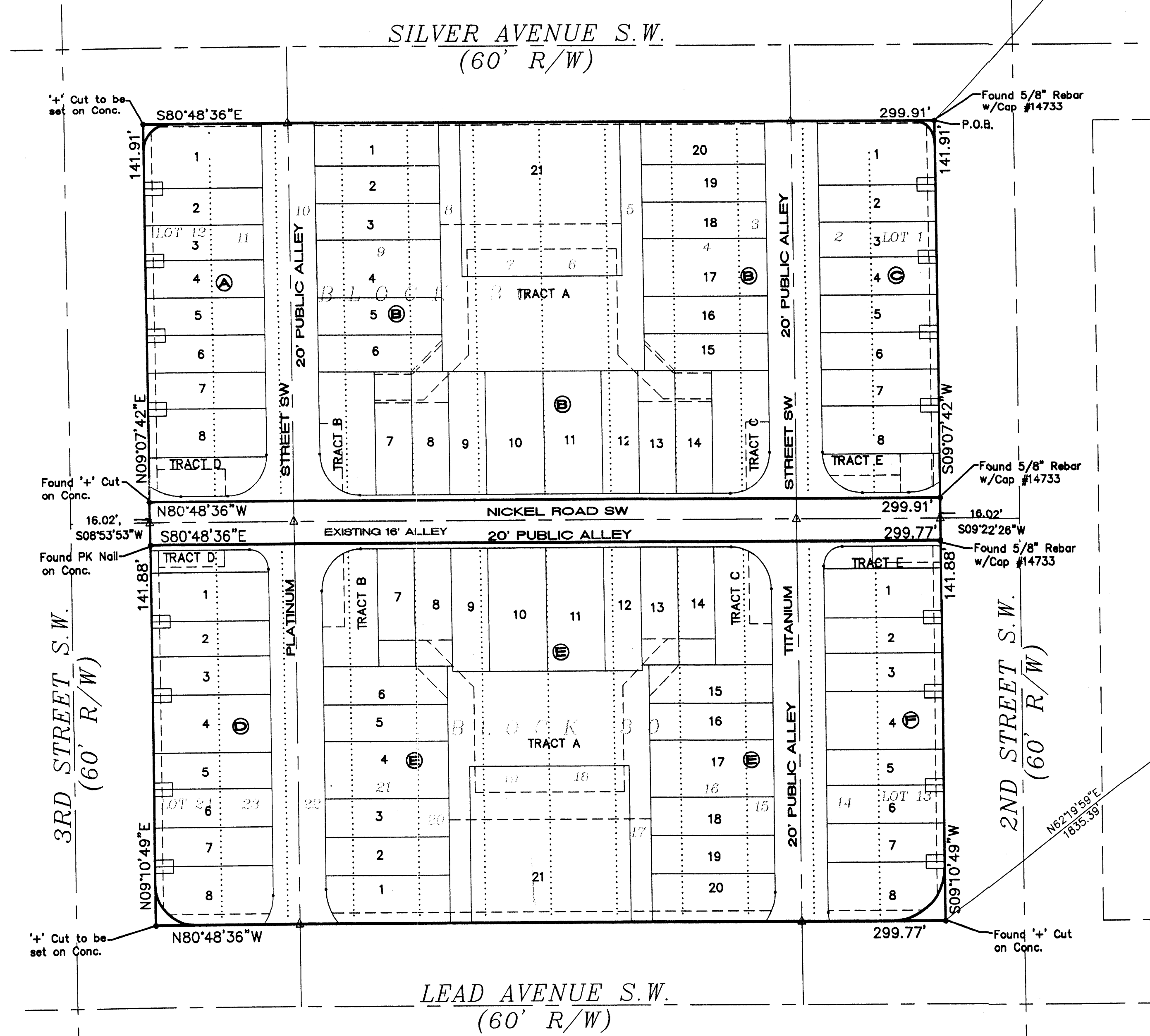
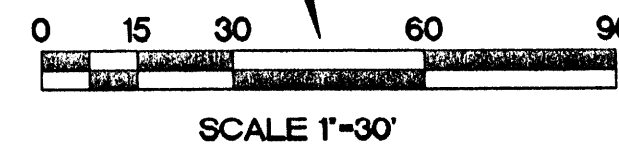
LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

A.C.S. Sta. '18-K14'
X=381330.57
Y=1485990.88
Gnd./Grid Fact.=0.99967846
Delta Alpha=-0'13'41"
NM S.P.C., Cent.Zone, NAD27
Elev= 4960.723 (SLD 1929)



A.C.S. Sta. '6-K14R'
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Y=1485941.10
Gnd./Grid Fact.=0.99967824
Delta Alpha=-0'13'35"
NM S.P.C., Cent.Zone, NAD27
Elev= 4968.765 (SLD 1929)

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PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
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- ▲ CENTERLINE MONUMENT

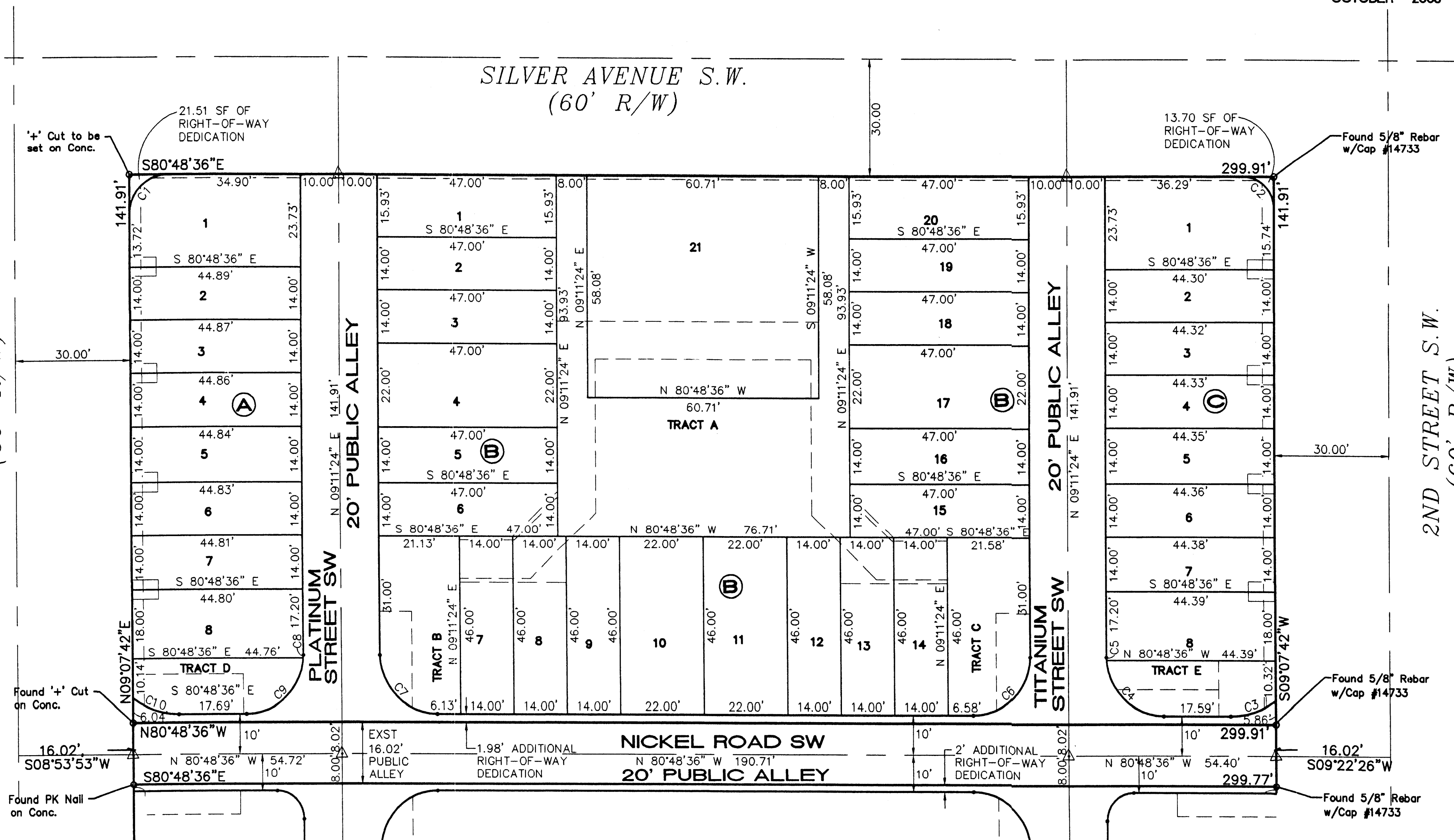
NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

SILVER AVENUE S.W.
(60' R/W)

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
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LEGEND

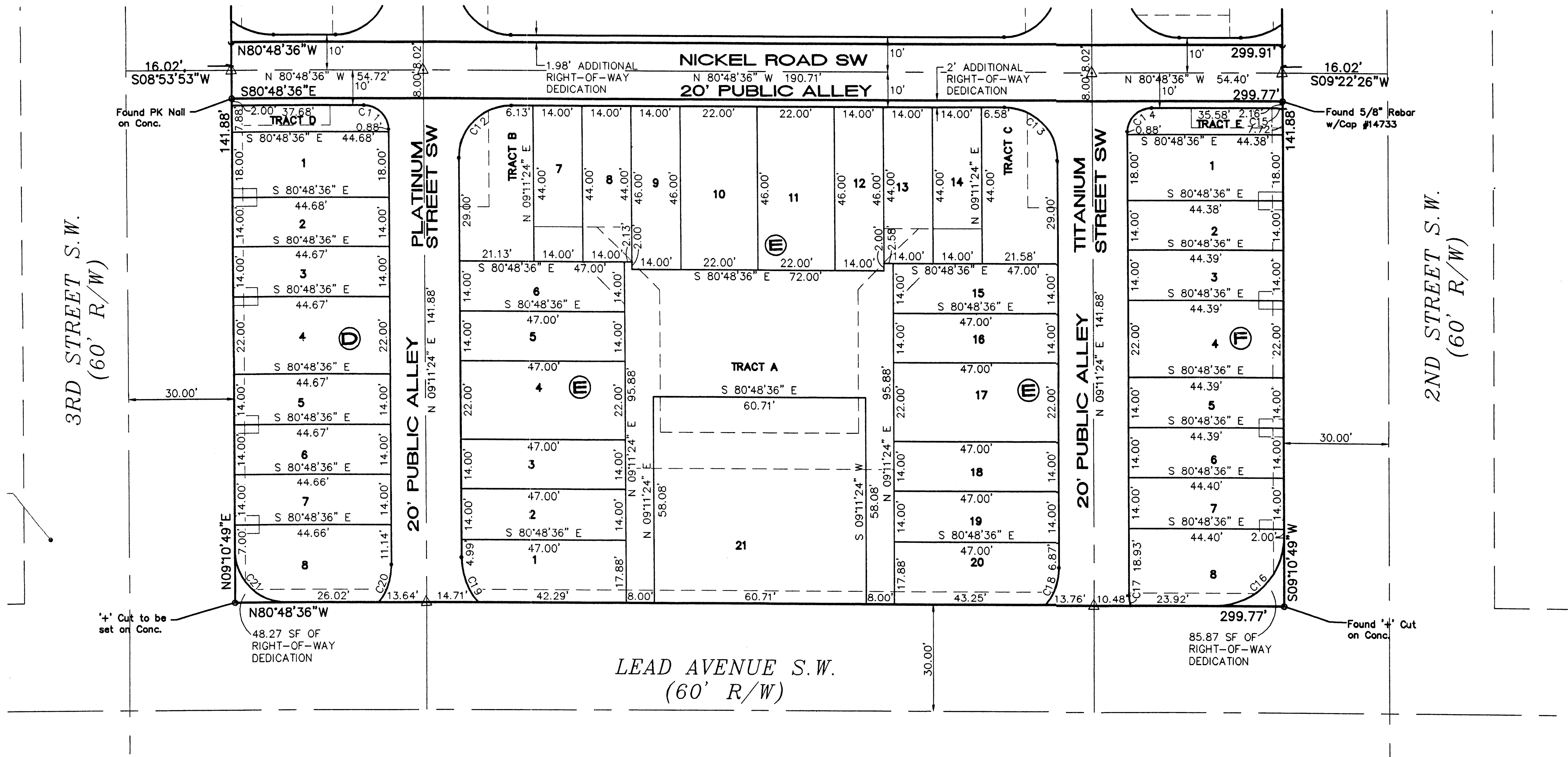
- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
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- △ CENTERLINE MONUMENT

**PLAT
FOR
SILVER
TOWNHOMES**

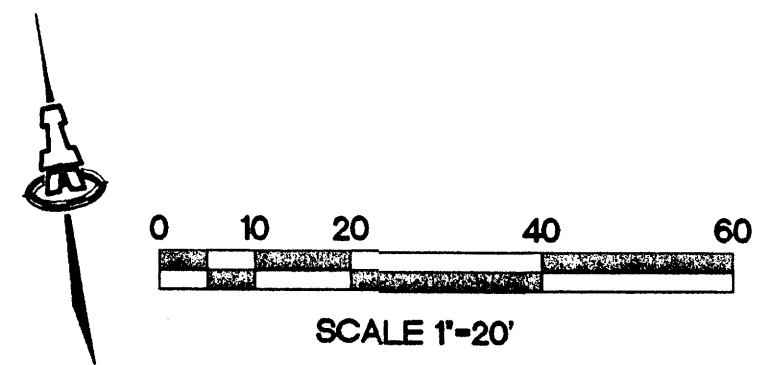
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008



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EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑩ 5'X7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO BY FINAL PLAT.

LEGEND

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- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
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PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30

NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

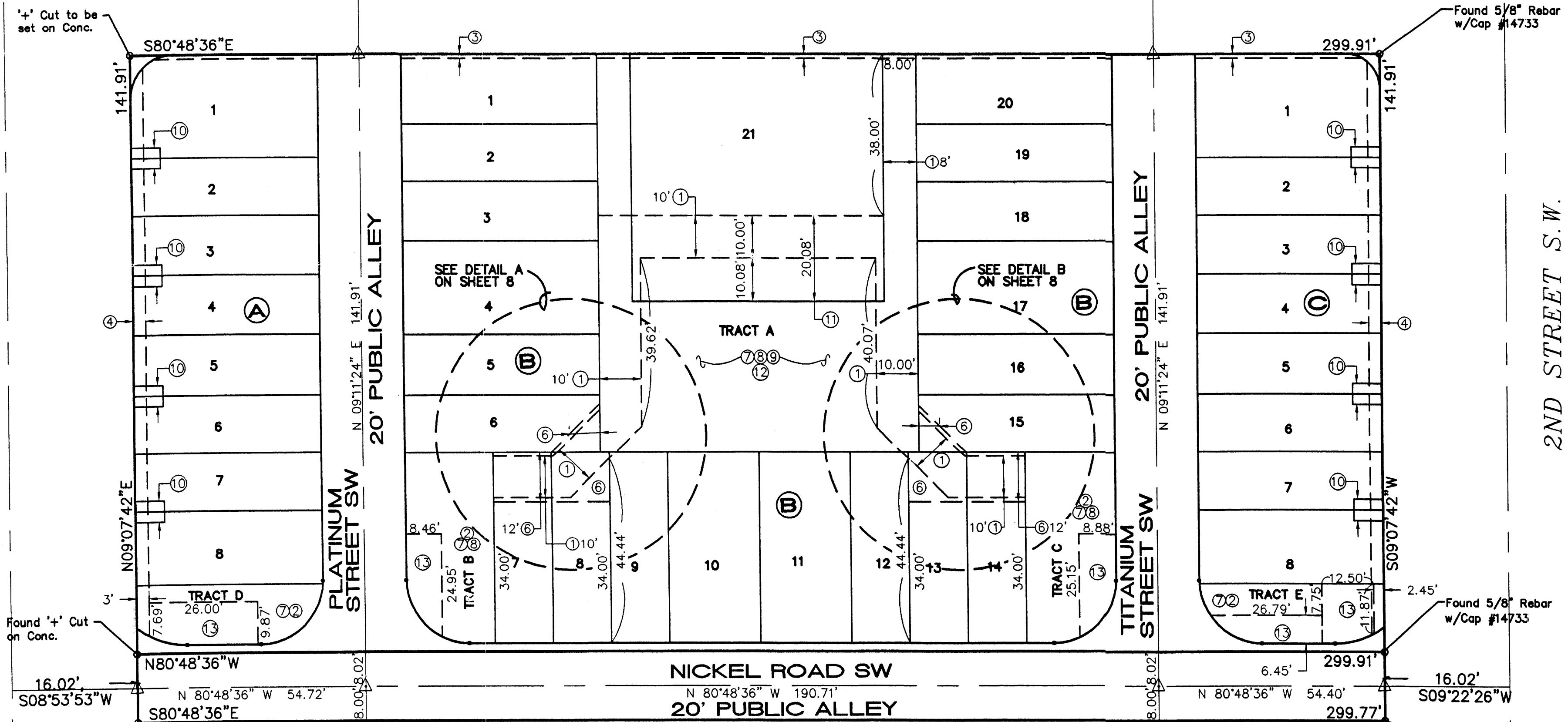
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

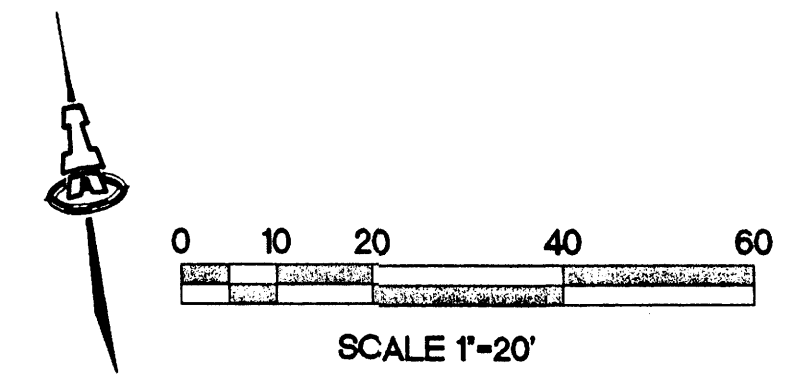
SILVER AVENUE S.W.
(60' R/W)

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
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LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

NOTES

- 1. SEE SHEET 7 FOR LINE & CURVE TABLE.
- 2. SEE SHEET 7 FOR EASEMENT LINE TABLE
- 3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
- 4. SEE SHEET 7 FOR LOT AREA TABLE

PLAT FOR SILVER TOWNHOMES

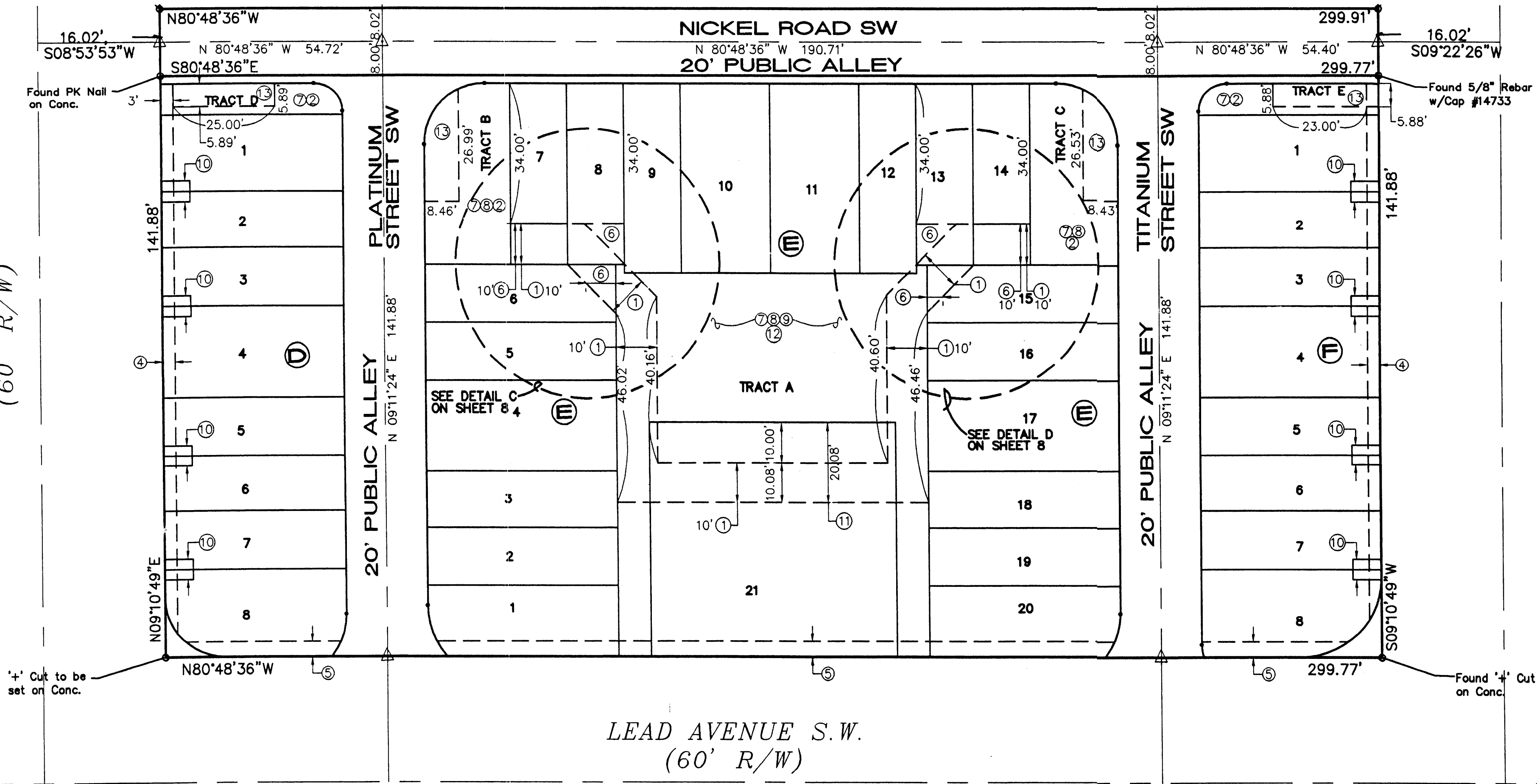
BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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tyPLAT R: \$42.00 B: 2008C P: 0262 M: Toulous Olivere, Bernalillo Cour



SCALE 1"=20'

EASEMENTS SOUTH 1/2

SHEET 6 OF 8

1582PT1.dwg

Nov 25, 2008

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for 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, pool (aboveground 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 or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

N. 09°10'49"E., 141.88 feet distant; thence,

N. 08°53'53"E., 16.02 feet distant; thence,

N. 09°07'42"E., 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street S.W. with said southerly right-of-way line of Silver Avenue S.W.; thence, leaving said easterly right-of-way line of Third Street S.W. and continuing along said southerly right-of-way line of Silver Avenue S.W.,

S. 80°48'36"E., 299.91 feet to the northeast corner and POINT OF BEGINNING.

Containing 2.0637 acres, more or less.

DOCH 2008130833

12/12/2008 09:08 AM Page: 7 of 8
PLAT R: 442.00 B: 2008C P: 0262 M. Toulouse Oliviera, Bernalillo Cour



DATA TABLES, EASEMENTS NOTES

**PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

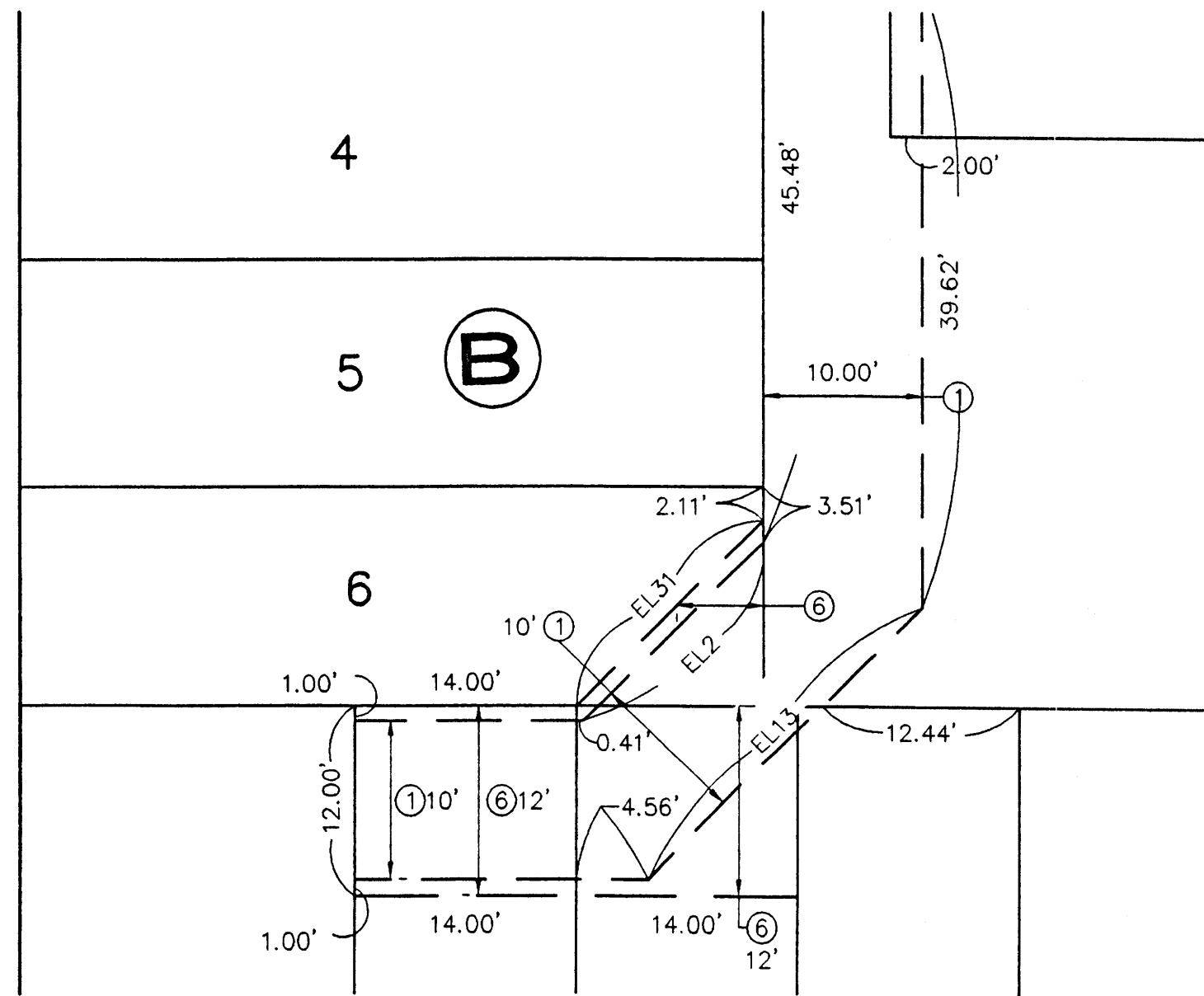
OCTOBER 2008

PROPOSED EASEMENTS

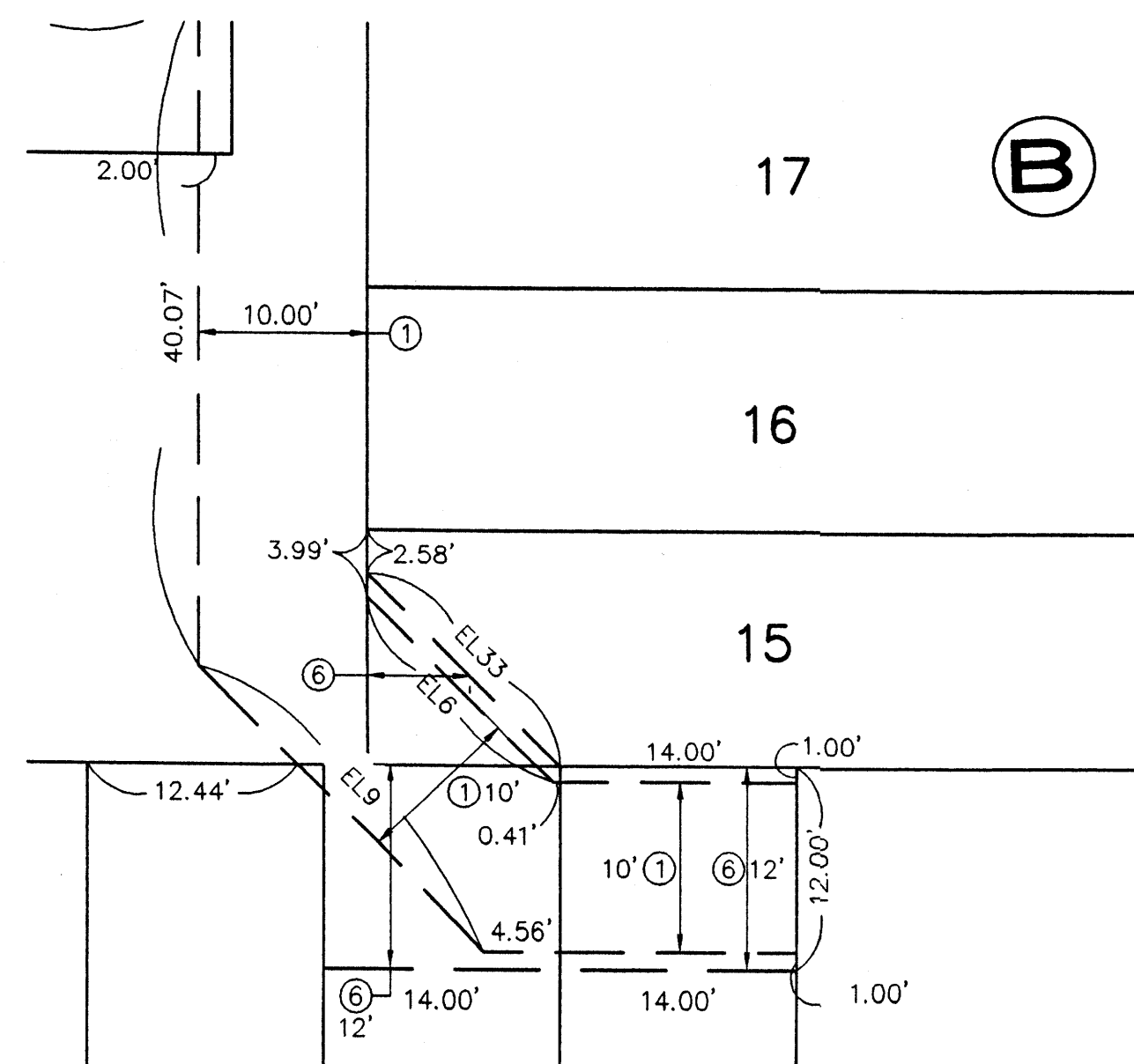
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- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

NOTES

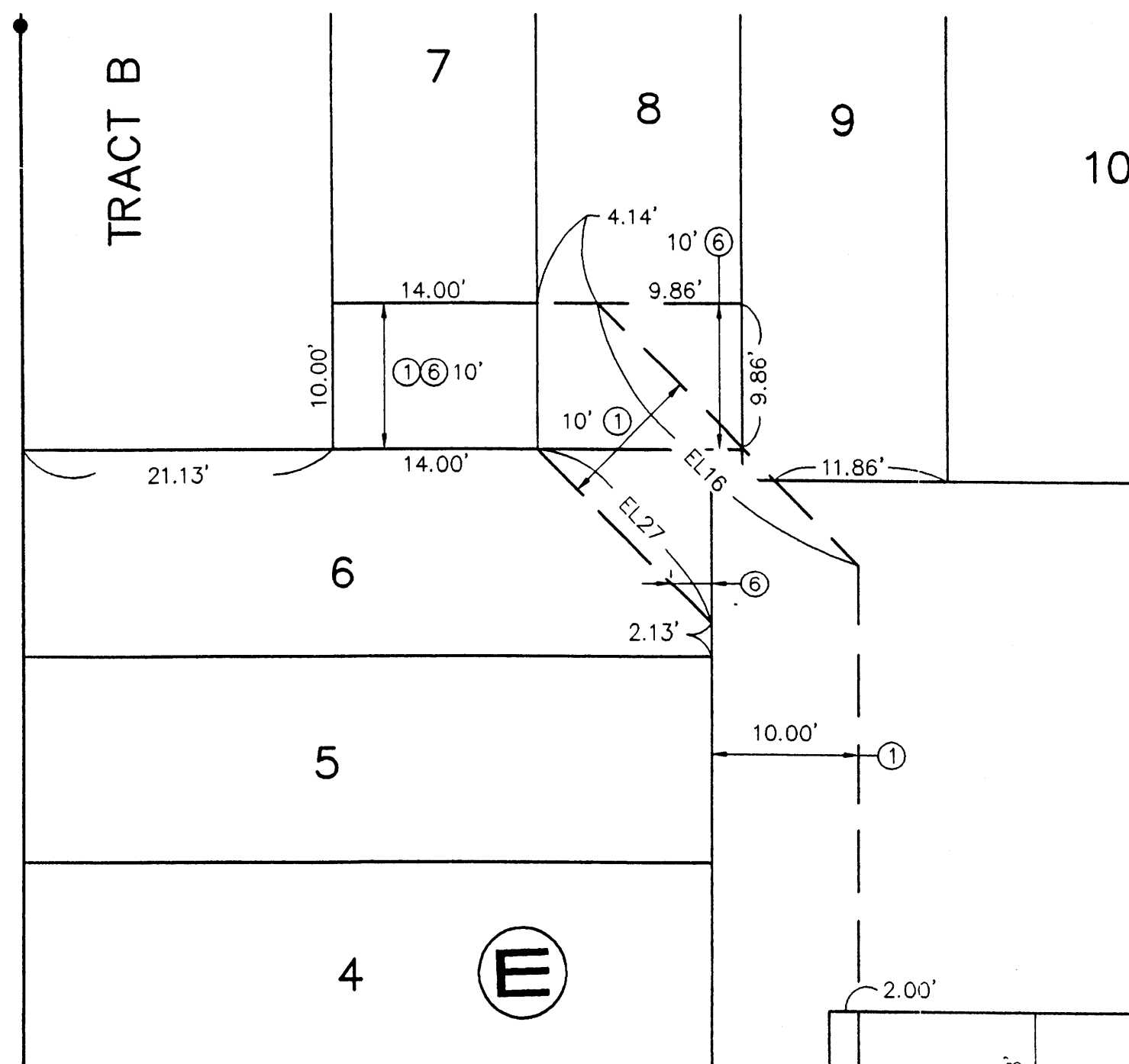
- 1. SEE SHEET 7 FOR LINE & CURVE TABLE.
- 2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
- 3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
- 4. SEE SHEET 7 FOR LOT AREA TABLE.



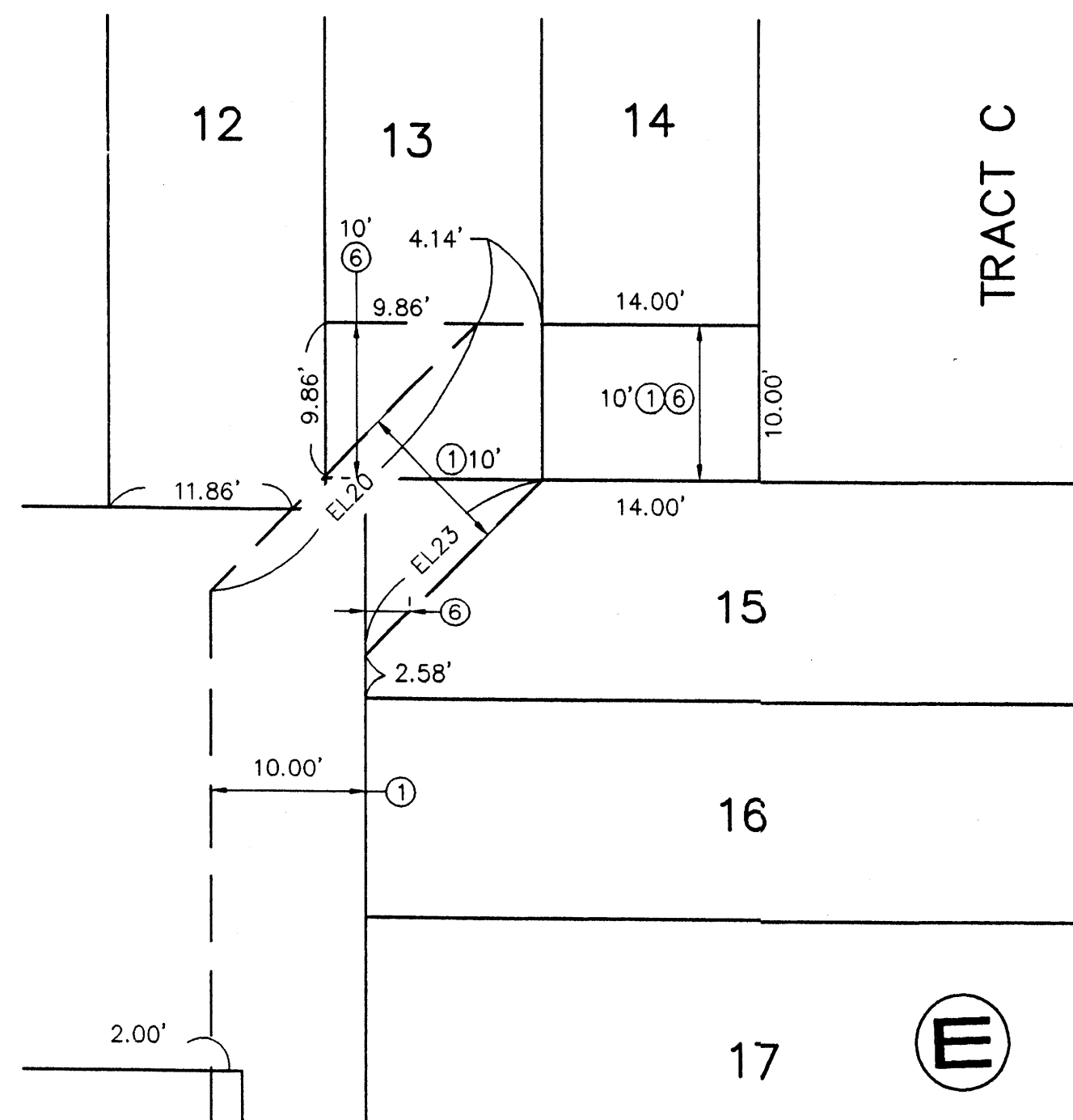
EASEMENT DETAIL A
1"=10'



EASEMENT DETAIL B
1"=10'



EASEMENT DETAIL C
1"=10'



EASEMENT DETAIL D
1"=10'

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SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 24
- Total Number of Lots created: 72
- Total Number of Tracts created: 10
- Gross Subdivision Acreage: 2.0637 Ac.
- Total Mileage of Full Width Streets Created: 0.1704 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone). Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.
 all being records of Bernalillo County, New Mexico.
- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- City Standard Utility Note II:
 ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466".
- ZONING: SU-3, Housing Focus.
- Subject land is located within Town of Albuquerque Grant, Projected Section 20 Township 10 North, Range 3 East, N.M.P.M.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to dedicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley.

RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155 ABO., NM 87194
 PHONE & FAX (505) 764-8891
 email - rgsc@flash.net

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:
 BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E., 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,
 S. 09°07'42"W., 141.91 feet distant; thence,
 S. 09°22'26"W., 16.02 feet distant; thence,
 S. 09°10'49"W., 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,
 N. 80°48'36"W., 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,
 CONTINUED ON SHEET 7

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

OWNER

ALVARADO-SG, LLC

Sean Gilligan
 Sean Gilligan, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on October 15, 2008 2008, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 2/12/2011
Sean J. Vogler
 Notary Public

**PLAT
 FOR
 SILVER
 TOWNHOMES**
 BEING A REPLAT OF
 LOTS 1 THRU 24, BLOCK 30
 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

APPROVALS

DRB PROJECT NO. 1003094
 APPLICATION NO.
 Utility Approvals

PNM ELECTRIC	DATE
PNM GAS	DATE
<i>Paul R. Deil</i>	10/16/08
QWEST	DATE
<i>Anne Babon</i>	10-16-08
COMCAST	DATE

City Approvals
M. B. Hal
 CITY SURVEYOR 10-22-08
 DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

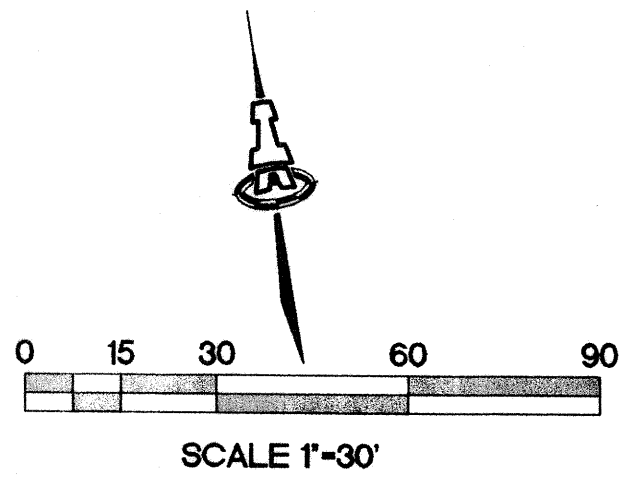
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."



Rex Vogler
 Rex Vogler, P.S. No. 10466
 Date: 10/22/08



A.C.S. Sta. '18-K14'
 X=381330.57
 Y=1485990.88
 Gnd./Grid Fact.=0.99967846
 Delta Alpha=-0°13'41"
 NM S.P.C., Cent.Zone, NAD27
 Elev= 4960.723 (SLD 1929)

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF
 LOTS 1 THRU 24, BLOCK 30
 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

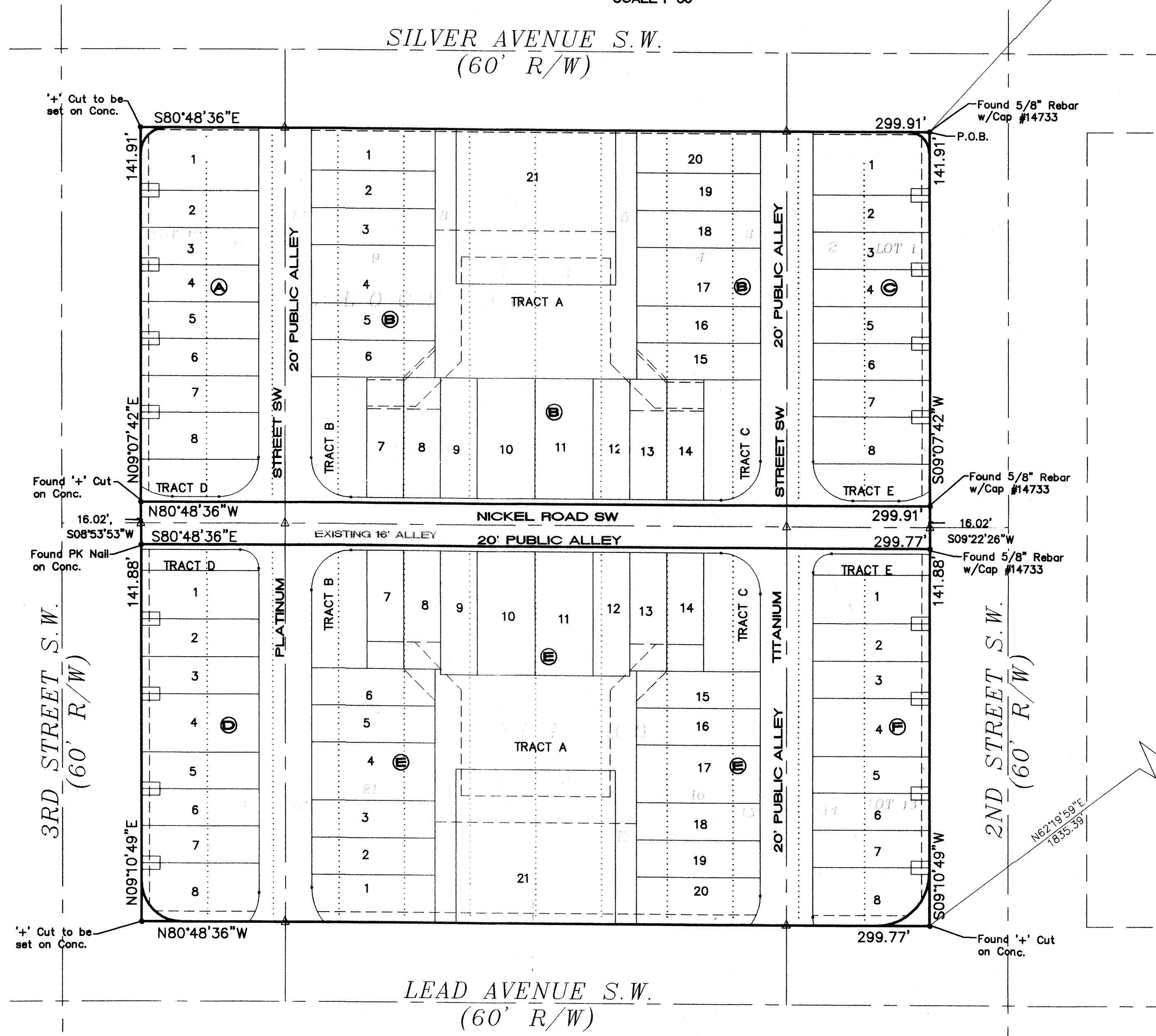
AUGUST 2008

LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 24 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
4. SEE SHEET 7 FOR LOT AREA TABLE.



A.C.S. Sta. '6-K14R'
 X=382162.22
 Y=1485941.10
 Gnd./Grid Fact.=0.99967824
 Delta Alpha=-0°13'35"
 NM S.P.C., Cent.Zone, NAD27
 Elev= 4968.765 (SLD 1929)

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF
 LOTS 1 THRU 24, BLOCK 30
 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

LEGEND

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- (A) BLOCK IDENTIFICATION
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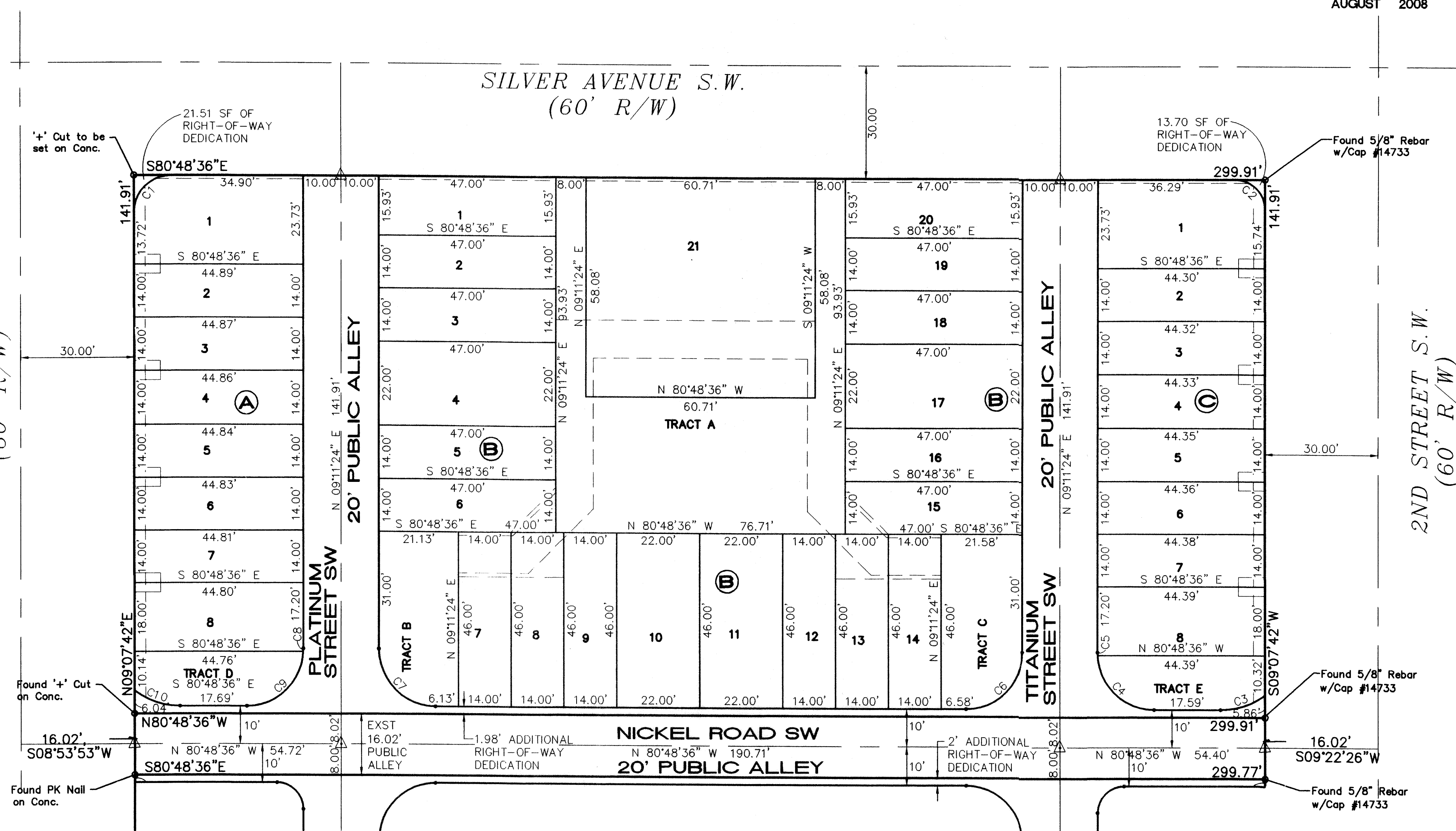
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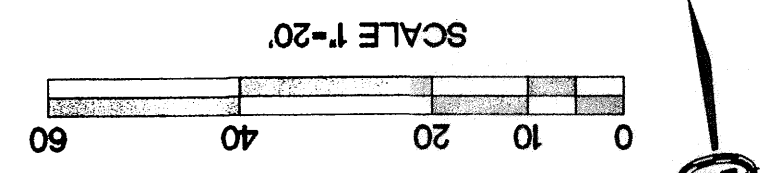
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3RD STREET S.W.
 (60' R/W)

SILVER AVENUE S.W.
 (60' R/W)

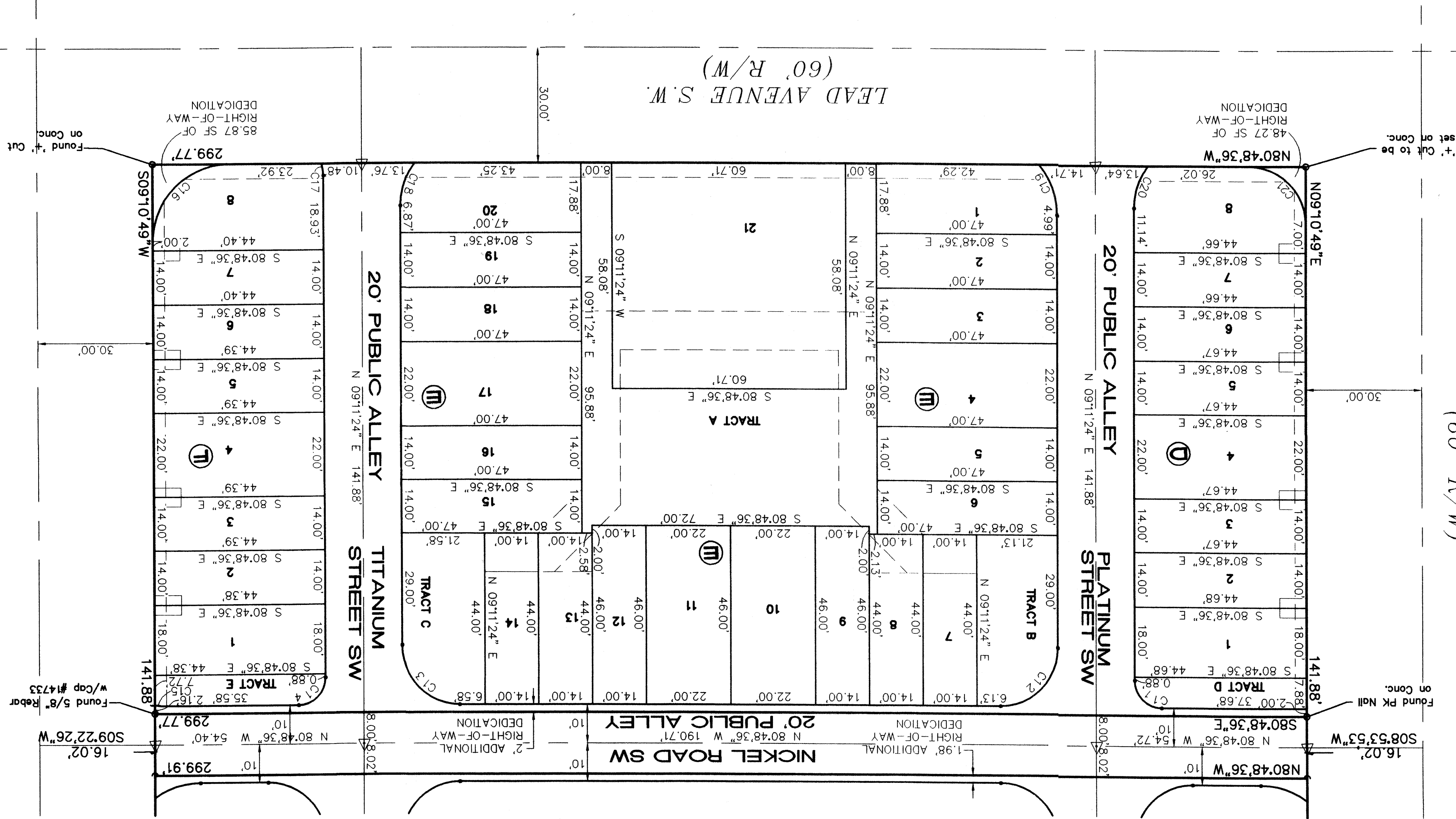
2ND STREET S.W.
 (60' R/W)





2ND STREET S.W.
 (60' R/W)

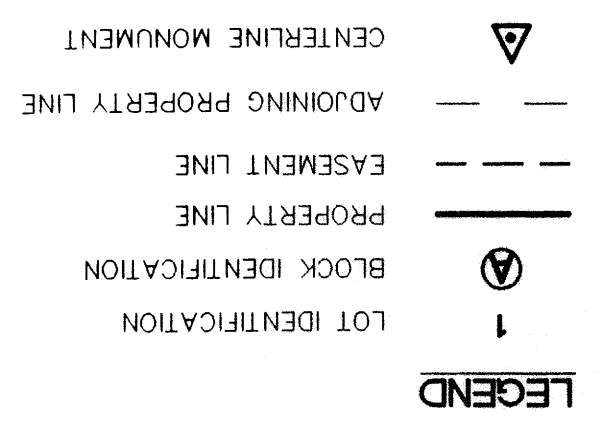
3RD STREET S.W.
 (60' R/W)



AUGUST 2008

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE
 LOTS 1 THRU 24, BLOCK 30
 BEING A REPLAT OF
 TOWNHOMES
 SILVER
 FOR
 PLAT



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EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

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- ② BLANKET PUE TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
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PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

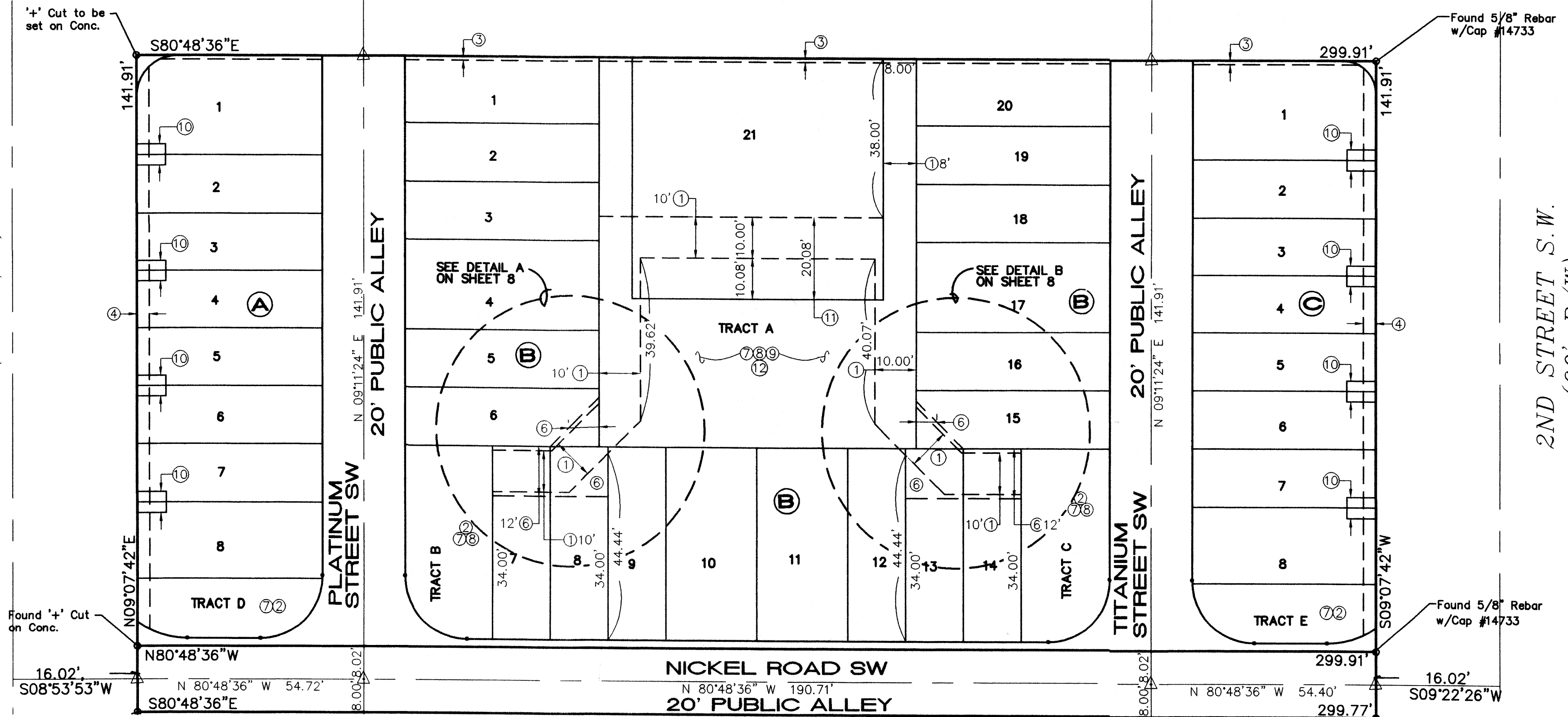
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

SILVER AVENUE S.W.
(60' R/W)

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



SCALE 1"=20'

EASEMENTS NORTH 1/2

SHEET 5 OF 8

EXISTING EASEMENTS

NONE

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PLAT FOR SILVER TOWNHOMES

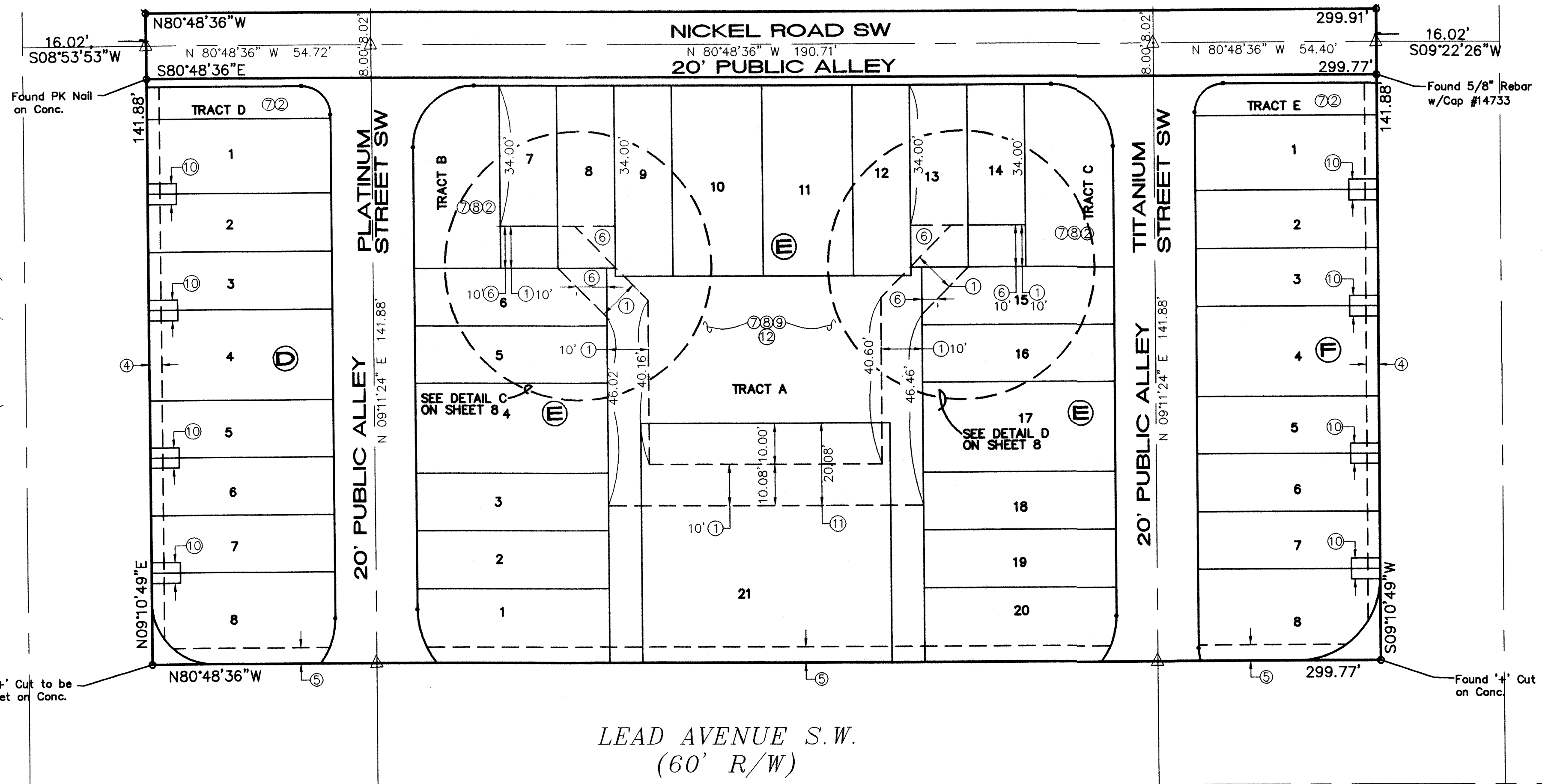
BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

3RD STREET S.W. (60' R/W)

2ND STREET S.W. (60' R/W)



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**PLAT
FOR
SILVER
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BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. [Cable Company] or the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for 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, pool (aboveground 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 or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1
 N. 09°10'49"E., 141.88 feet distant; thence,
 N. 08°53'53"E., 16.02 feet distant; thence,
 N. 09°07'42"E., 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street S.W. with said southerly right-of-way line of Silver Avenue S.W.; thence, leaving said easterly right-of-way line of Third Street S.W. and continuing along said southerly right-of-way line of Silver Avenue S.W.,
 S. 80°48'36"E., 299.91 feet to the northeast corner and POINT OF BEGINNING.

Containing 2.0637 acres, more or less.

**PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

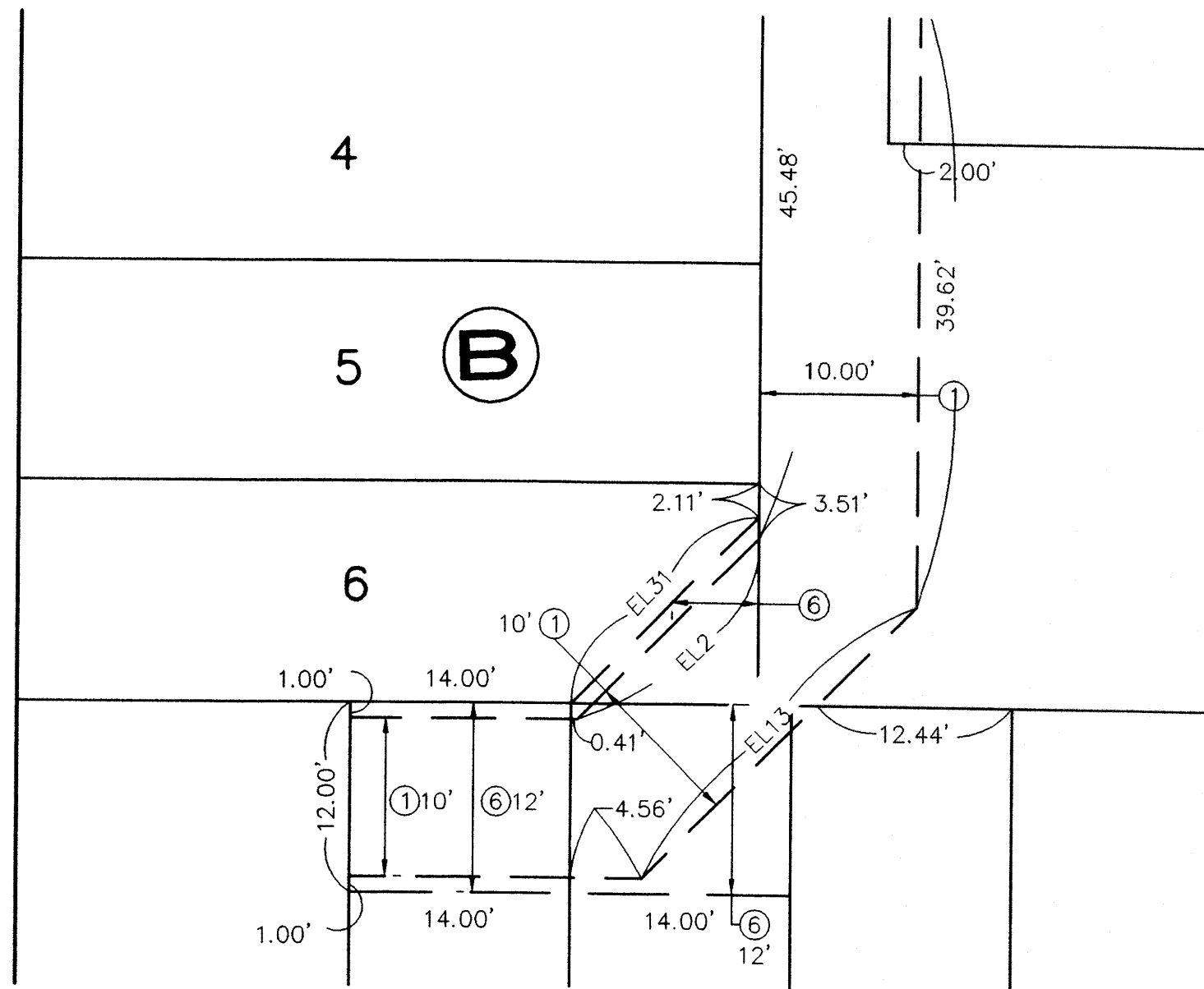
OCTOBER 2008

PROPOSED EASEMENTS

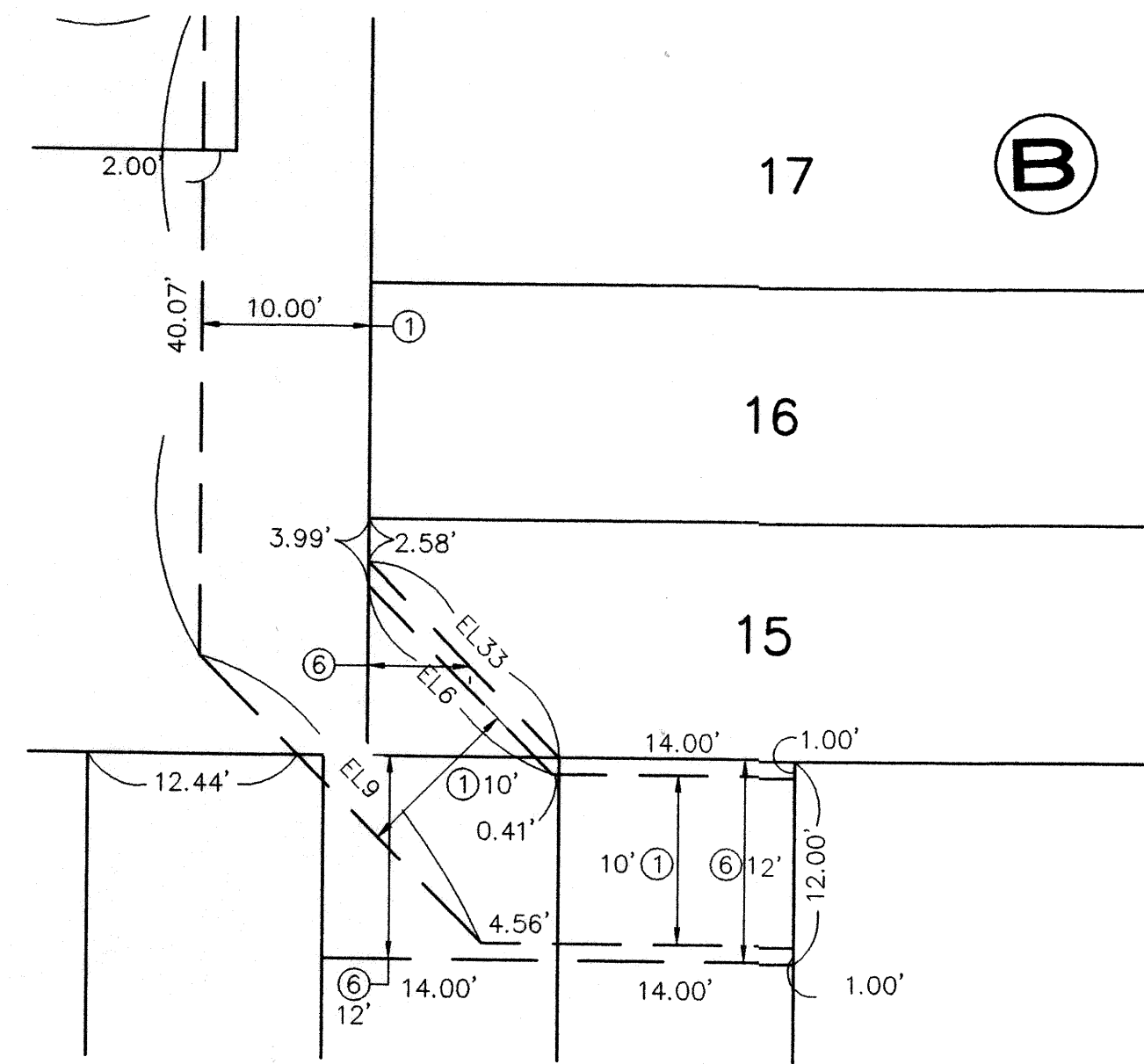
- ① PUE TO BE GRANTED BY THIS PLAT.
- ② BLANKET PUE TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑩ 5'X7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

NOTES

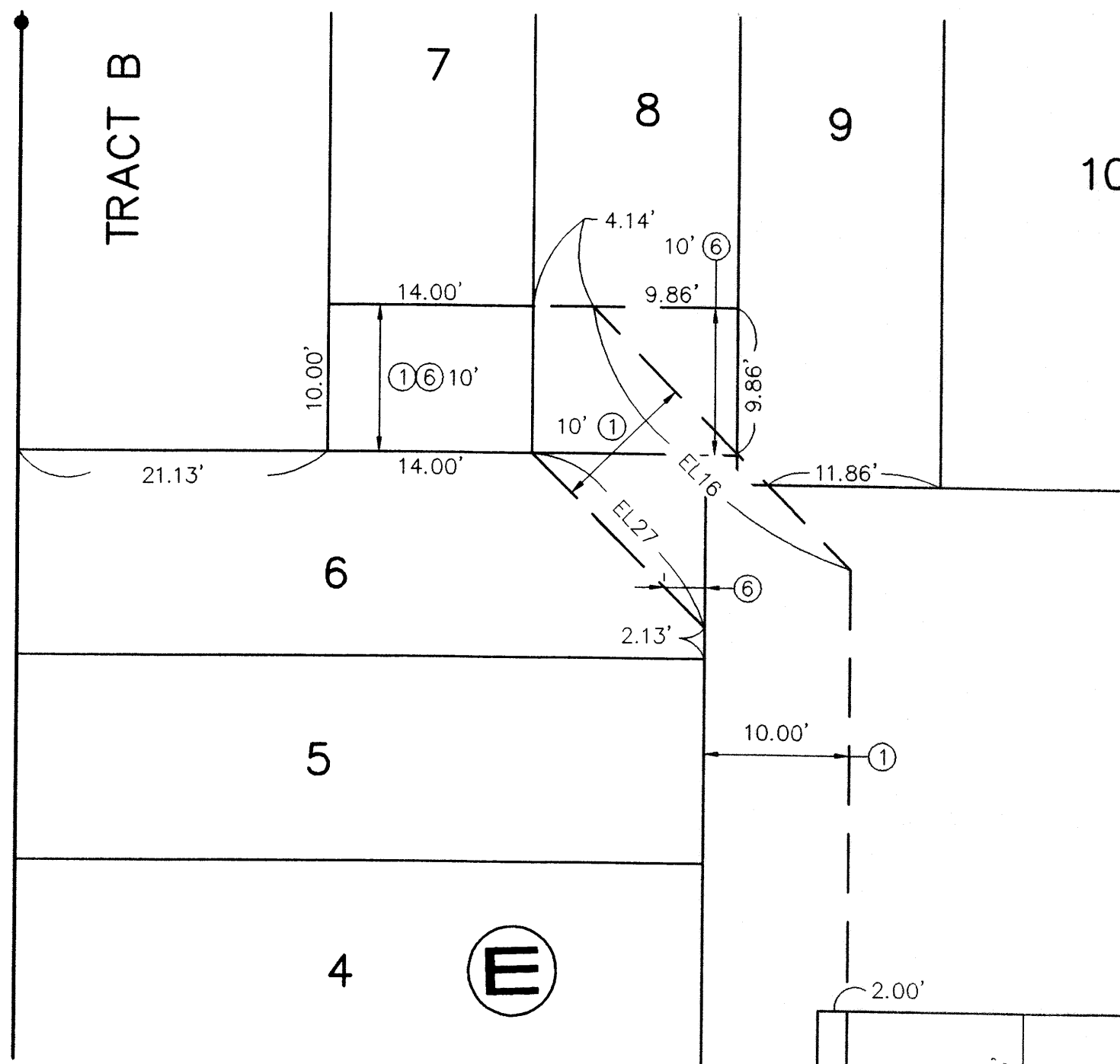
1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
4. SEE SHEET 7 FOR LOT AREA TABLE.



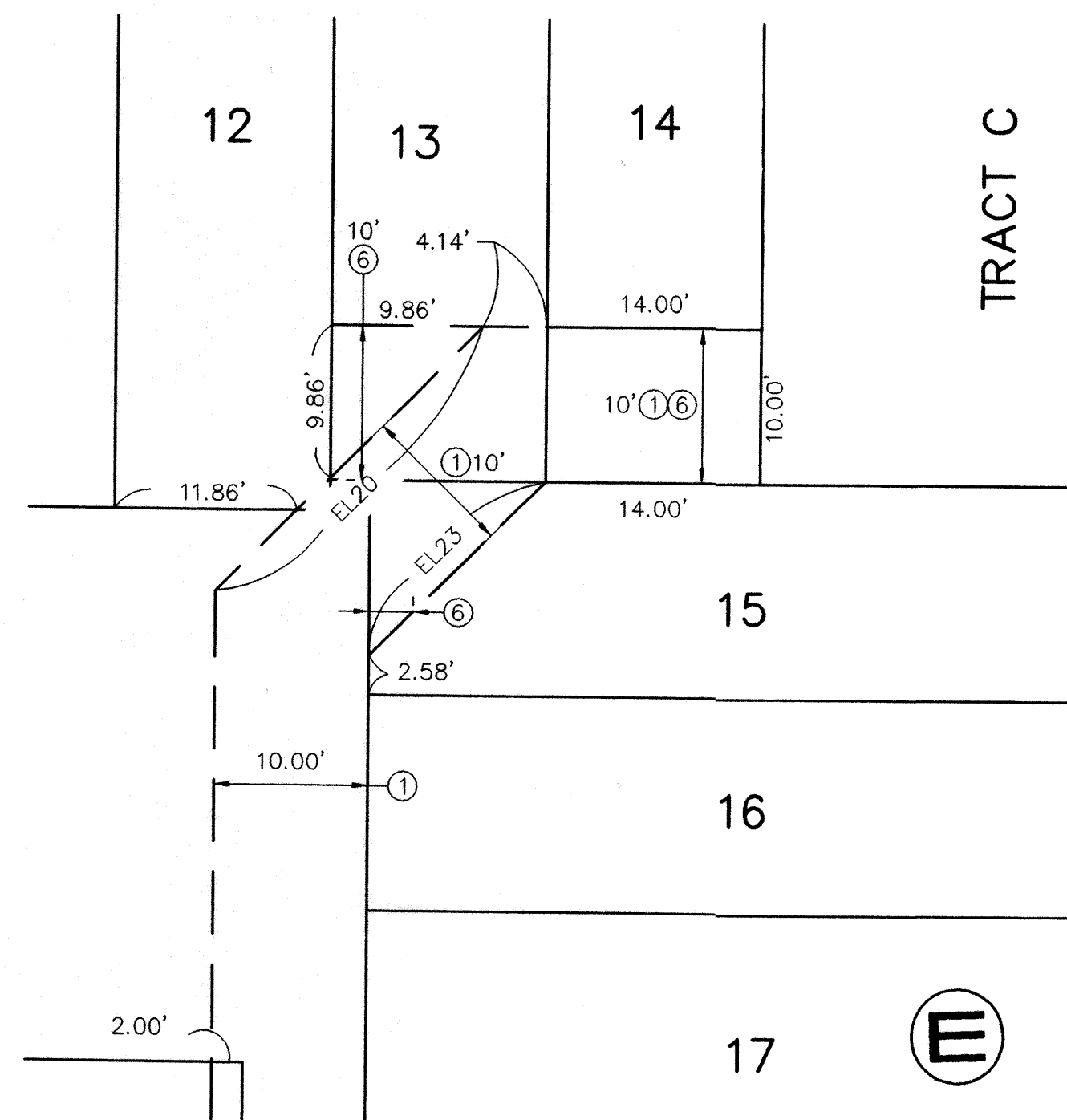
EASEMENT DETAIL A
1"=10'



EASEMENT DETAIL B
1"=10'



EASEMENT DETAIL C
1"=10'



EASEMENT DETAIL D
1"=10'

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SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 24
2. Total Number of Lots created: 72
3. Total Number of Tracts created: 10
4. Gross Subdivision Acreage: 2.0637 Ac.
5. Total Mileage of Full Width Streets Created: 0.1704 mi.
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone). Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats of record entitled:

"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140:

all being records of Bernalillo County, New Mexico.
10. Field Survey performed in January of 2007.
11. Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
12. Address of Property: None provided.
13. City Standard Utility Note II:
ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
14. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466".
15. ZONING: SU-3, Housing Focus.
16. Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to (Recorded on 12/12/08, BK. 2008C, Pg. 262) indicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley.

AMENDMENT NOTE

Plat amended to provide alternate easement description of easement note 10 Shts. 5 & 6 of 8.

RIO GRANDE SURVEYING CO., PC

P.O. BOX 7155 ABQ., NM 87194
PHONE & FAX (505) 764-8891
email - rgsc@flash.net

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:

BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E., 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,

S. 09°07'42"W., 141.91 feet distant; thence,
S. 09°22'26"W., 16.02 feet distant; thence,
S. 09°10'49"W., 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,
N. 80°48'36"W., 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,
CONTINUED ON SHEET 7

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

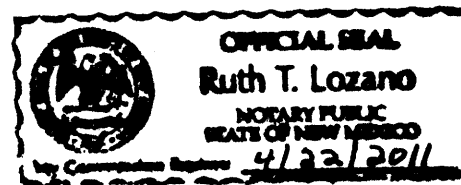
OWNER

ALVARADO-SG, LLC

Sean Gilligan
Sean Gilligan, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

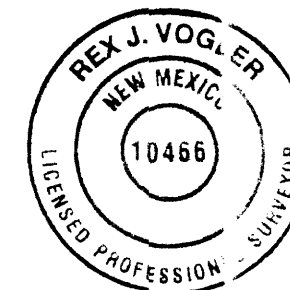


This instrument was acknowledged before me on September 21, 2009, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 04/22/2011
Ruth T. Lozano
Notary Public

SUBDIVISION DATA / NOTES (CONT'D.)

17. No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected 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.
18. At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefitting property owners."



**AMENDED
PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

APPROVALS

DRB PROJECT NO. 1003094
APPLICATION NO.
Utility Approvals

PNM ELECTRIC	DATE
PNM GAS	DATE
QWEST	DATE
COMCAST	DATE
City Approvals	
<i>R. B. Hat</i> CITY SURVEYOR	<u>9-28-09</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Rex Vogler
Rex Vogler, P.S. No. 10466
Date Sept. 28, 2009

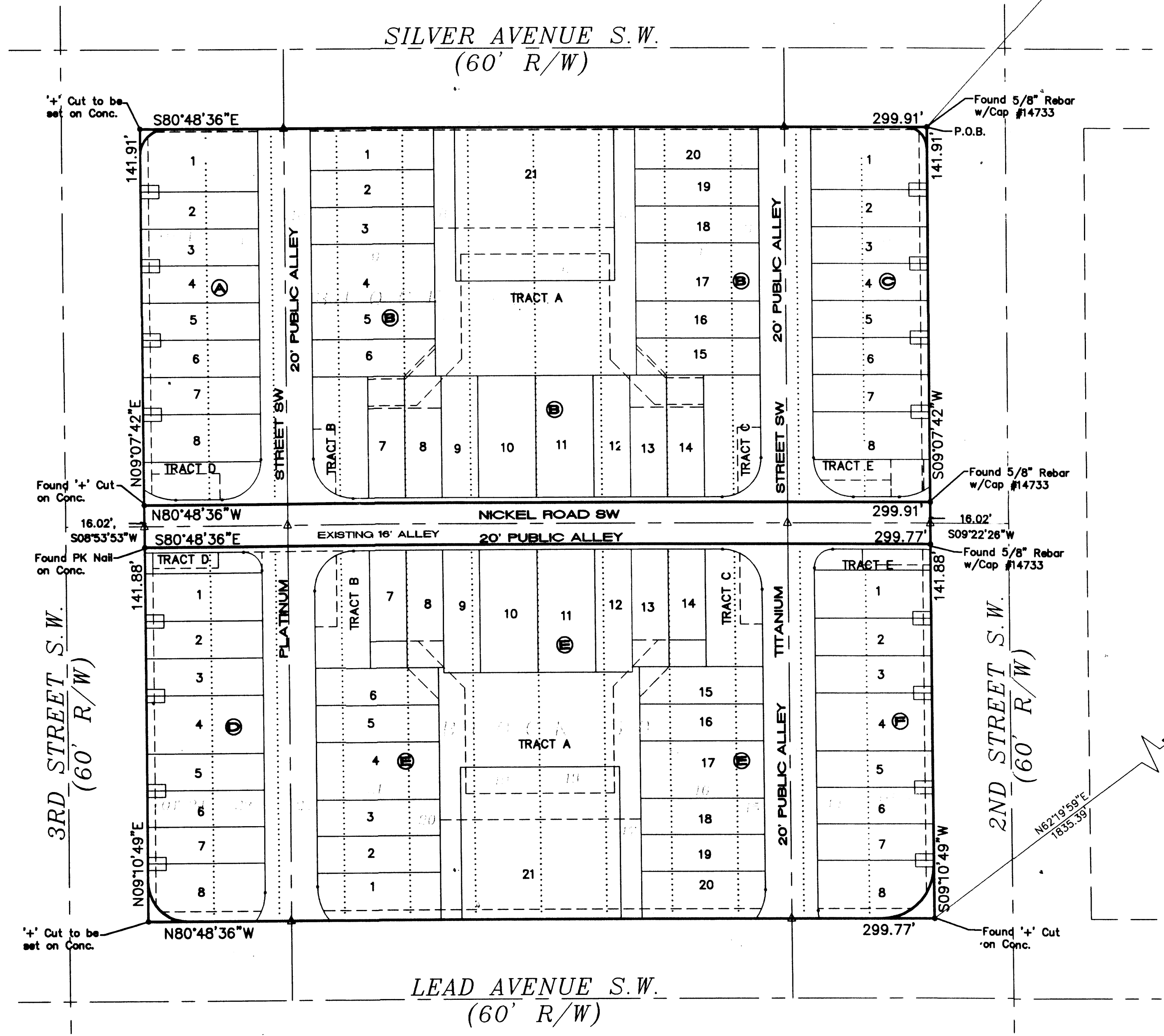
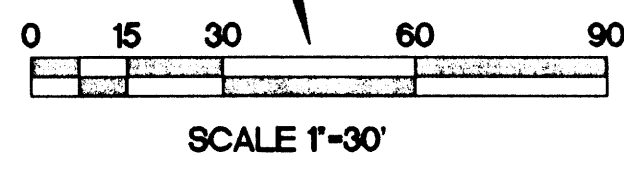
AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

A.C.S. Sta. '18-K14'
X=381330.57
Y=1485990.88
Gnd./Grid Fact.=0.99967846
Delta Alpha=-0'13'41"
NM S.P.C., Cent.Zone, NAD27
Elev= 4960.723 (SLD 1929)



LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

A.C.S. Sta. '6-K14R'
X=382162.22
Y=1485941.10
Gnd./Grid Fact.=0.99967824
Delta Alpha=-0'13'35"
NM S.P.C., Cent.Zone, NAD27
Elev= 4968.765 (SLD 1929)

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AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
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- △ CENTERLINE MONUMENT

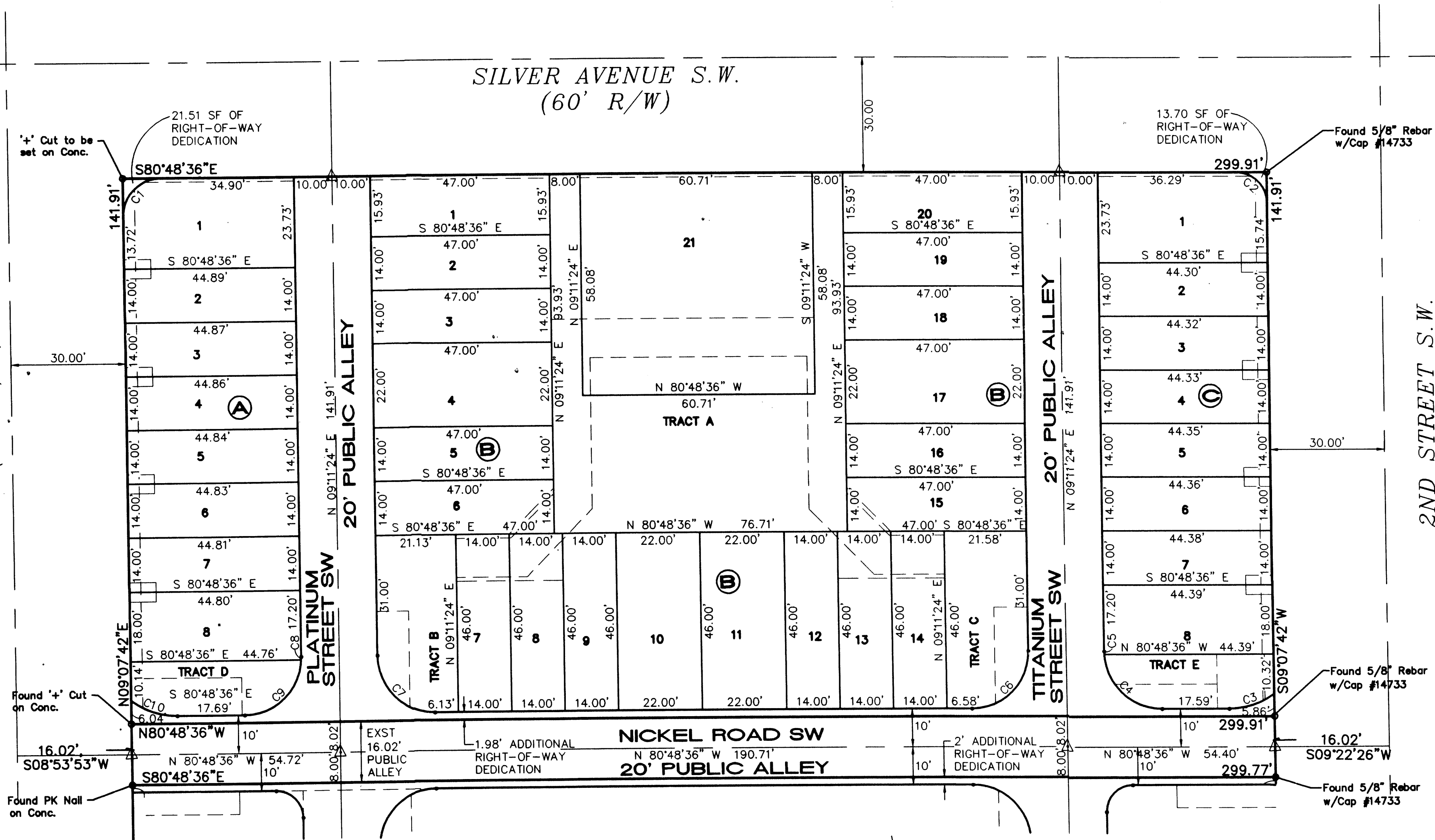
NOTES

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3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

SILVER AVENUE S.W.
(60' R/W)

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



21.51 SF OF RIGHT-OF-WAY DEDICATION

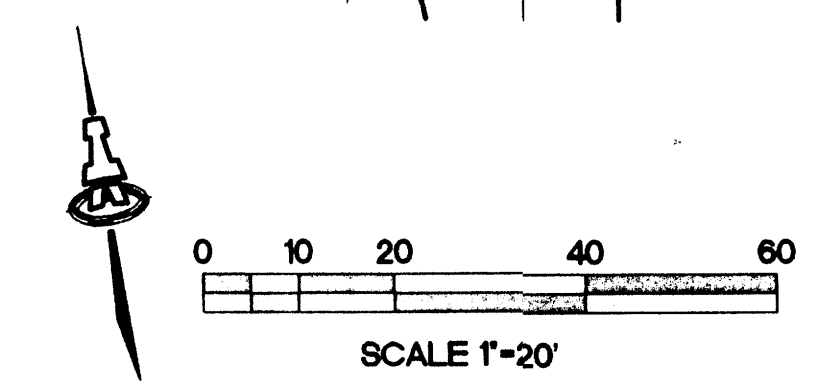
13.70 SF OF RIGHT-OF-WAY DEDICATION

Found '+' Cut on Conc.

Found 5/8" Rebar w/Cap #14733

Found PK Nail on Conc.

Found 5/8" Rebar w/Cap #14733



NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
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- (Δ) CENTERLINE MONUMENT

**AMENDED
PLAT
FOR
SILVER
TOWNHOMES**

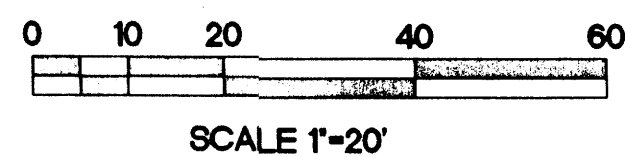
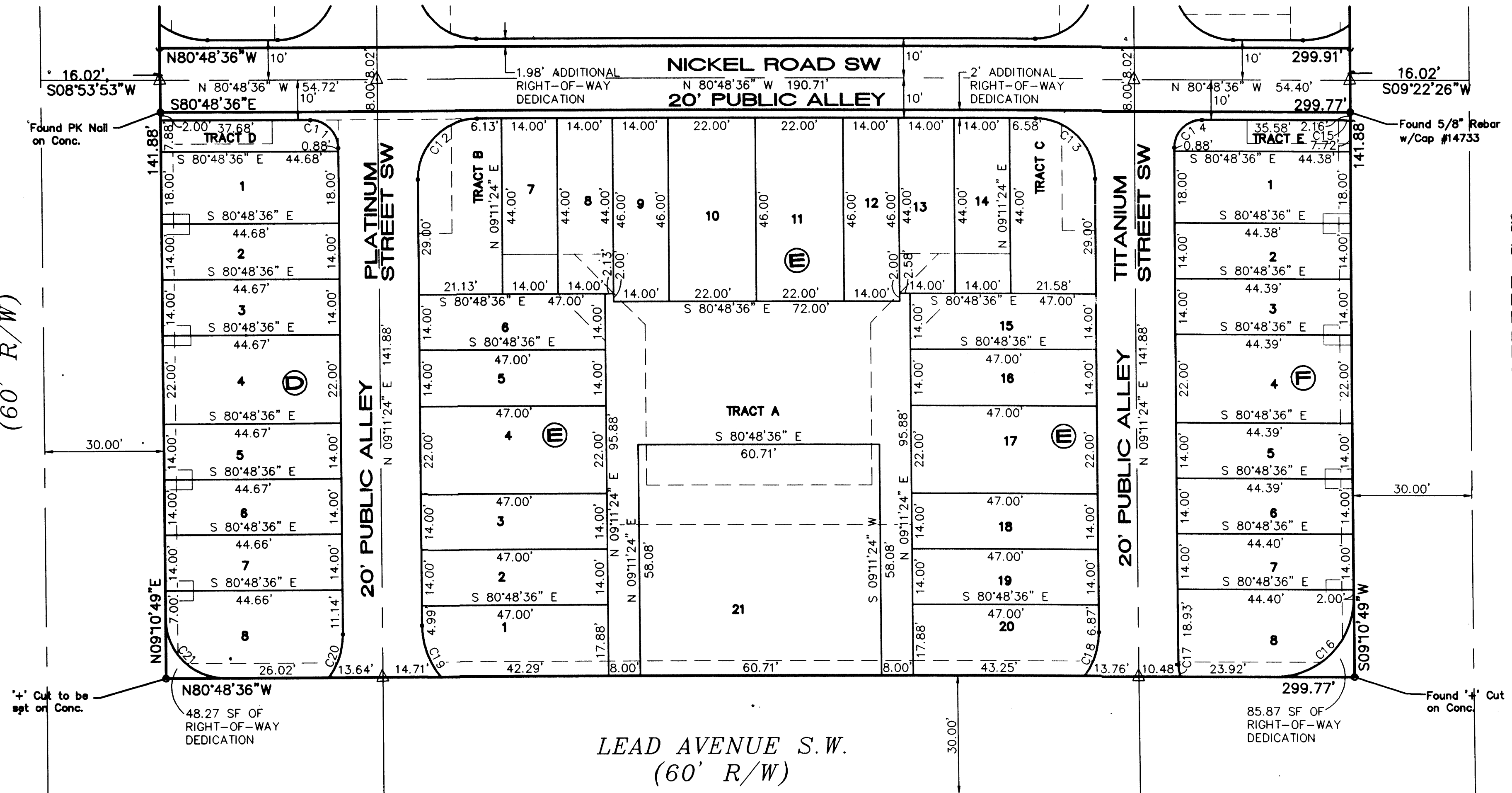
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BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
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- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑩ ~~5'x7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.~~

AMENDED EASEMENT NOTE 10

5' WIDE PRIVATE DRAINAGE EASEMENT EXTENDING FROM THE PUBLIC RIGHT-OF-WAY LINE TO THE FACE OF THE STRUCTURE ON EACH LOT AS SHOWN. TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5 FEET ON EACH SIDE OF THE SHOWN LOT LINE.

- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO BY FINAL PLAT.

LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

NOTES

- 1. SEE SHEET 7 FOR LINE & CURVE TABLE.
- 2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
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AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

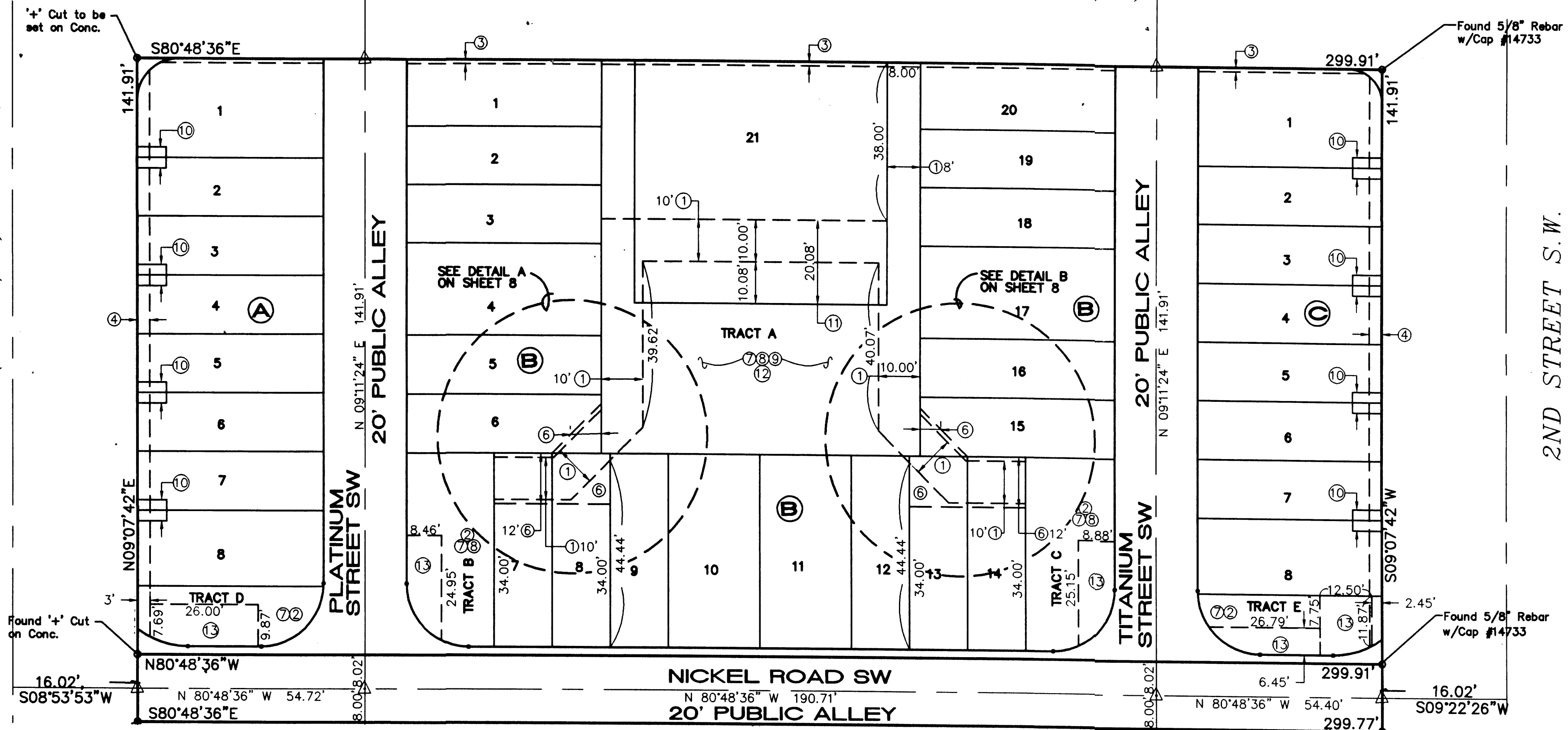
SEPTEMBER 2009

3RD STREET S.W.
(60' R/W)

SILVER AVENUE S.W.
(60' R/W)

SILVER AVENUE S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
 - ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
 - ⑩ ~~5'x7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.~~
- AMENDED EASEMENT NOTE 10**
 5' WIDE PRIVATE DRAINAGE EASEMENT EXTENDING FROM THE PUBLIC RIGHT-OF-WAY LINE TO THE FACE OF THE STRUCTURE ON EACH LOT AS SHOWN. TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5 FEET ON EACH SIDE OF THE SHOWN LOT LINE.
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.

- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO BY FINAL PLAT.

LEGEND

- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

NOTES

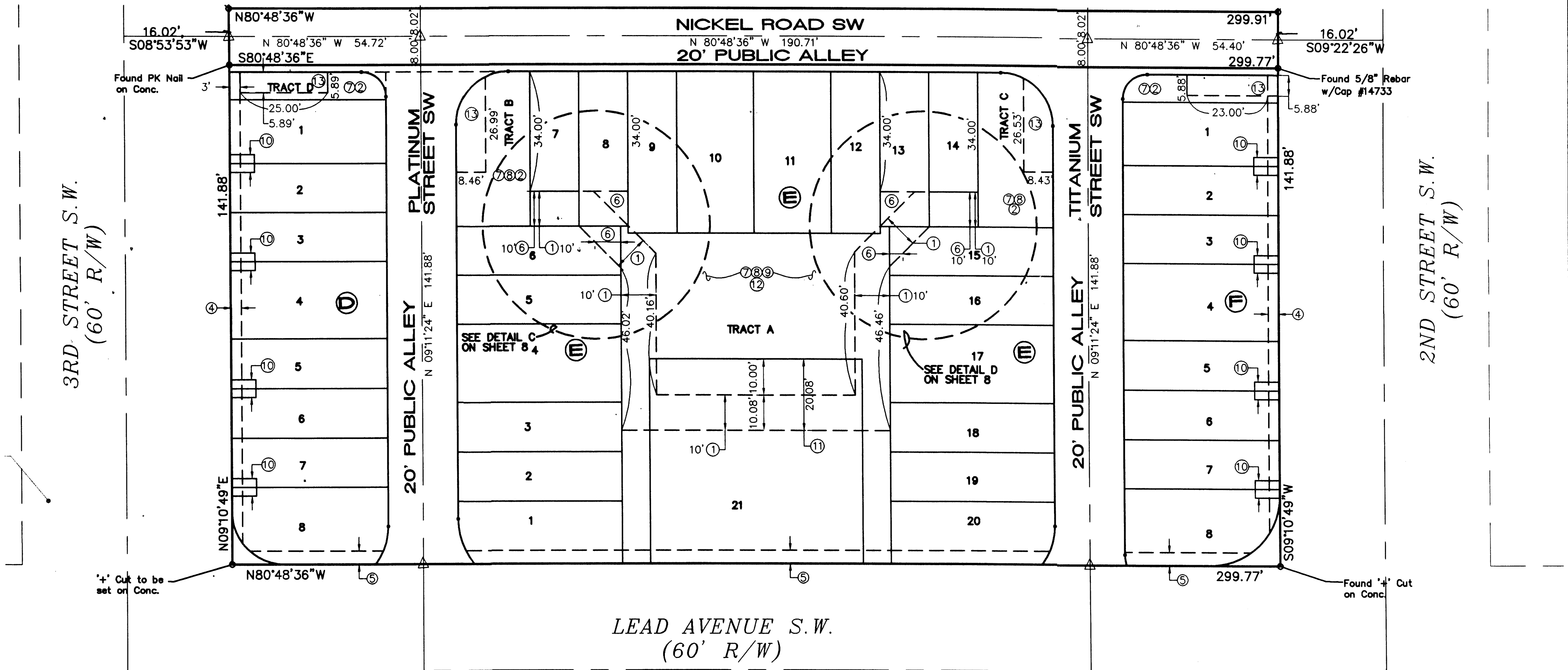
- 1. SEE SHEET 7 FOR LINE & CURVE TABLE.
- 2. SEE SHEET 7 FOR EASEMENT LINE TABLE
- 3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
- 4. SEE SHEET 7 FOR LOT AREA TABLE

AMENDED PLAT FOR SILVER TOWNHOMES

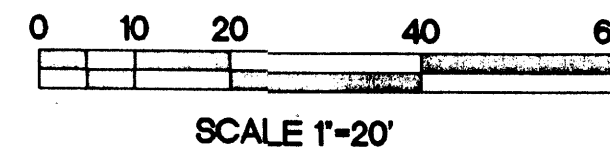
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CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009



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**AMENDED
PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

N. 09°10'49"E., 141.88 feet distant; thence,
N. 08°53'53"E., 16.02 feet distant; thence,
N. 09°07'42"E., 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street S.W. with said southerly right-of-way line of Silver Avenue S.W.; thence, leaving said easterly right-of-way line of Third Street S.W. and continuing along said southerly right-of-way line of Silver Avenue S.W.,
S. 80°48'36"E., 299.91 feet to the northeast corner and POINT OF BEGINNING.

Containing 2.0637 acres, more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for 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, pool (aboveground 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 or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

**AMENDED
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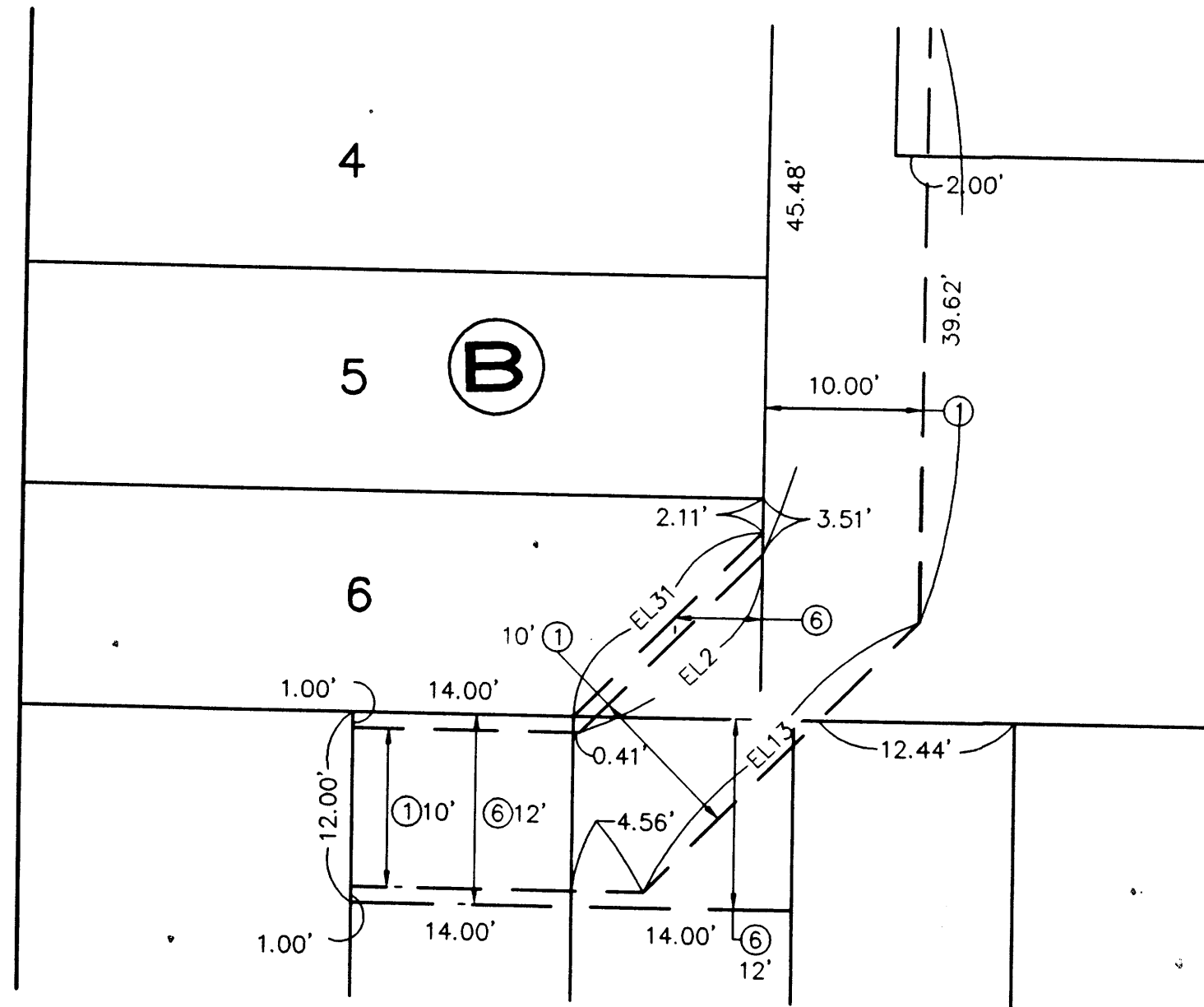
SEPTEMBER 2009

PROPOSED EASEMENTS

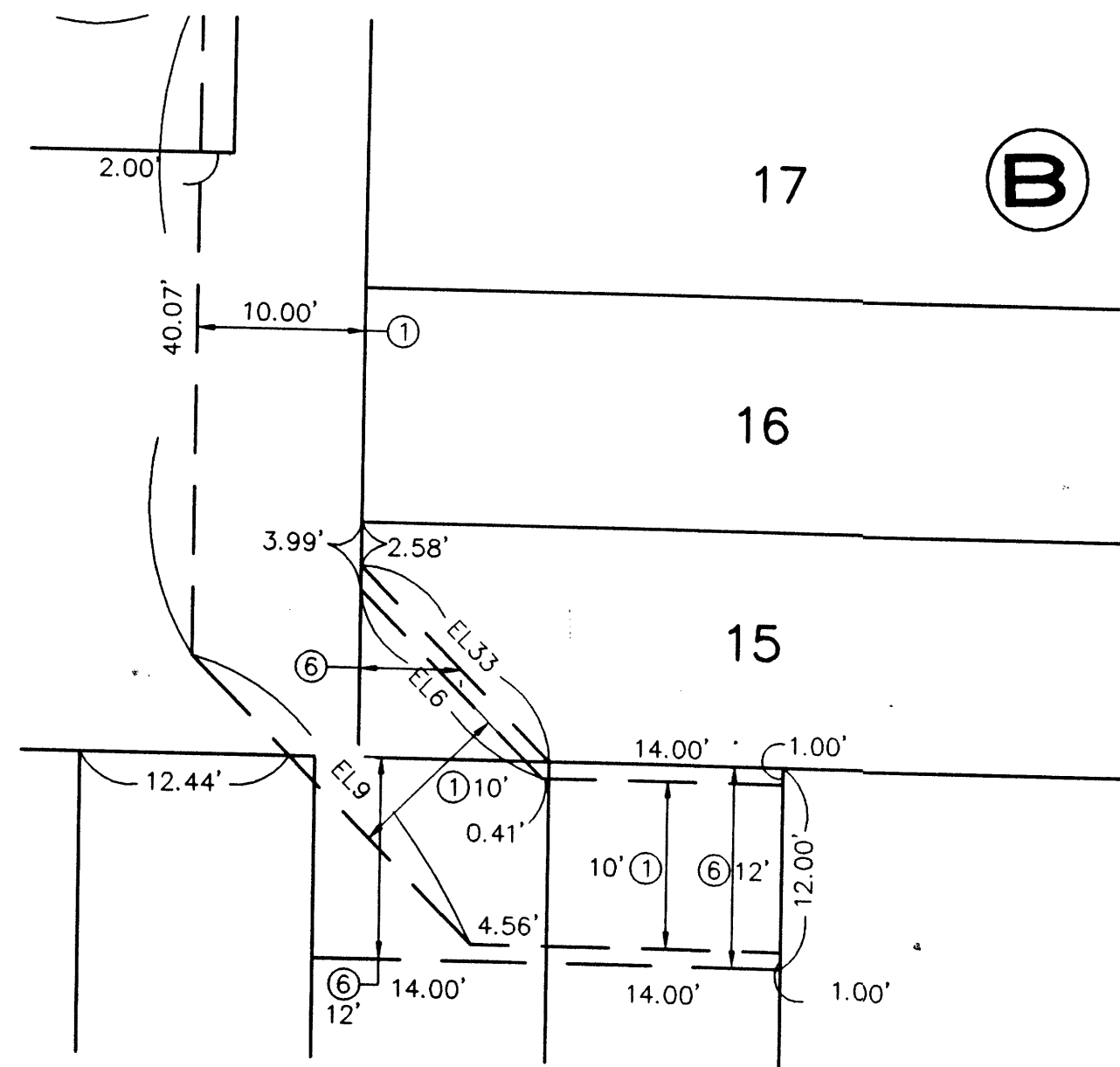
- ① PUE TO BE GRANTED BY THIS PLAT.
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NOTES

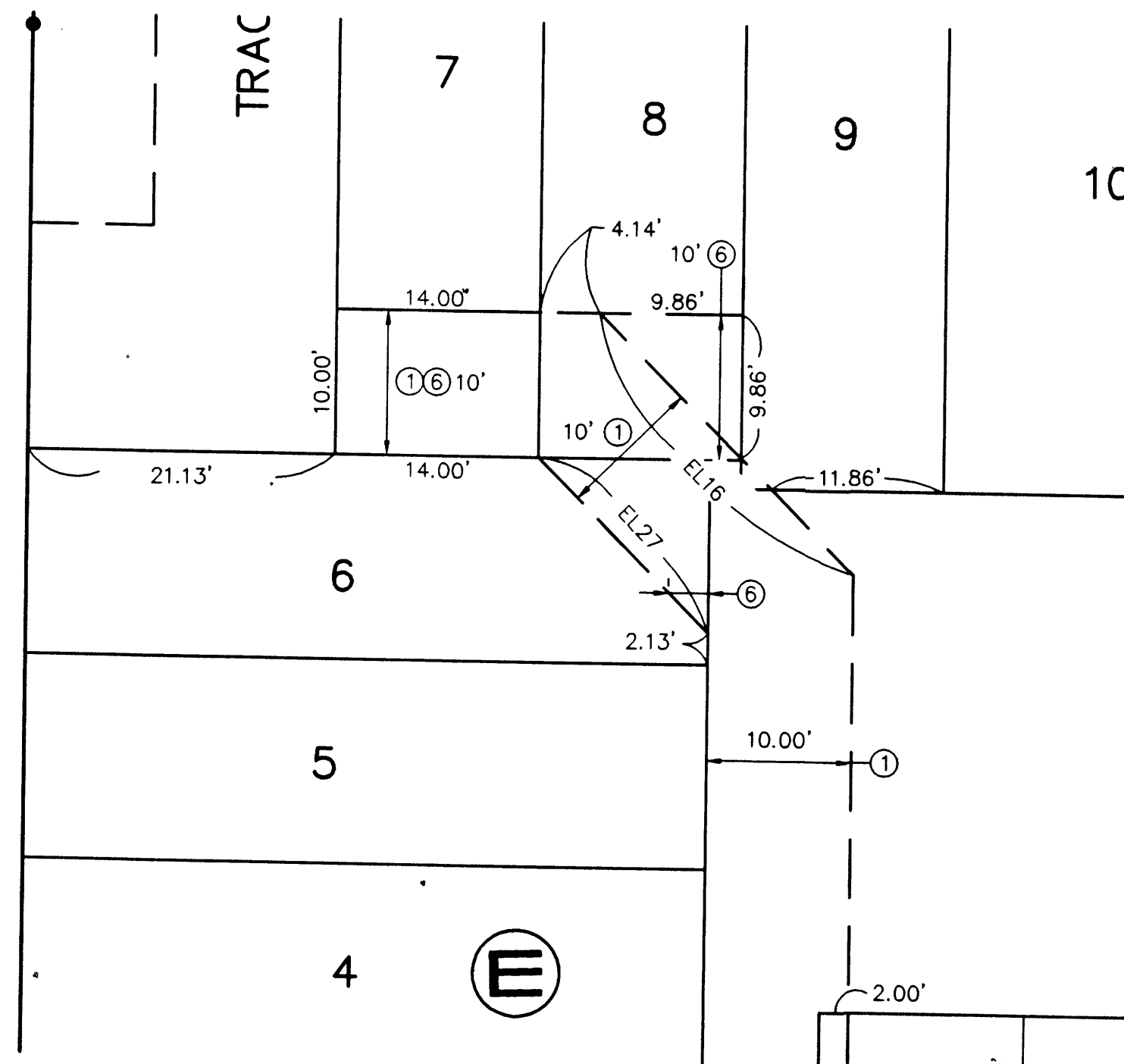
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4. SEE SHEET 7 FOR LOT AREA TABLE



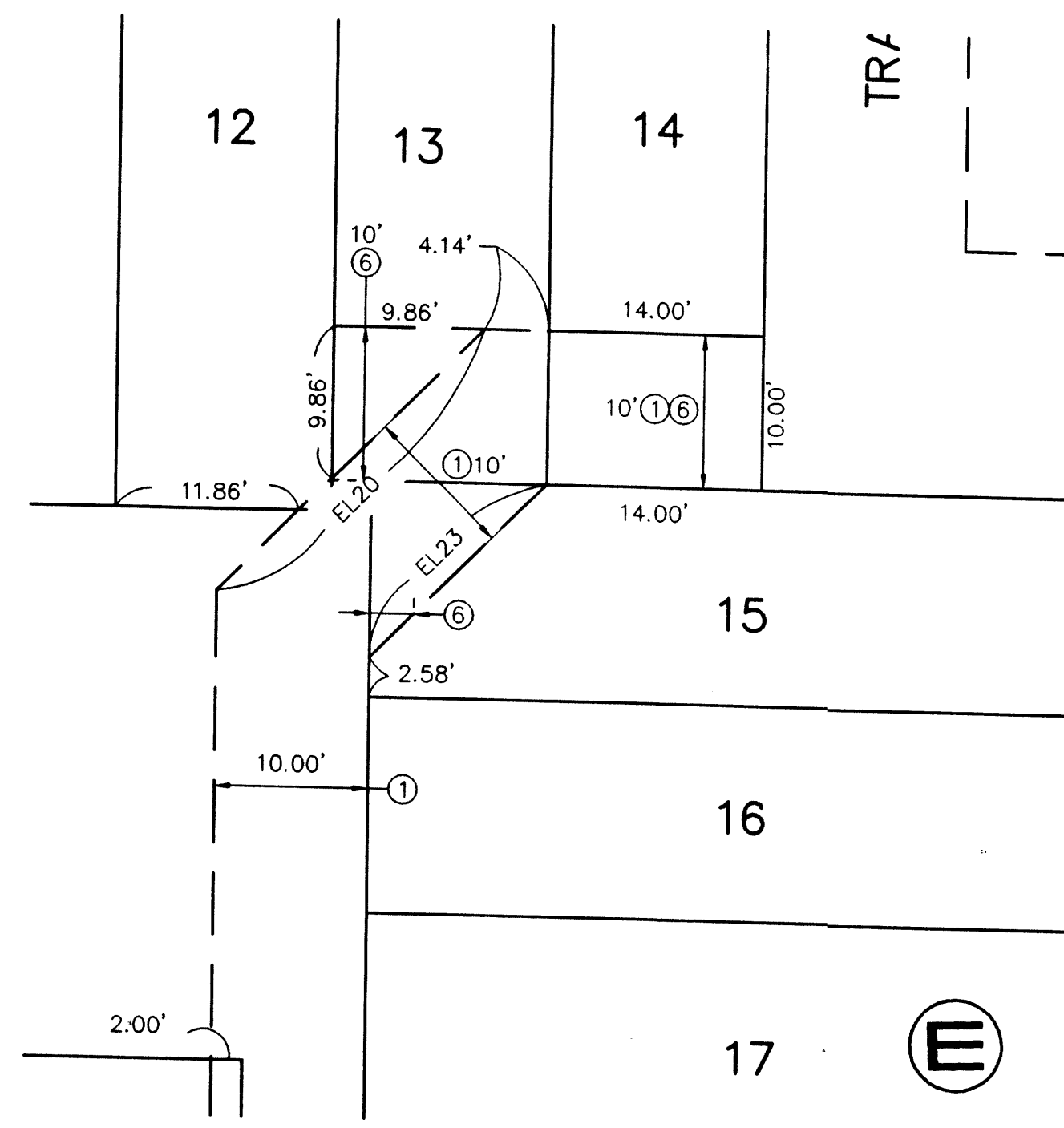
EASEMENT DETAIL A
1"=10'



EASEMENT DETAIL B
1"=10'



EASEMENT DETAIL C
1"=10'



EASEMENT DETAIL D
1"=10'

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SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 24
- Total Number of Lots created: 72
- Total Number of Tracts created: 10
- Gross Subdivision Acreage: 2.0637 Ac.
- Total Mileage of Full Width Streets Created: 0.1704 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.

all being records of Bernalillo County, New Mexico.
- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- City Standard Utility Note II:

ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466".
- ZONING: SU-3, Housing Focus.
- Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to (Recorded on 12/12/08; BK. 2008C, Pg. 262) indicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley.

AMENDMENT NOTE

Plat amended to provide alternate easement description of easement note 10 Shts. 5 & 6 of 8.

RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155 ABQ, NM 87194
 PHONE & FAX (505) 764-8991
 email - rgsc@flash.net

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:
 BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E., 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,
 S. 09°07'42"W., 141.91 feet distant; thence,
 S. 09°22'26"W., 16.02 feet distant; thence,
 S. 09°10'49"W., 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,
 N. 80°48'36"W., 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,
 CONTINUED ON SHEET 7

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

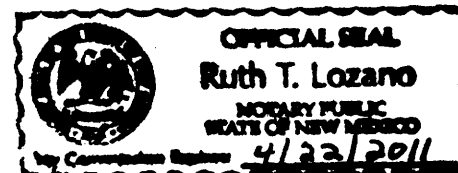
OWNER

ALVARADO-SG, LLC

Sean Gilligan
 Sean Gilligan, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS



This instrument was acknowledged before me on September 21, 2009, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 04/22/2011

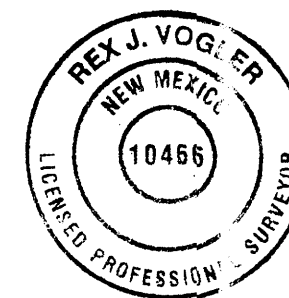
Ruth T. Lozano
 Notary Public

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 84 parcels listed PROPERTY OWNER OF RECORD ALVARADO-SG LLC RECORDED IN COUNTY TREASURER'S OFFICE: Amylee Wright 1/28/10

SUBDIVISION DATA / NOTES (CONT'D.)

- No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected 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.
- At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefitting property owners."

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 01/28/2010 04:21 PM Page: 1 of 8
 PLAT R 542 00 8: 20100 P. 0012 N. Toulous Olivera, Bernalillo Co.



AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

APPROVALS

DRB PROJECT NO. 1003094
 APPLICATION NO.
 Utility Approvals:
 RNM ELECTRIC 1-12-10 DATE
 PNM GAS CO. 10/29/2009 DATE
 WEST 10/26/09 DATE
 COMCAST 1-26-10 DATE

City Approvals:
 CITY SURVEYOR 9-28-09 DATE
 REAL PROPERTY DIVISION N/A DATE
 ENVIRONMENTAL HEALTH DEPARTMENT N/A DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 10-07-09 DATE
 ABCWUA 10-7-09 DATE
 PARKS AND RECREATION DEPARTMENT 10/7/09 DATE
 AMAFCA 10/7/09 DATE
 CITY ENGINEER 10/7/09 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT 01-28-10 DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Sept. 28, 2009 Date
 Rex Vogler, P.S. No. 10466

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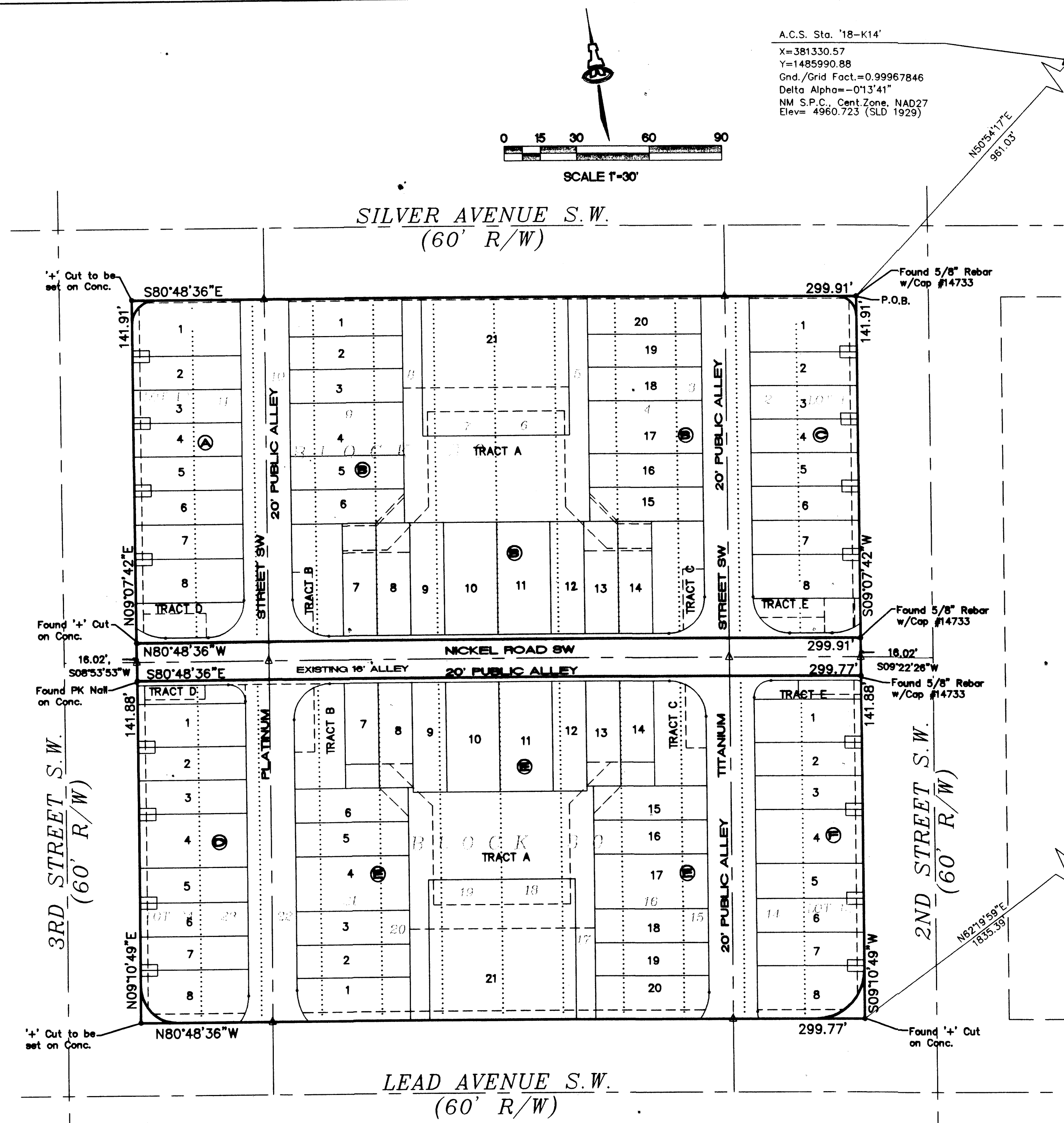
SEPTEMBER 2009

LEGEND

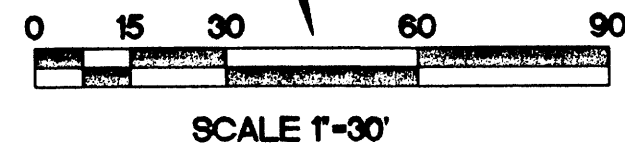
- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE



A.C.S. Sta. '18-K14'
X=381330.57
Y=1485990.88
Gnd./Grid Fact.=0.99967846
Delta Alpha=-0'13'41"
NM S.P.C., Cent.Zone, NAD27
Elev= 4960.723 (SLD 1929)



A.C.S. Sta. '6-K14R'
X=382162.22
Y=1485941.10
Gnd./Grid Fact.=0.99967824
Delta Alpha=-0'13'35"
NM S.P.C., Cent.Zone, NAD27
Elev= 4968.765 (SLD 1929)

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CityPLAT R: \$42.00 B: 2010C P: 0012 M: Toulous Olivere, Bernalillo Col.

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BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

LEGEND

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- - - ADJOINING PROPERTY LINE
- (Δ) CENTERLINE MONUMENT

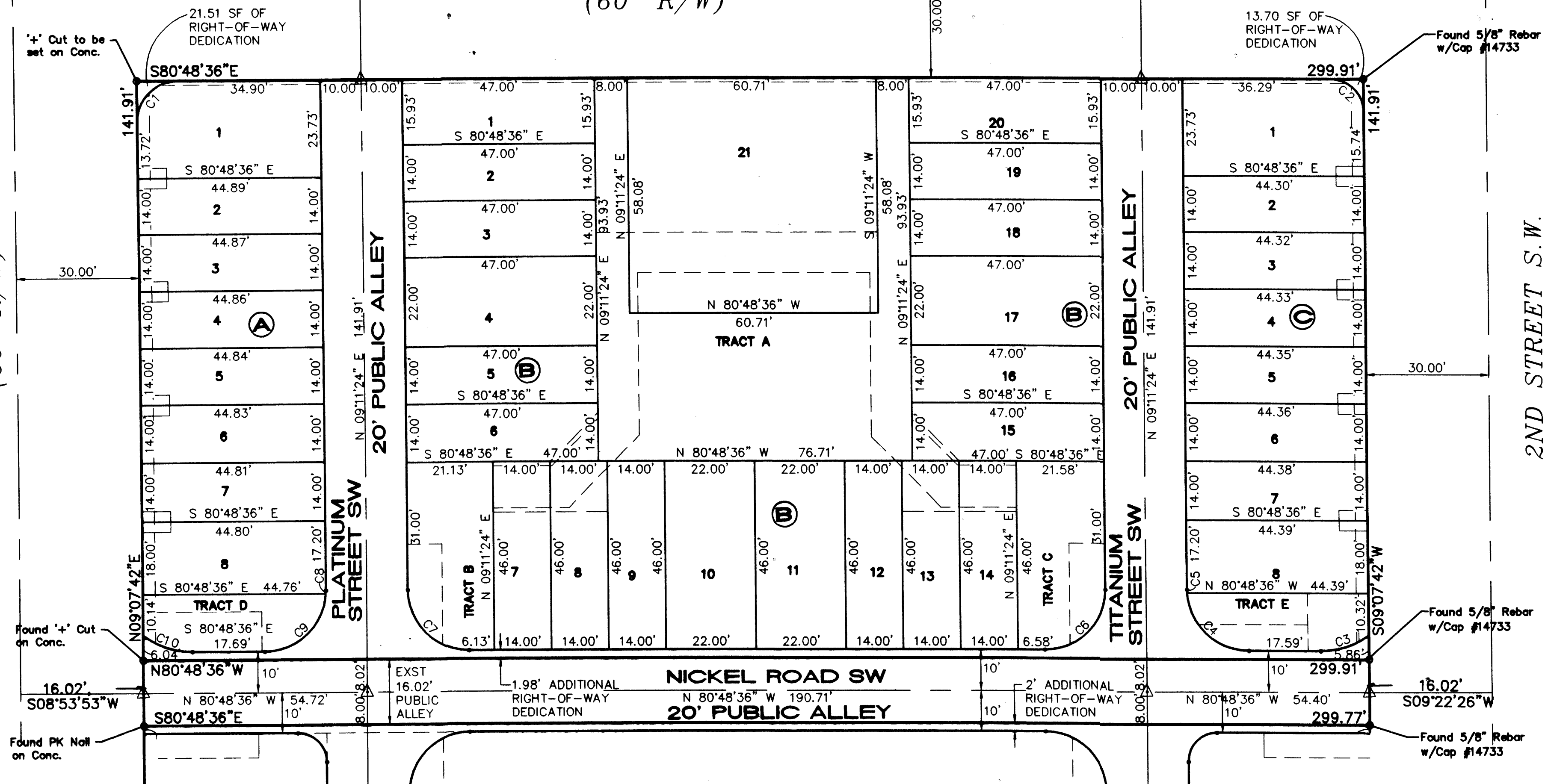
NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE.
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS.
4. SEE SHEET 7 FOR LOT AREA TABLE.

3RD STREET S.W.
(60' R/W)

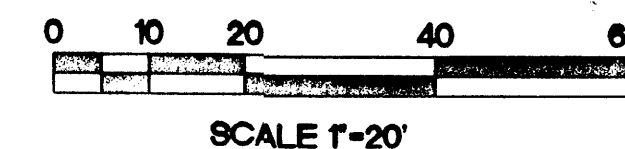
SILVER AVENUE S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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01/28/2010 04:21 PM Page: 3 of 8
 CityPLAT R: \$42.00 B: 2010C P: 0012 M: Toulous Oliveira, Bernalillo Co.
 1582PT1.dwg



GEOMETRY, NORTH 1/2
SHEET 3 OF 8

1582PT1.dwg

Sep 28, 2009

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

**AMENDED
PLAT
FOR
SILVER
TOWNHOMES**

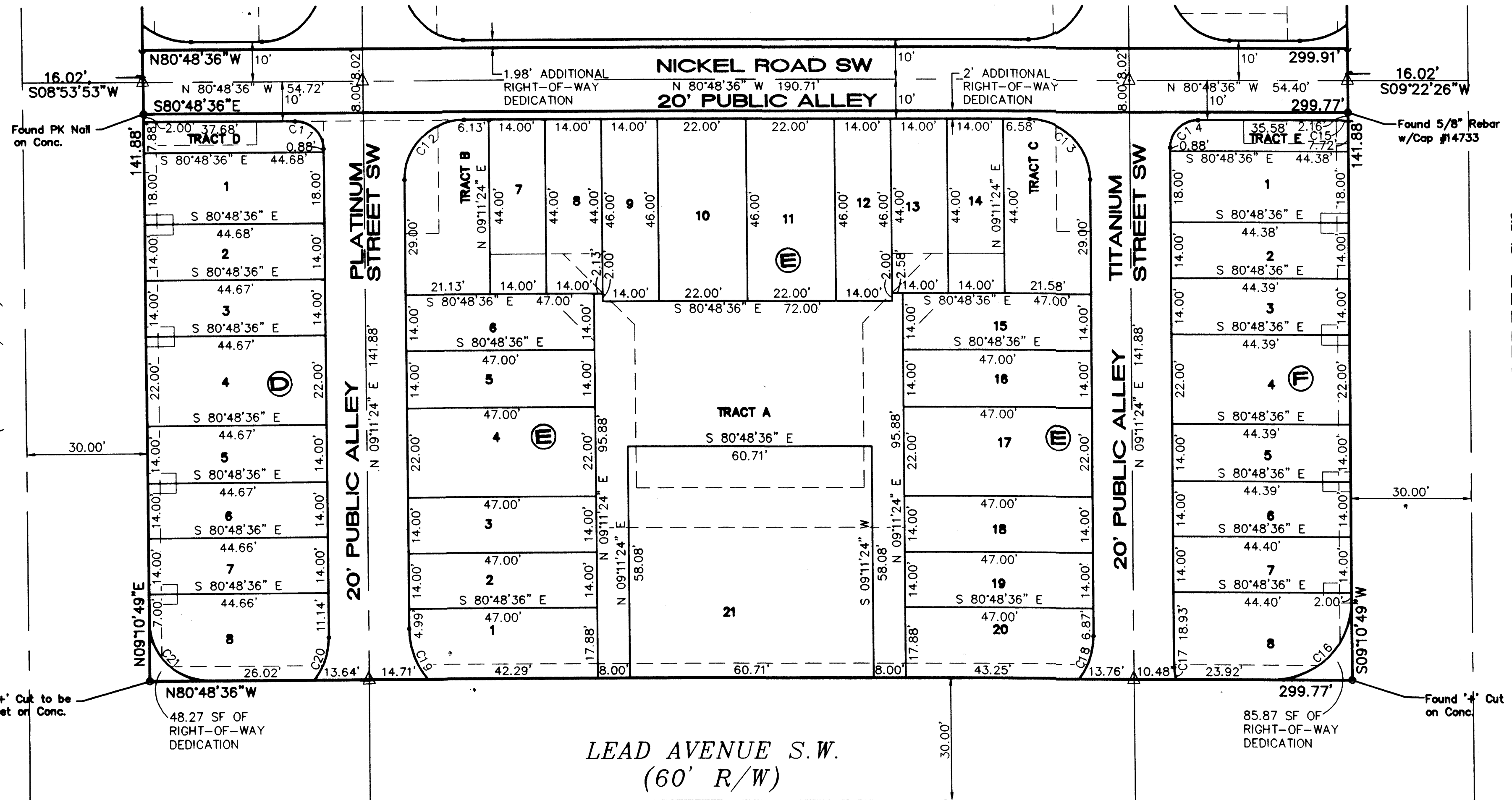
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

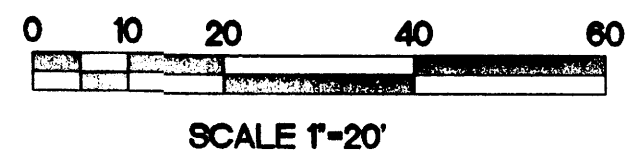
SEPTEMBER 2009

3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)



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01/28/2010 04:21 PM Page: 4 of 8
tyPLAT R \$42.00 B: 20100 P: 0012 H: Toulous Olivere, Bernalillo Co.

GEOMETRY, SOUTH 1/2

SHEET 4 OF 8

1582PT1.dwg

Sep 28, 2009

EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM AND QWEST EASEMENT (SEE ⑬) TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT.

- ⑧ BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT.
 - ⑨ BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT.
 - ⑩ ~~5'x7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.~~
- AMENDED EASEMENT NOTE ⑩**
 5' WIDE PRIVATE DRAINAGE EASEMENT EXTENDING FROM THE PUBLIC RIGHT-OF-WAY LINE TO THE FACE OF THE STRUCTURE ON EACH LOT AS SHOWN. TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5 FEET ON EACH SIDE OF THE SHOWN LOT LINE.
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT.

- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF TRACT A.
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO, COMCAST AND QWEST BY FINAL PLAT.

LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

NOTES

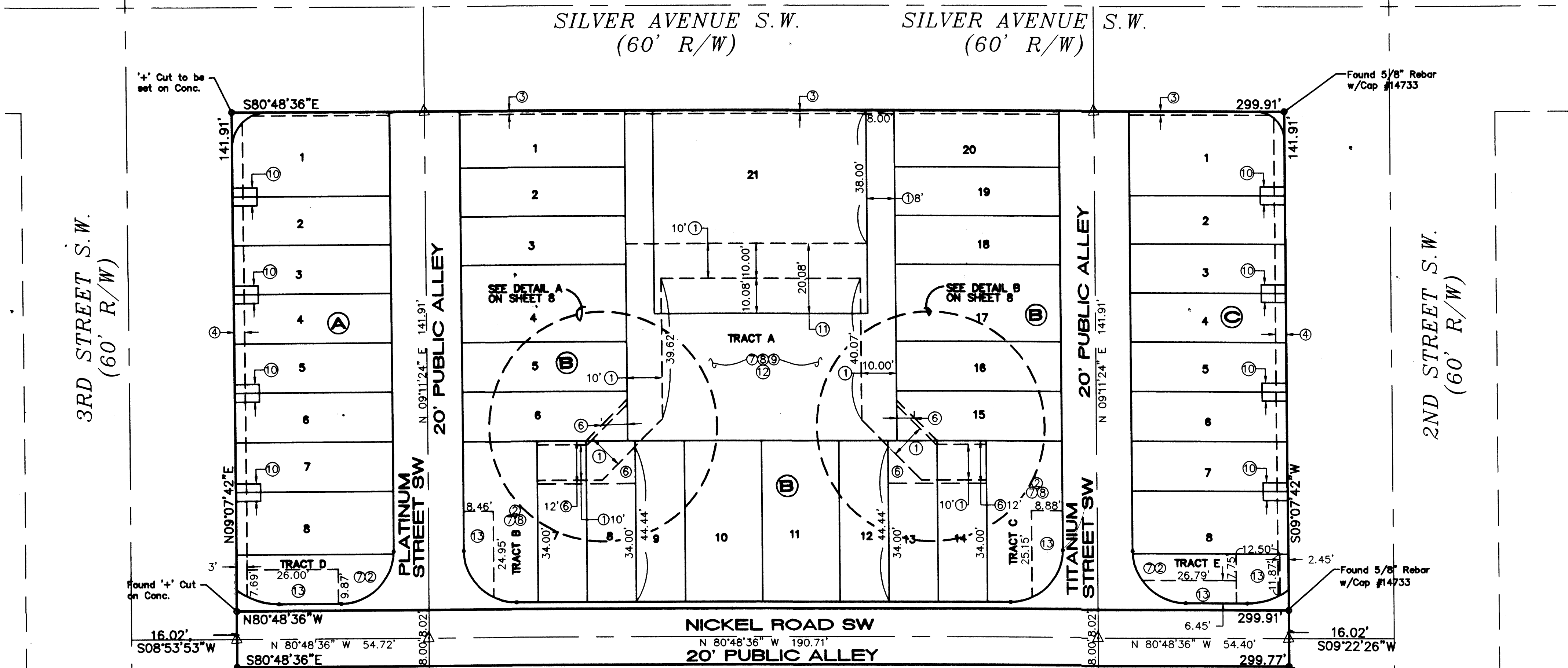
- 1. SEE SHEET 7 FOR LINE & CURVE TABLE.
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- 4. SEE SHEET 7 FOR LOT AREA TABLE

AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009



DOCH 201007859
 01/28/2010 04:21 PM Page: 5 of 8
 City/PLAT R: \$42.00 B: 2010C P: 0012 M. Toulous Olivere, Bernalillo Co.

EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

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LEGEND

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NOTES

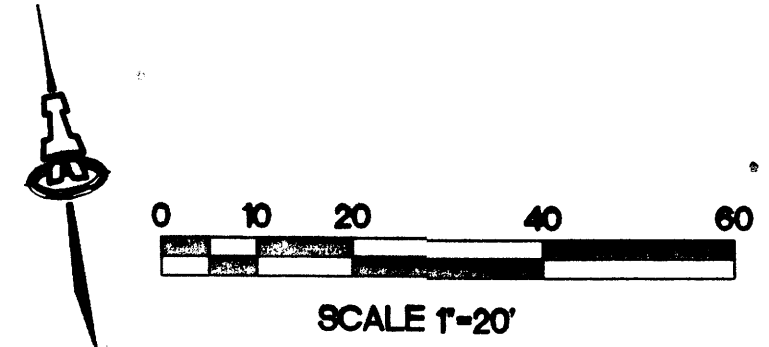
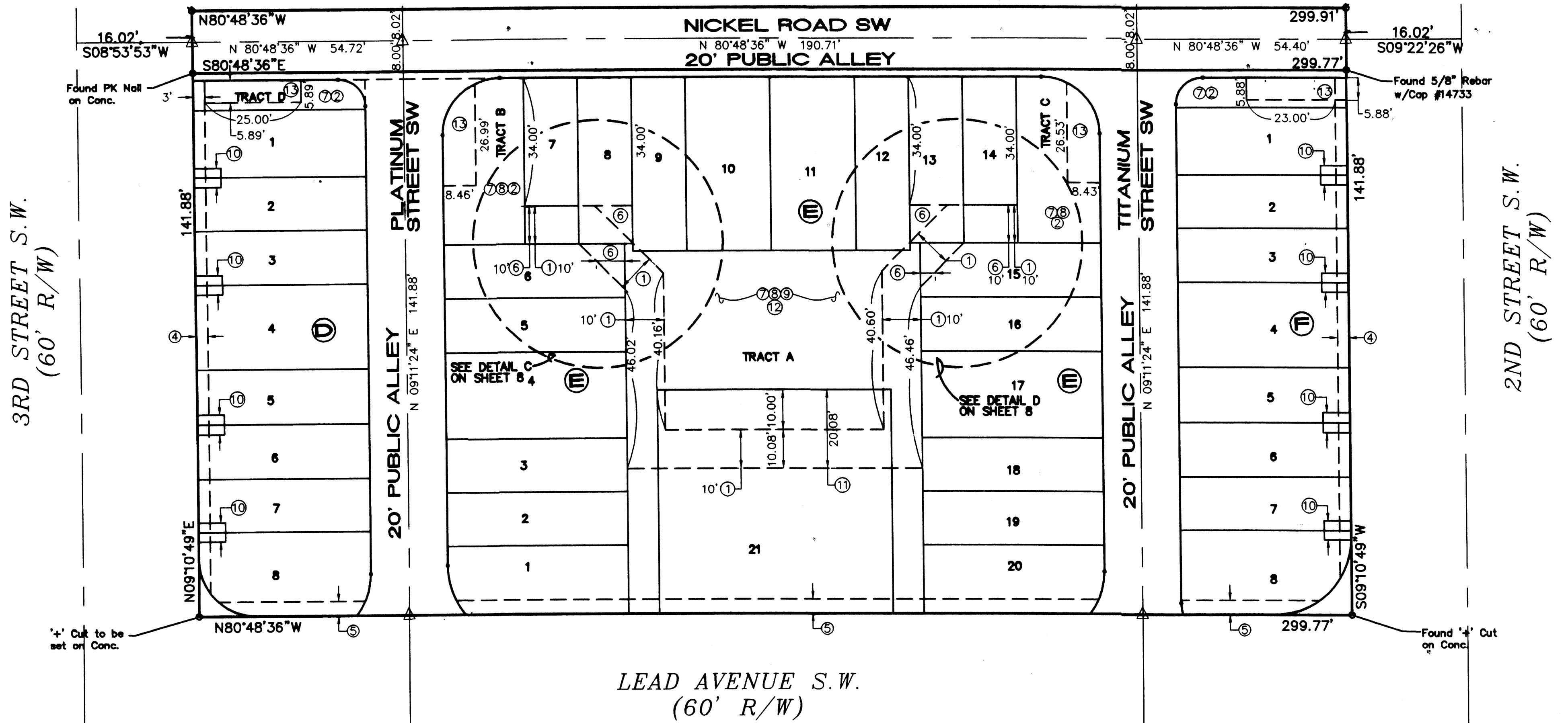
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AMENDED PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

SEPTEMBER 2009



DOCH 2010007859
01/29/2010 04:21 PM Page: 6 of 8
City: PLAT R: 342.00 B: 2010C P: 0012 M: Tulous Olivere, Bernalillo Co.

**AMENDED
PLAT
FOR
SILVER
TOWNHOMES**
BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2009

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
E	12	644
E	13	616
E	14	616
E	15	658
E	16	658
E	17	1034
E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service.
- Qwest for 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 for installation, maintenance and service of such lines, cable 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 right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which 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 erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

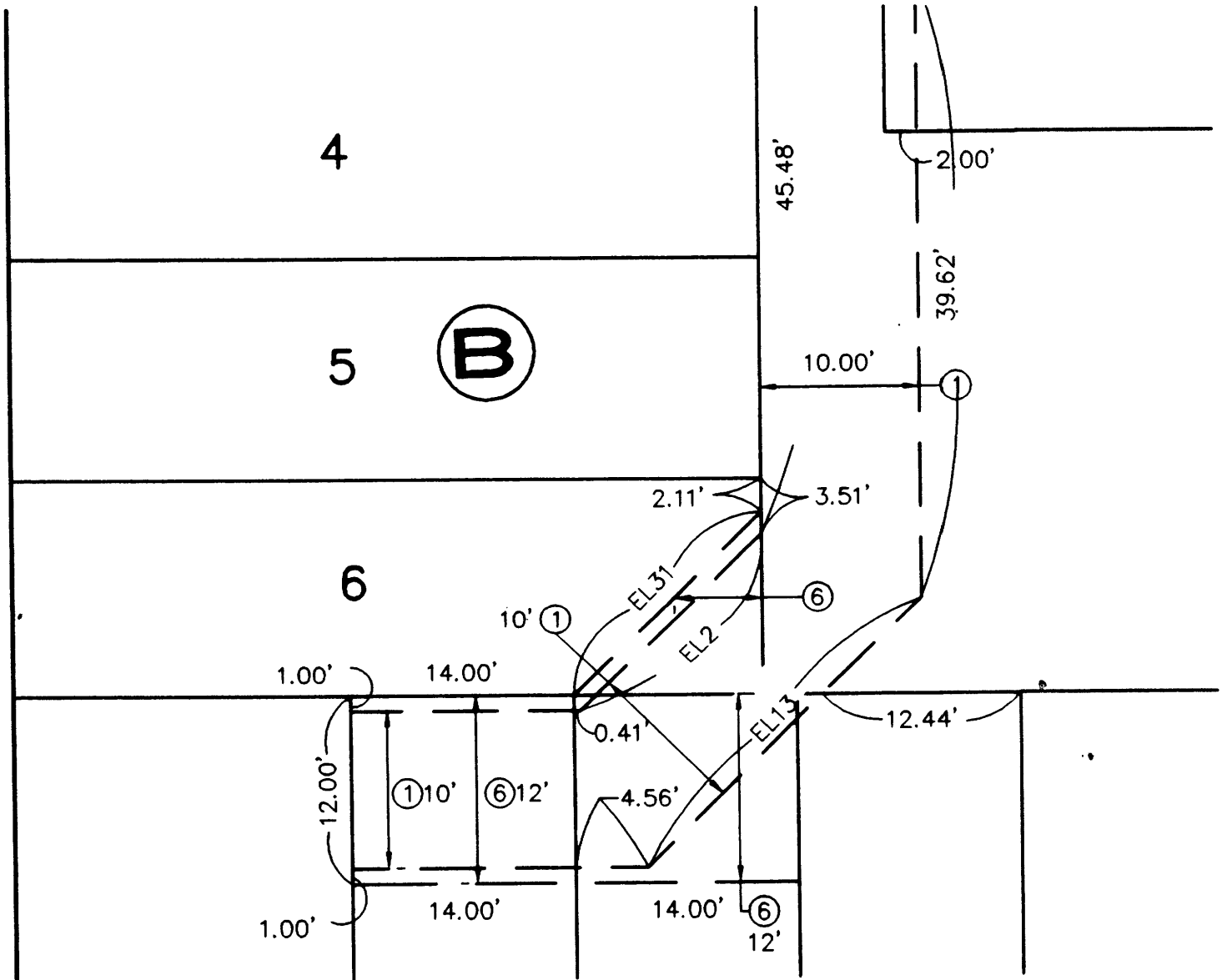
N. 09°10'49"E., 141.88 feet distant; thence,
N. 08°53'53"E., 16.02 feet distant; thence,
N. 09°07'42"E., 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street S.W. with said southerly right-of-way line of Silver Avenue S.W.; thence, leaving said easterly right-of-way line of Third Street S.W. and continuing along said southerly right-of-way line of Silver Avenue S.W.,
S. 80°48'36"E., 299.91 feet to the northeast corner and POINT OF BEGINNING.

Containing 2.0637 acres, more or less.

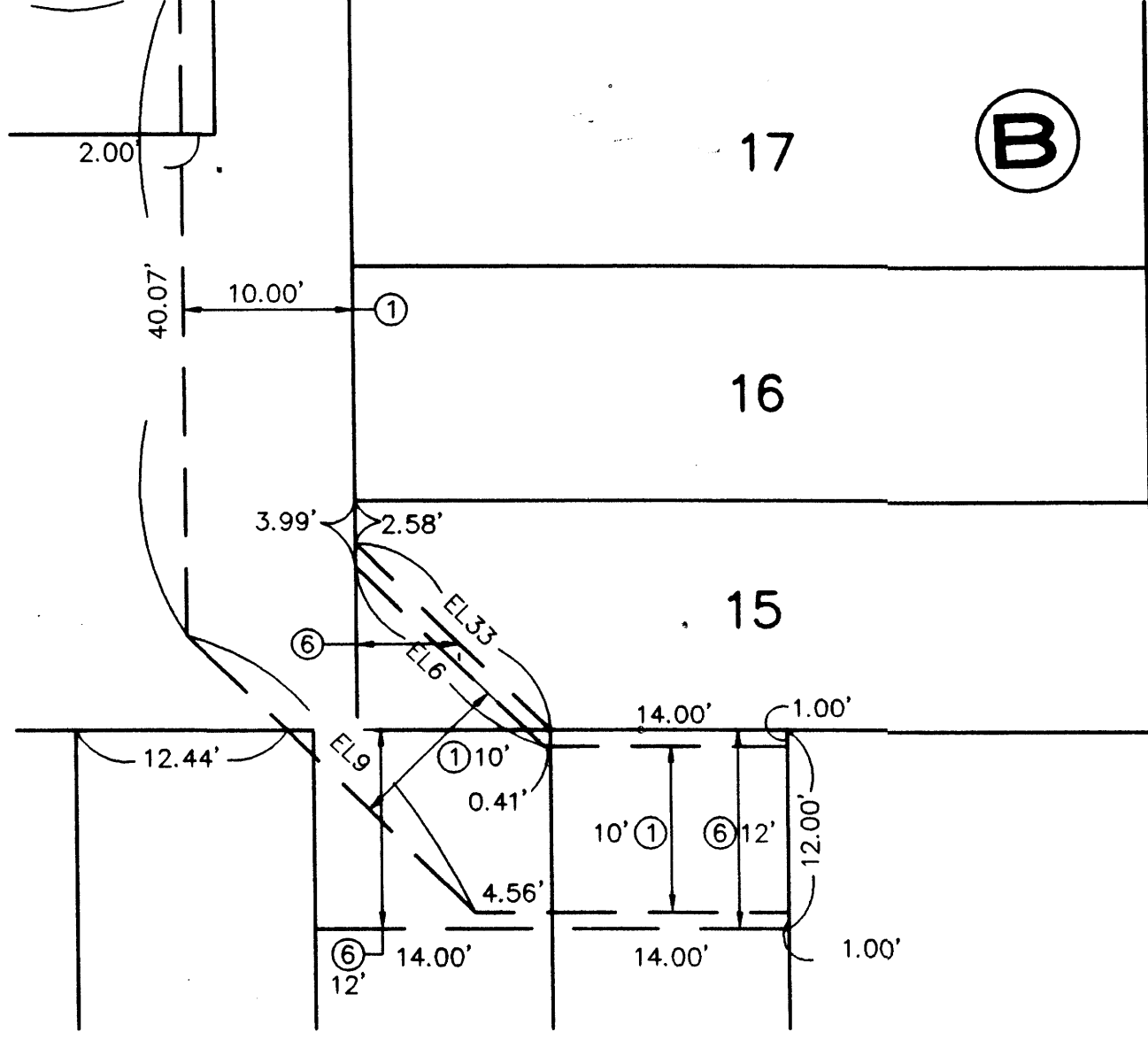
DOC# 2010007859
01/28/2010 04:21 PM Page: 7 of 8
PLAT R: 842.00 B: 2010C P: 0012 M. Taulous Olivere, Bernalillo Col.

DATA TABLES, EASEMENTS NOTES

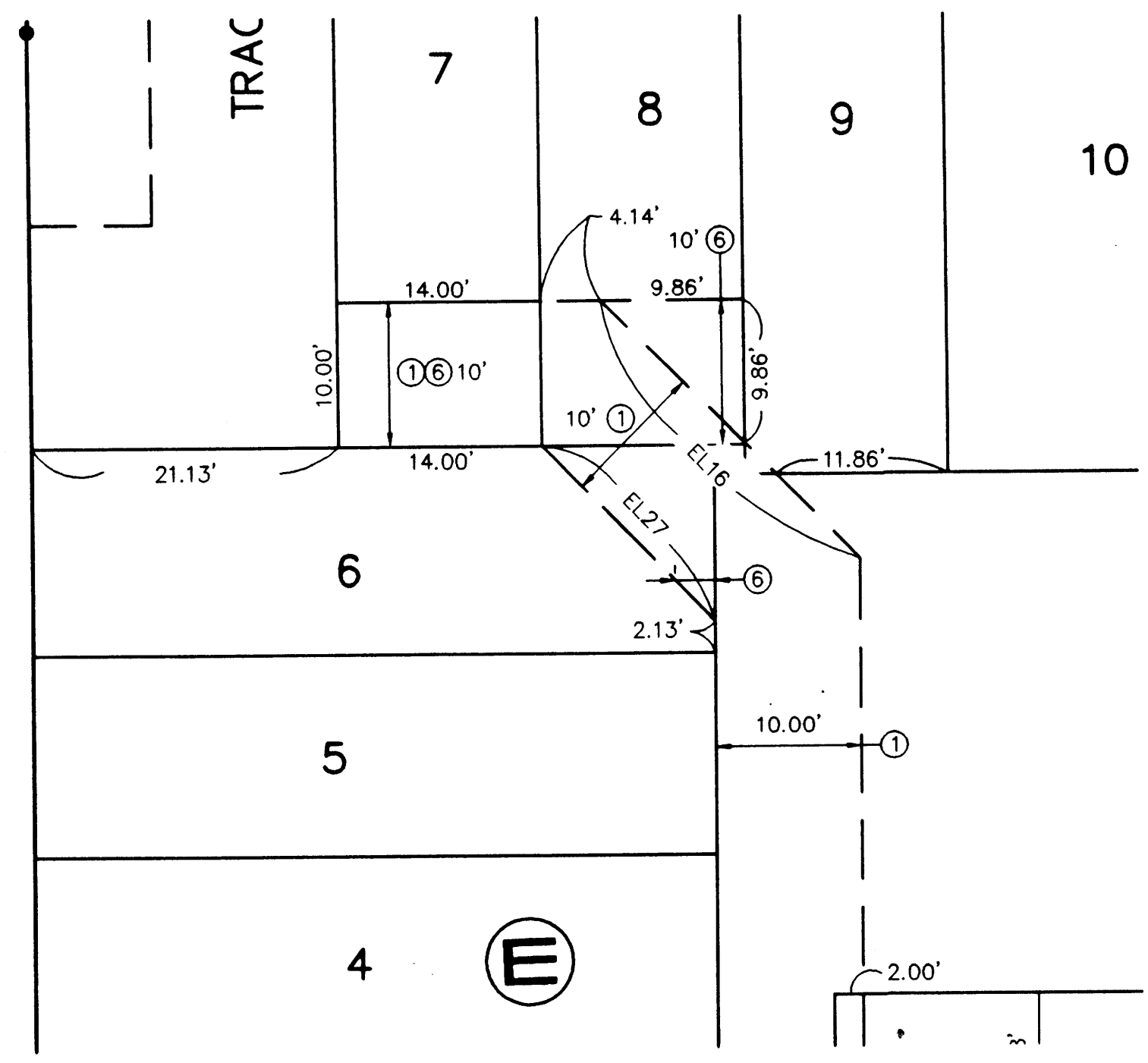
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SEPTEMBER 2009



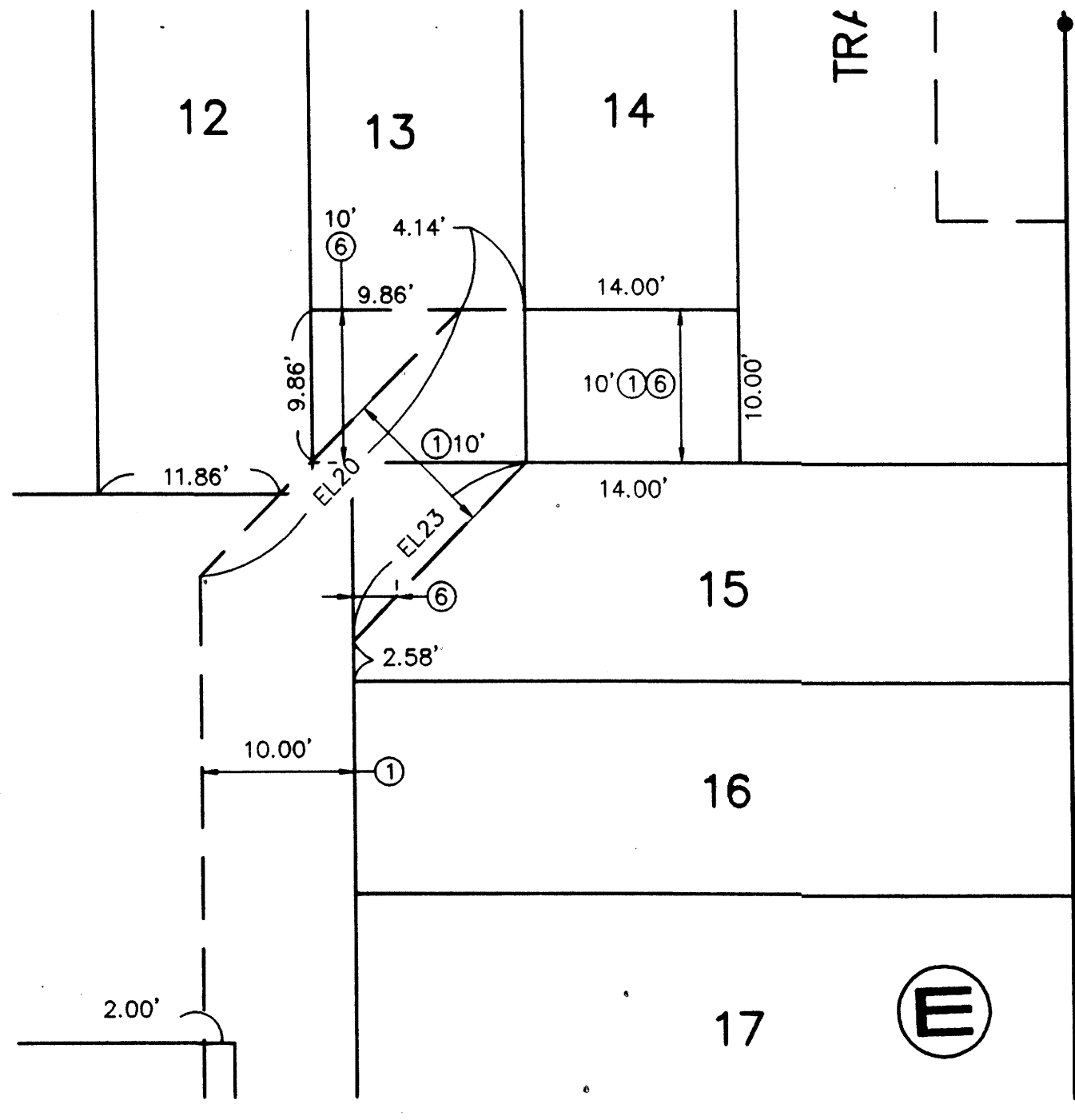
EASEMENT DETAIL A
1"=10'



EASEMENT DETAIL B
1"=10'



EASEMENT DETAIL C
1"=10'



EASEMENT DETAIL D
1"=10'

PROPOSED EASEMENTS

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2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE



SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 24
- Total Number of Lots created: 72
- Total Number of Tracts created: 10
- Gross Subdivision Acreage: 2.0637 Ac.
- Total Mileage of Full Width Streets Created: 0.1704 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West' (N 54°52'23"W, NAD27).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.
 all being records of Bernalillo County, New Mexico.
- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- City Standard Utility Note II:
 ABCWUA water and sanitary sewer service must be verified and coordinated with the ABCWUA.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #10466".
- ZONING: SU 3, Housing Focus.
- Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into 72 residential lots, 2 commercial lots, and 10 tracts, to dedicate public rights-of-way, to grant easements necessary to serve the residential development, vacate existing lot lines, and to name an existing public alley.

DOCH 2008130833
 12/12/2008 09:08 AM Page: 1 of 8
 TYPED BY: R. S. 2008C P. 0262 N. Toulouse Oliviera, Bernalillo Cour

RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155 ABQ., NM 87194
 PHONE & FAX (505) 764-8891
 email - rgsc@flash.net

LEGAL DESCRIPTION

Lot 1 through Lot 24, inclusive, in Block 30, together with the Alley in Block 30, of NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1882 in Plat Book 'D', folio 140, and being more particularly described as follows:
 BEGINNING at the northeast corner of the land herein described, being also the northeast corner of aforesaid Lot 1 in Block 30, and being the point of intersection of the southerly right-of-way line of Silver Avenue S.W. with the westerly right-of-way line of Second Street S.W., whence the ACS Station '18-K14' (x=381330.57, y=1485990.88, N.M. State Plane Coordinates, Central Zone, NAD27) bears N. 50°54'17"E., 961.03 feet distant, and running thence along said westerly right-of-way line of Second Street S.W.,
 S. 09°07'42"W., 141.91 feet distant; thence,
 S. 09°22'26"W., 16.02 feet distant; thence,
 S. 09°10'49"W., 141.88 feet distant to the southeast corner, a point of intersection of said westerly right-of-way line of Second Street S.W. with the northerly right-of-way line of Lead Avenue S.W.; thence leaving said westerly right-of-way line of Second Street S.W. and continuing along said northerly right-of-way line of Lead Avenue S.W.,
 N. 80°48'36"W., 299.77 feet distant to the southwest corner, a point of intersection of said northerly right-of-way line of Lead Avenue S.W. with the easterly right-of-way line of Third Street S.W.; thence, leaving said northerly right-of-way line of Lead Avenue S.W. and continuing along said easterly right-of-way line of Third Street S.W.,
 CONTINUED ON SHEET 7

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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. The private pedestrian access, landscaping, drainage, and utility easements [Proposed Easements nos. 6,7,8,9,10,11, and 12] shall be maintained by the Owner. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to Lots 1-24 in Block 30, New Mexico Town Company's Original Townsite, and do hereby certify that this subdivision is their free act and deed.

OWNER

ALVARADO-SG, LLC

Sean Gilligan
 Sean Gilligan, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on October 15, 2008 2008, by Sean Gilligan, Managing Member of ALVARADO-SG, LLC, a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 2/12/2011

Sean Gilligan
 Notary Public

SUBDIVISION DATA / NOTES (CONTRD.)

- No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected 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.
- At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefitting property owners."

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

APPROVALS

DRB PROJECT NO. 1003094
 APPLICATION NO. 08DRB-70457
 Utility Approvals

Charles F. Braun 12-5-08
 PNM ELECTRIC DATE
Charles F. Braun 12-5-08
 PNM GAS DATE
Donnell R. Deil 10/16/08
 QWEST DATE
Hanne Babson 10-16-08
 COMCAST DATE

City Approvals

Sean Gilligan 10-22-08
 CITY SURVEYOR DATE
 NA
 REAL PROPERTY DIVISION DATE
 NA
 ENVIRONMENTAL HEALTH DEPARTMENT DATE
Roger A. Heenan 11-05-08
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Roger A. Heenan 11-5-08
 ABCWUA DATE
Christina Sandoval 11/5/08
 PARKS AND RECREATION DEPARTMENT DATE
Bradley D. Bingham 11/5/08
 AMAFCA DATE
Bradley D. Bingham 11/5/08
 CITY ENGINEER DATE
Rex Vogler 12-12-08
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Rex Vogler 10/22/08
 Rex Vogler, P.S. No. 10466 Date

COVER SHEET
 SHEET 1 OF 8

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1582-2

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

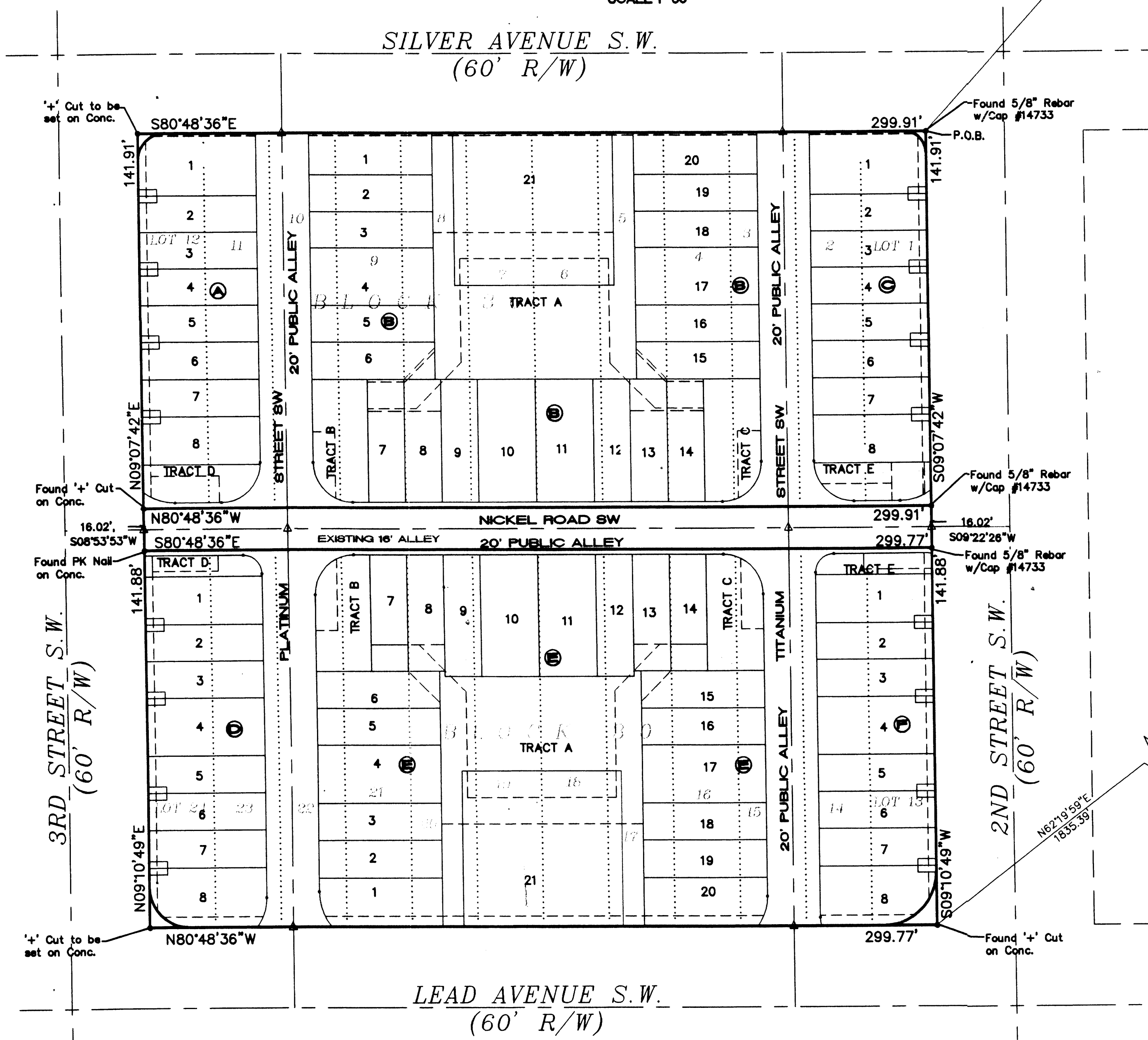
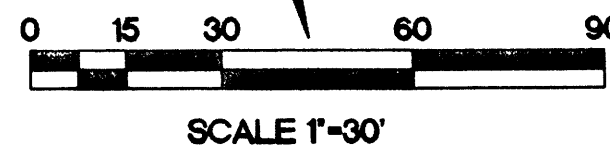
LEGEND

- 1 LOT IDENTIFICATION
- Ⓐ BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ⚠ CENTERLINE MONUMENT
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- LOT 22 EXISTING LOT IDENTIFICATION
- BLOCK 30 EXISTING BLOCK IDENTIFICATION

NOTES

1. SEE SHEET 7 FOR LINE & CURVE TABLE.
2. SEE SHEET 7 FOR EASEMENT LINE TABLE
3. SEE SHEETS 5 & 6 FOR EASEMENT NOTES & LABELS
4. SEE SHEET 7 FOR LOT AREA TABLE

A.C.S. Sta. '18-K14'
 X=381330.57
 Y=1485990.88
 Gnd./Grid Fact.=0.99967846
 Delta Alpha=-0'13'41"
 NM S.P.C., Cent.Zone, NAD27
 Elev= 4960.723 (SLD 1929)



A.C.S. Sta. '6-K14R'
 X=382162.22
 Y=1485941.10
 Gnd./Grid Fact.=0.99967824
 Delta Alpha=-0'13'35"
 NM S.P.C., Cent.Zone, NAD27
 Elev= 4968.765 (SLD 1929)

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1582-3

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

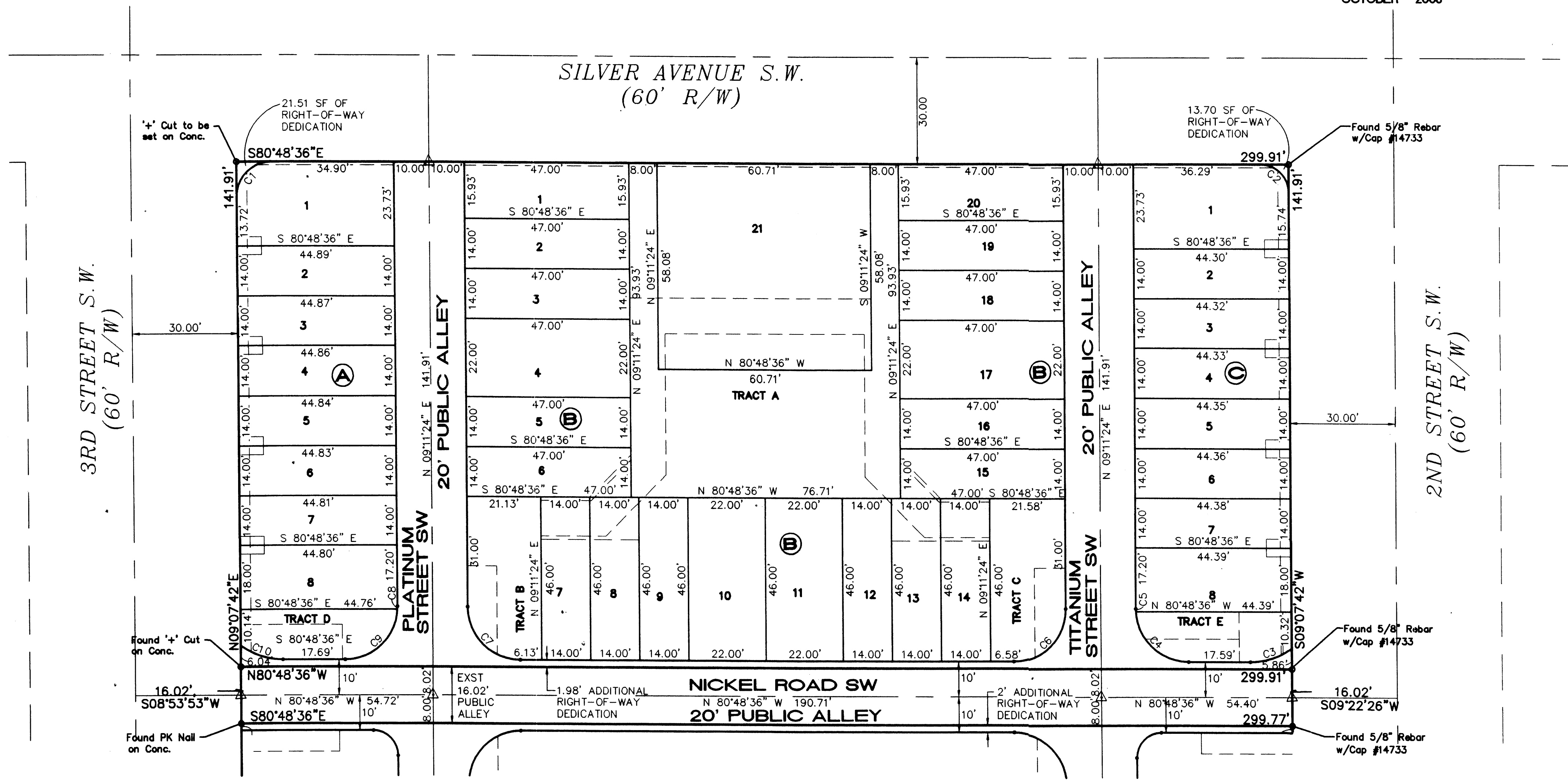
OCTOBER 2008

LEGEND

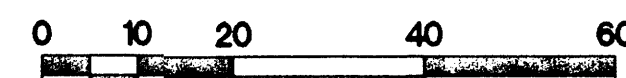
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- △ CENTERLINE MONUMENT

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SCALE 1"=20'

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GEOMETRY, NORTH 1/2

Nov 25, 2008 SHEET 3 OF 8

1582-4

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

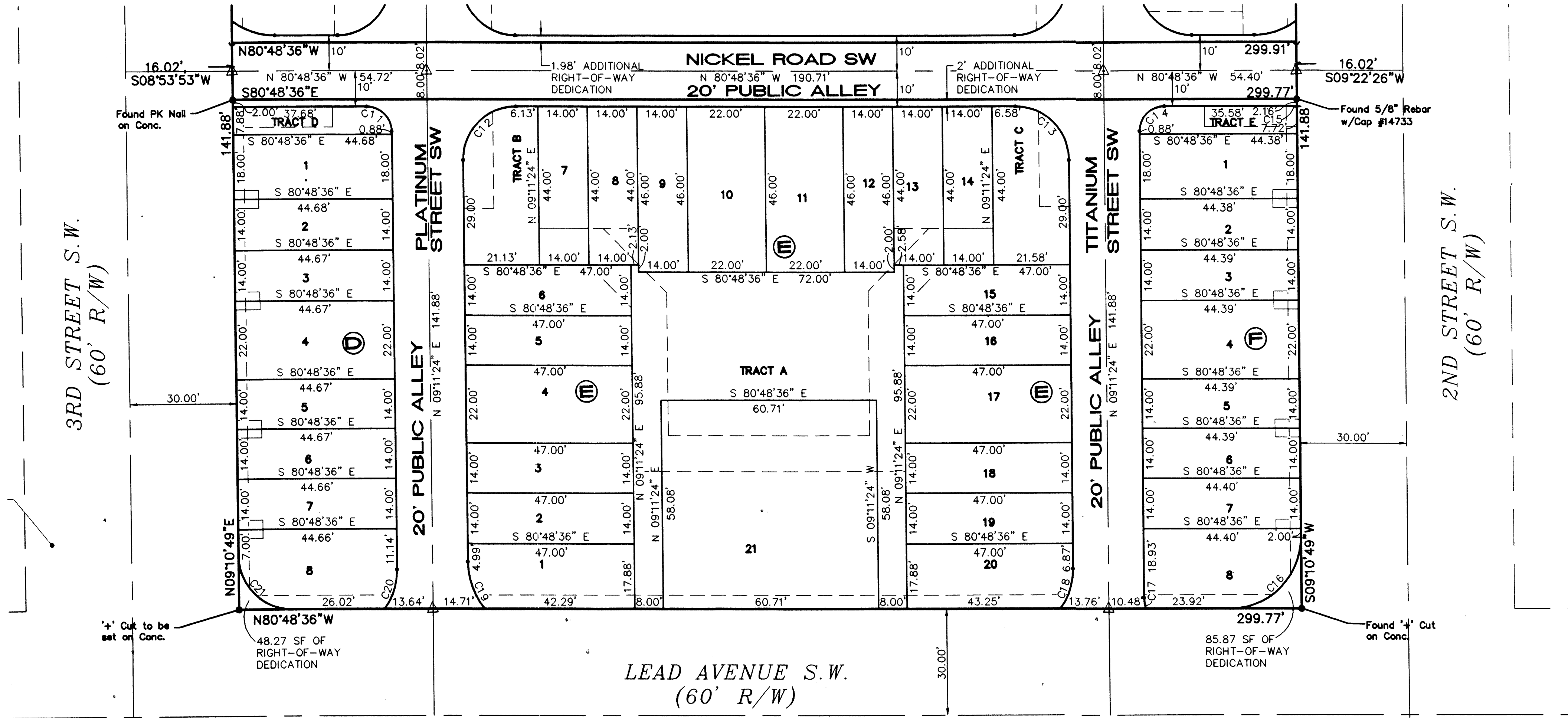
OCTOBER 2008

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1582-5

PLAT FOR SILVER TOWNHOMES

BEING A REPLAT OF LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

EXISTING EASEMENTS

NONE

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM EASEMENT TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ④ 3' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑤ 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑦ BLANKET PRIVATE LANDSCAPE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
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- ⑩ 5'X7' PRIVATE DRAINAGE EASEMENT TO BE JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5' ON EACH SIDE OF SIDE LOT PROPERTY LINE.
- ⑪ 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑫ BLANKET PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER.
- ⑬ UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO BY FINAL PLAT.

LEGEND

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- Ⓐ BLOCK IDENTIFICATION
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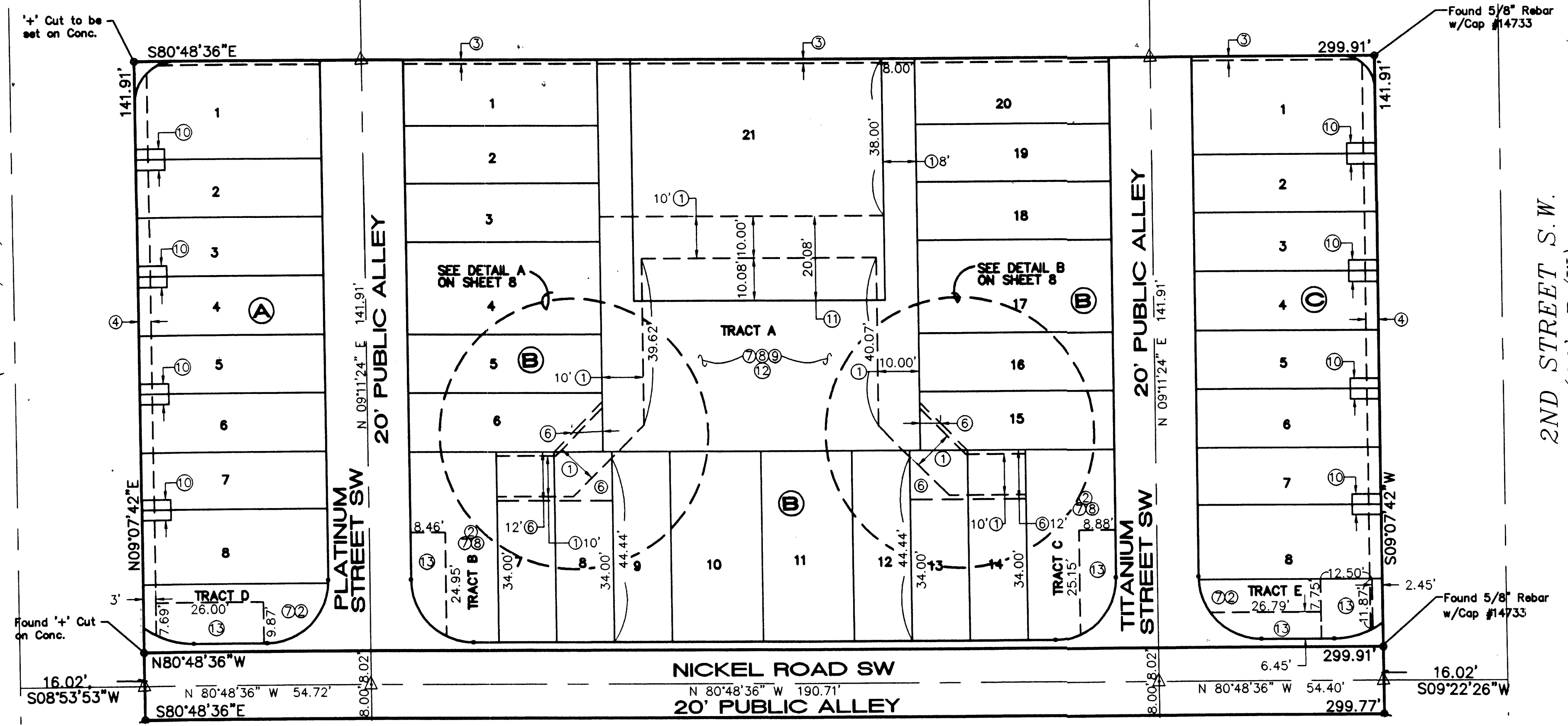
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3RD STREET S.W.
(60' R/W)

2ND STREET S.W.
(60' R/W)

SILVER AVENUE S.W.
(60' R/W)



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tyPLAT R: \$42.00 B: 20080 P: 0262 T: Toulous Olivere, Bernalillo Cour



SCALE 1"=20'

EASEMENTS NORTH 1/2

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Nov 25, 2008

SHEET 5 OF 8

EXISTING EASEMENTS

NONE

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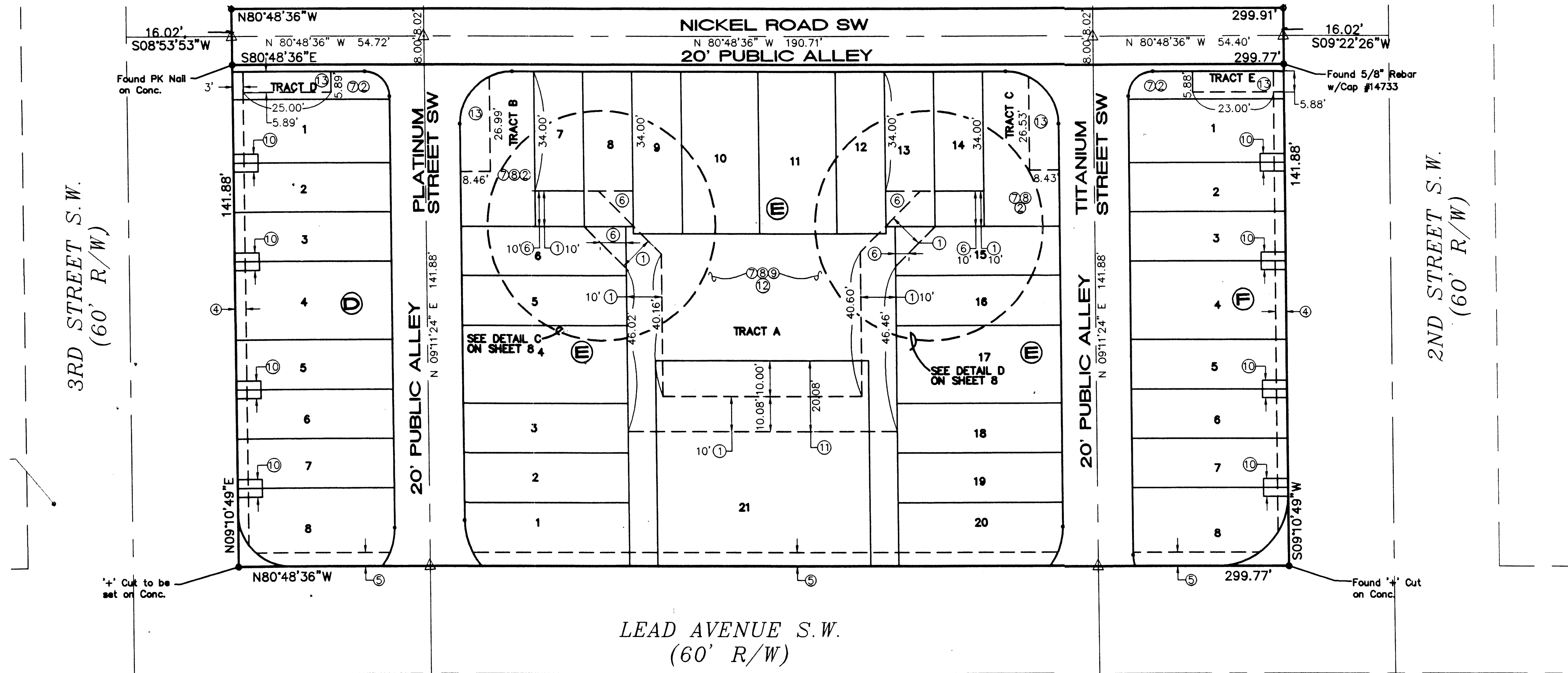
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CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2008

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PLAT R-542 08 8-20080 P-0252 M. Toulos Oliveira, Bernalillo Cour

EASEMENTS SOUTH 1/2

SCALE 1"=20'

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Nov 25, 2008

SHEET 6 OF 8

1582-7

**PLAT
FOR
SILVER
TOWNHOMES**

BEING A REPLAT OF
LOTS 1 THRU 24, BLOCK 30
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2008

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00	15.72	10.01	14.15	S 54°09'33" W	90°03'42"
C2	8.00	12.56	7.99	11.31	N 35°50'27" W	89°56'18"
C3	20.00	12.67	6.55	12.46	N 81°02'40" E	36°17'26"
C4	15.00	22.76	14.22	20.64	S 37°20'07" E	86°56'58"
C5	15.00	0.80	0.40	0.80	S 07°39'53" W	3°03'02"
C6	15.00	23.56	15.00	21.21	N 54°11'24" E	90°00'00"
C7	15.00	23.56	15.00	21.21	S 35°48'36" E	90°00'00"
C8	15.00	0.80	0.40	0.80	N 10°42'55" E	3°03'02"
C9	15.00	22.76	14.22	20.64	N 55°42'55" E	86°56'58"
C10	20.00	12.97	6.72	12.74	S 62°14'17" E	37°08'40"
C11	7.00	11.00	7.00	9.90	N 35°48'36" W	90°00'00"
C12	15.00	23.56	15.00	21.21	S 54°11'24" W	90°00'00"
C13	15.00	23.56	15.00	21.21	N 35°48'36" W	90°00'00"
C14	7.00	11.00	7.00	9.90	S 54°11'24" W	90°00'00"
C15	10.00	1.81	0.91	1.80	N 75°38'05" W	10°21'03"
C16	20.00	31.42	20.00	28.29	N 54°11'07" E	90°00'35"
C17	10.00	3.12	1.57	3.11	S 00°14'36" W	17°53'34"
C18	18.00	11.84	6.14	11.63	N 28°02'19" E	37°41'51"
C19	20.00	14.00	7.30	13.72	S 10°52'04" E	40°06'56"
C20	18.00	11.65	6.04	11.45	N 27°44'11" E	37°05'36"
C21	15.00	23.56	15.00	21.21	S 35°48'54" E	89°59'27"

LINE TABLE		
LINE	BEARING	DISTANCE
EL2	N 54°10'18" E	16.24
EL6	S 35°48'36" E	15.56
EL9	S 35°48'36" E	23.85
EL13	N 54°11'24" E	24.48
EL16	S 35°48'36" E	25.07
EL20	N 54°11'24" E	24.43
EL23	N 54°11'24" E	16.15
EL27	S 35°48'36" E	16.78
EL31	N 54°11'24" E	16.78
EL33	S 35°48'36" E	16.15

AREA TABLE		
BLOCK	LOT	AREA (sf)
A	1	1044
A	2	628
A	3	628
A	4	628
A	5	628
A	6	628
A	7	627
A	8	806
B	1	749
B	2	658
B	3	658
B	4	1034
B	5	658
B	6	658
B	7	644
B	8	644
B	9	644
B	10	1012
B	11	1012
B	12	644
B	13	644
B	14	644
B	15	658
B	16	658
B	17	1034
B	18	658
B	19	658
B	20	749
B	21	3526
C	1	1037
C	2	620
C	3	621
C	4	621
C	5	621
C	6	621
C	7	621
C	8	799
A	TRACT D	572
B	TRACT A	3678
B	TRACT B	924
B	TRACT C	944
C	TRACT E	568

AREA TABLE CONT'D		
BLOCK	LOT	AREA (sf)
D	1	804
D	2	625
D	3	625
D	4	983
D	5	625
D	6	625
D	7	625
D	8	922
E	1	821
E	2	658
E	3	658
E	4	1034
E	5	658
E	6	658
E	7	616
E	8	616
E	9	644
E	10	1012
E	11	1012
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E	18	658
E	19	658
E	20	827
E	21	3526
F	1	799
F	2	621
F	3	621
F	4	977
F	5	622
F	6	622
F	7	622
F	8	890
D	TRACT D	342
E	TRACT A	3685
E	TRACT B	882
E	TRACT C	901
F	TRACT E	339

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1
 N. 09°10'49"E., 141.88 feet distant; thence,
 N. 08°53'53"E., 16.02 feet distant; thence,
 N. 09°07'42"E., 141.91 feet distant to the northwest corner, a point of intersection of said easterly right-of-way line of Third Street S.W. with said southerly right-of-way line of Silver Avenue S.W.; thence, leaving said easterly right-of-way line of Third Street S.W. and continuing along said southerly right-of-way line of Silver Avenue S.W.,
 S. 80°48'36"E., 299.91 feet to the northeast corner and POINT OF BEGINNING.

Containing 2.0637 acres, more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for 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, pool (aboveground 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 or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

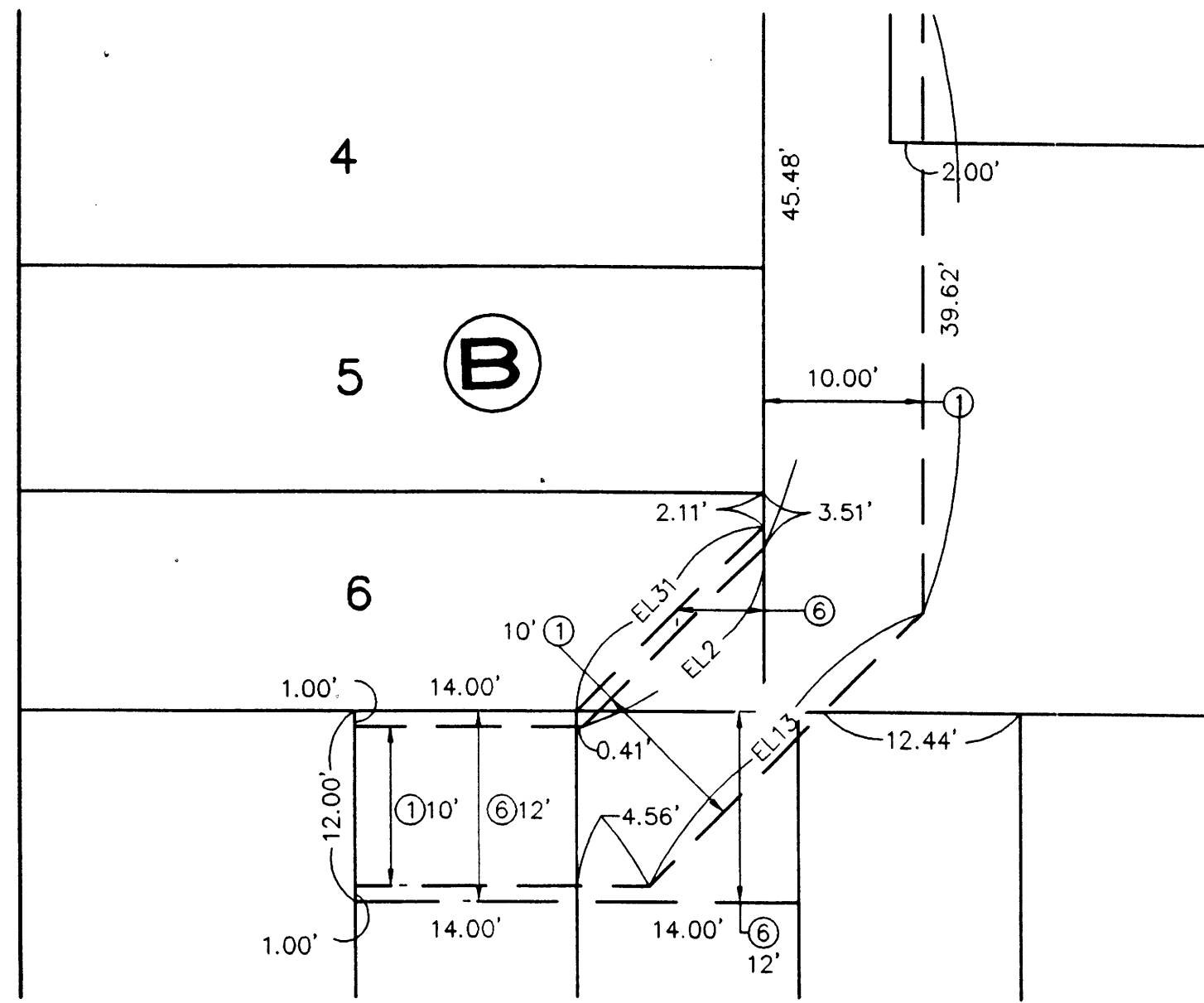
In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

1582-8

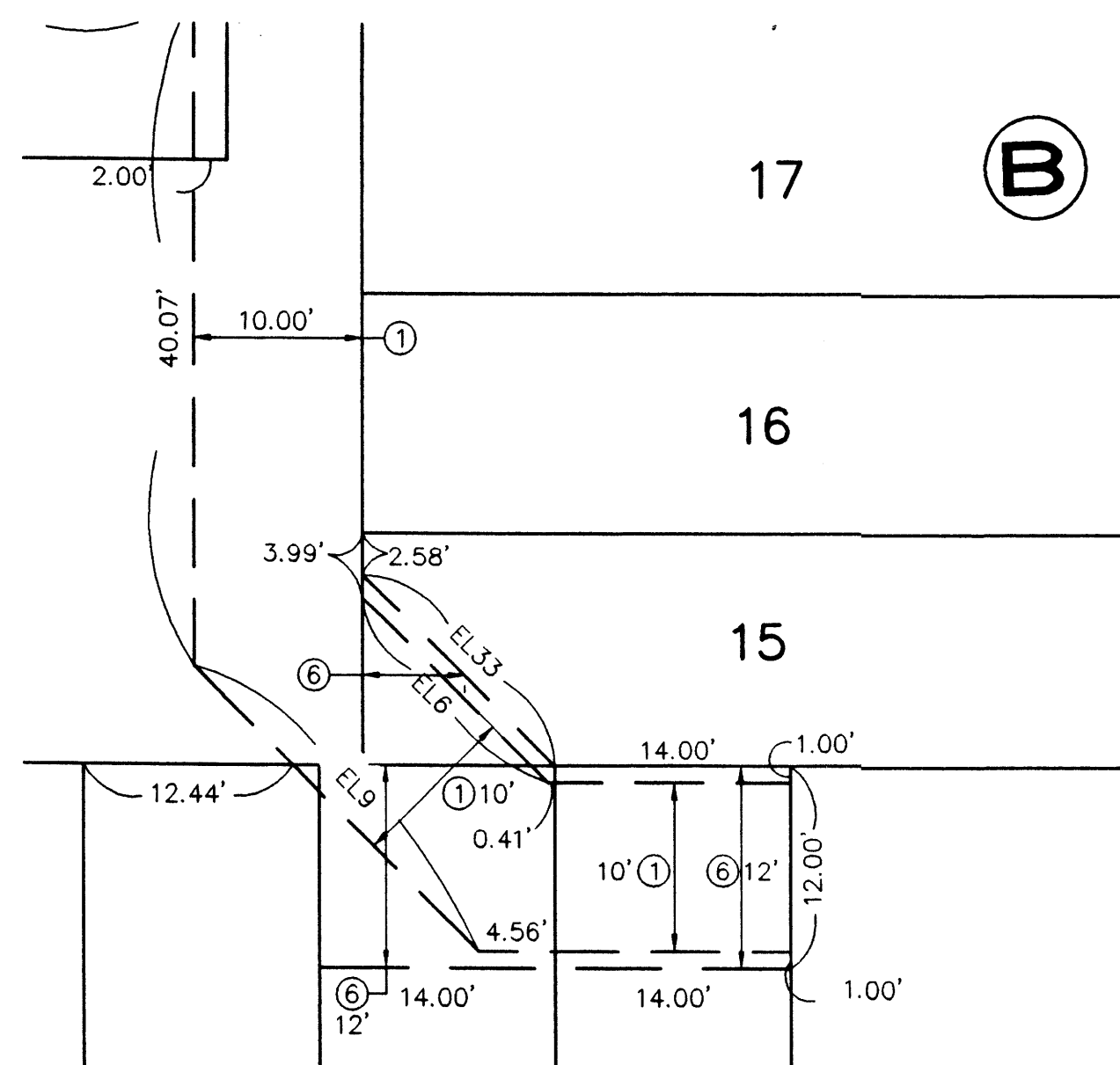
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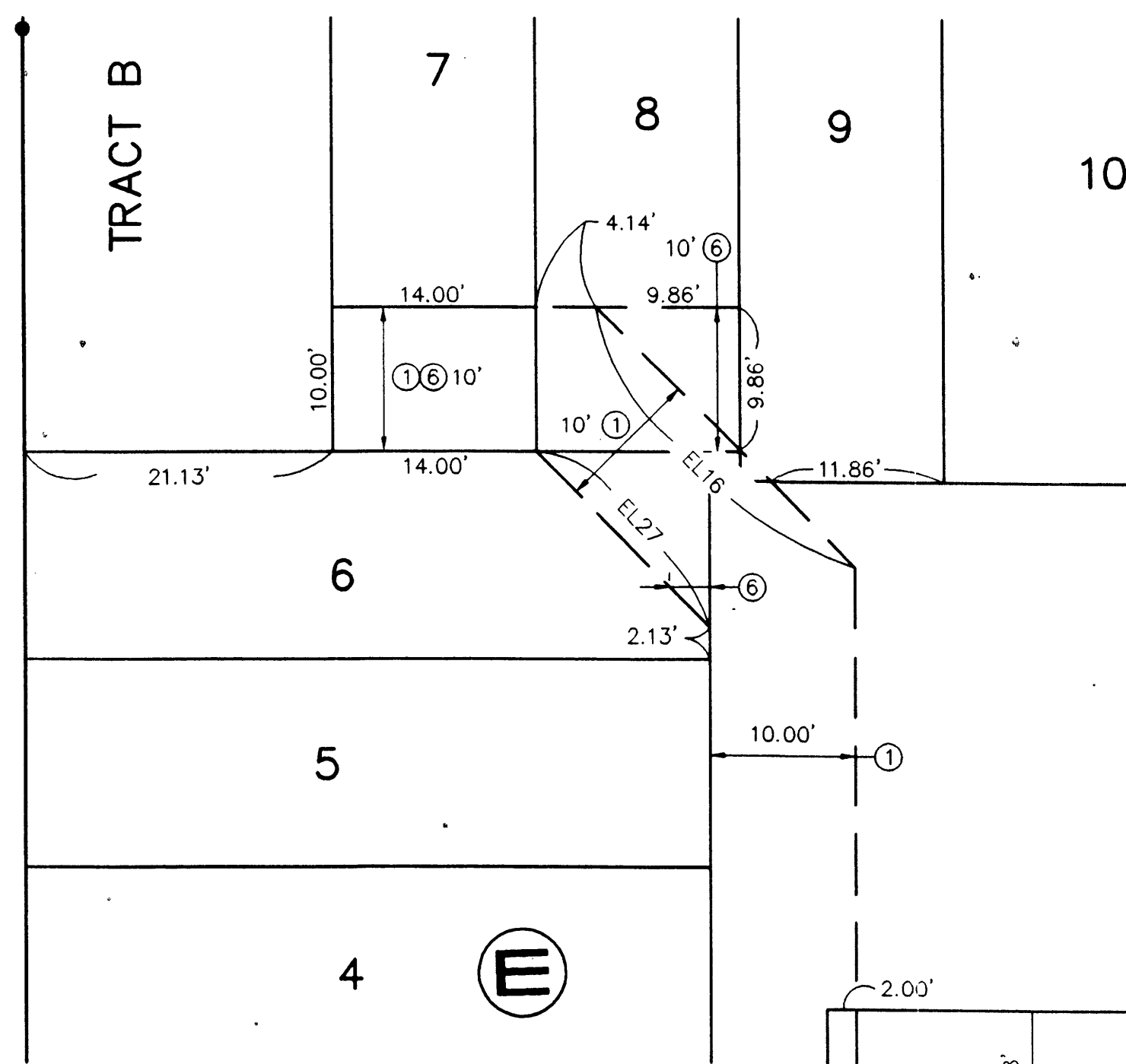
OCTOBER 2008



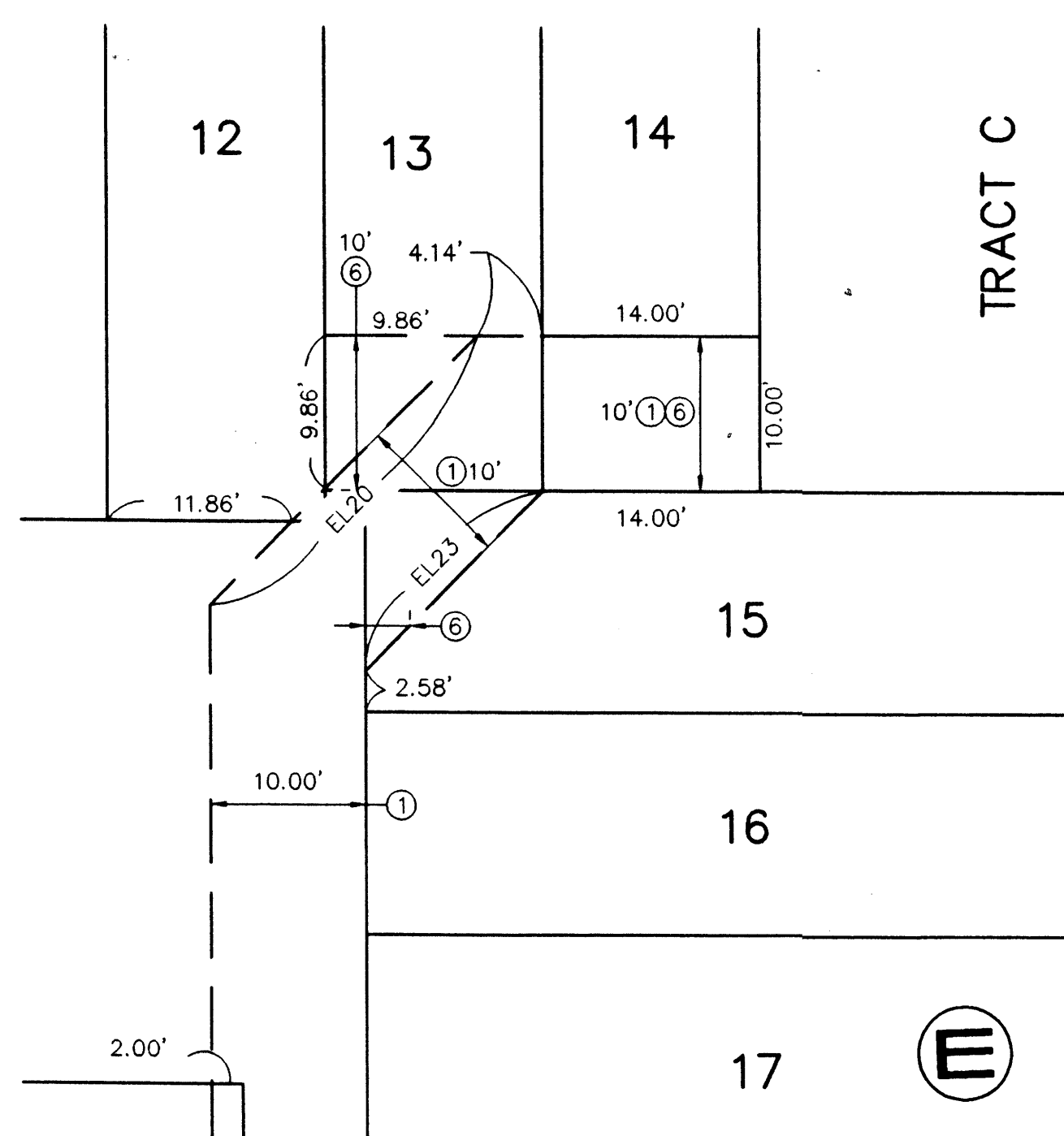
EASEMENT DETAIL A
 1"=10'



EASEMENT DETAIL B
 1"=10'



EASEMENT DETAIL C
 1"=10'



EASEMENT DETAIL D
 1"=10'

PROPOSED EASEMENTS

- ① PUE TO BE GRANTED BY THIS PLAT.
- ② BLANKET PUE TO BE GRANTED BY THIS PLAT.
- ③ 1' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
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 ty:PLT R:542 03 B: 2008C P: 0252 M Toulous Olivere, Bernalillo Cour



EASEMENT DETAILS

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Oct 09, 2008

SHEET 8 OF 8



LEGAL DESCRIPTION

Legal Description:
 All of Blocks A; B; C; E and F of the plat entitled "Amended Plat for Silver Townhomes, being a Replat of Lots 1 thru 24, Block 30, New Mexico Town Company's Original Townsite, City of Albuquerque, Bernalillo County, New Mexico", filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 28, 2010 in Plat Book 2010C, Page 12 as Document Number 2010007859, said properties being situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East of the New Mexico Principal Meridian, and being more particularly described as follows:

BLOCK A
 Lots numbered 1 through 8, inclusive, and Tract D, all in Block A of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:
 Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30"W., 966.37 feet; thence N.80°48'36"W., 247.00 feet to the TRUE POINT OF BEGINNING #1, being the northeast corner of Block A herein described; thence, S.09°11'24"W., 124.93 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.54°11'24"W.) to a point of tangency; thence N.80°48'36"W., 17.69 feet to a point of curve; thence, 12.97 feet along the arc of a curve to the right (radius=20.00'; central angle=37°08'40"; chord=12.74', N.62°14'17"W.) to a non-tangent point on line; thence, N.09°07'42"E., 125.86 feet to a point of curve; thence, 15.72 feet along the arc of a curve to the right (radius=10.00'; central angle=90°03'42"; chord=14.15', N.54°09'33"E.) to a point of tangency; thence, S.80°48'36"E., 34.90 feet to the northeast corner of Block A herein described and TRUE POINT OF BEGINNING #1.
 Containing 0.1421 acre or 6,189 square feet.

CONTINUED ON SHEET 2

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to BLOCKS A, B, C, E, AND F SILVER TOWNHOMES, and do hereby certify that this subdivision is their free act and deed.

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 73
- Total Number of Lots created: 0
- Total Number of Tracts created: 5
- Gross Subdivision Acreage: 1.5145 Ac.
- Total Mileage of Full Width Streets Created: 0.0 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone), Based on observations from ACS '18-K14' to 'Beta West', N 54°52'23"W, NAD27. To obtain equivalent NAD 83 bearings, rotate bearings hereon 0°00'27" counterclockwise.
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

"New Mexico Town Company's Original Townsite" filed Dec. 29, 1882 in Plat Book 'D', folio 140.

"Plat for Silver Townhomes" filed Dec. 12, 2008 in Plat Book 2008C, folio 262, and amended Jan. 28, 2010 in Plat Book 2010C, folio 12.

all being records of Bernalillo County, New Mexico.

- Field Survey performed in January of 2007.
- Title Report: Fidelity National Title, File #07-1071828-B-VG Dated MAR. 27, 2008.
- Address of Property: None provided.
- ZONING: SU-3, Housing Focus.
- Subject land is located within Town of Albuquerque Grant, Projected Section 20, Township 10 North, Range 3 East, N.M.P.M.
- No Property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected 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.
- At the time of creation of the Homeowner's Association, responsibility for maintenance of all easements listed on this plat as being "maintained by the Owner" shall be transferred to the Homeowner's Association. This DOES NOT include drainage easements that are to be "jointly maintained by the benefiting property owners."

OWNER

ALVARADO-SG, LLC

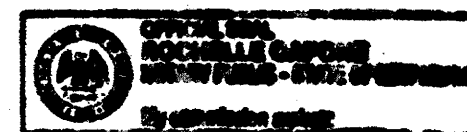
Theresa Bell
 Theresa Bell, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on 9-29-2011
 2011, by Theresa Bell, Managing Member of ALVARADO-SG, LLC,
 a New Mexico limited liability company, on behalf of said company.

My Commission Expires: 9-24-2014
Rex Vogler
 Notary Public



DISCLOSURE STATEMENT

The purpose of this plat is to eliminate the interior lot and tract lines within existing Blocks A; B; C; E and F, and to redesignate said Blocks as Blocks A-1, B-1, C-1, E-1 and F-1 respectively. No easements are created, modified or vacated by this plat. No right-of-way is dedicated, modified or vacated by this plat.

RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155 ABQ., NM 87194
 PHONE & FAX (505) 764-8891
 email - rgsc@flash.net



PLAT
FOR
BLOCKS A-1, B-1, C-1, E-1 AND F-1
SILVER TOWNHOMES

BEING A REPLAT OF
 BLOCKS A, B, C, E, AND F
 SILVER TOWNHOMES

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2011

APPROVALS

DRB PROJECT NO.
 APPLICATION NO.
 Utility Approvals

PNM (ELECTRIC) _____ DATE _____

NM GAS COMPANY (GAS) _____ DATE _____

QWEST _____ DATE _____

COMCAST _____ DATE _____

City Approvals
Theresa Bell
 CITY SURVEYOR _____ 9-29-11
 DATE

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION

"I, Rex Vogler, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and May 2007), and is true and correct to the best of my knowledge and belief."

Rex Vogler
 Rex Vogler, P.S. No. 10466 _____
 Date Sept. 27, 2011

COVER SHEET
SHEET 1 OF 4

LEGAL DESCRIPTION CONT.

CONTINUED FORM SHEET 1

BLOCK B

Lots numbered 1 through 21, inclusive, and Tracts A, B and C, all in Block B of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:

Beginning, for a tie, at A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.51°15'30"W., 966.37; thence N.80°48'36"W., 56.29 feet to the TRUE POINT OF BEGINNING #2, being the northeast corner of Block B herein described; thence, S.09°11'24"W., 124.93 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.54°11'24"W.) to a point of tangency; thence N.80°48'36"W., 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W.) to a point of tangency; thence, N.09°11'24"E., 124.93 feet; thence, S.80°48'36"E., 170.71 feet to the northeast corner of Block B herein described and TRUE POINT OF BEGINNING #2.

Containing 0.5462 acre or 23,792 square feet.

BLOCK C

Lots numbered 1 through 8, inclusive, and Tract E, all in Block C of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of Block C herein described, TRUE POINT OF BEGINNING #3, whence A.C.S. Station '18_K14' (N=1486053.605, E=1521576.548, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.51°15'30"E., 966.37 feet distant; thence, 12.56 feet along the arc of a curve to the right (radius=8.00'; central angle=89°56'18"; chord=11.31', S.35°50'27"E.) to a point of tangency; thence S.09°07'42"W., 128.06 feet to a non-tangent point on curve; thence, 12.67 feet along the arc of a curve to the right (radius=20.00'; central angle=36°17'26"; chord=12.46', S.81°02'40"W.) to a point of tangency; thence, N.80°48'36"W., 17.59 feet to a point of curvature; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.35°48'36"W.) to a point of tangency; thence, N.09°11'24"E., 124.93 feet; thence, S.80°48'36"E., 36.29 feet to the northeast corner and TRUE POINT OF BEGINNING #3.

Containing 0.1407 acre or 6,130 square feet.

BLOCK E

Lots numbered 1 through 21, inclusive, and Tracts A, B, and C, all in Block E of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:

Beginning, for a tie, at A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83), and running thence S.62°42'16"W., 1851.43 feet; thence N.80°48'36"W., 210.41 feet to the TRUE POINT OF BEGINNING #4, being the southwest corner of Block E herein described and a non-tangent point on curve; thence, 14.00 feet along the arc of a curve to the right (radius=20.00'; central angle=40°06'56"; chord=13.72', N.10°52'04"W.) to a point of tangency; thence, N.09°11'24"E., 111.99 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', N.54°11'24"E.) to a point of tangency; thence S.80°48'36"E., 140.71 feet to a point of curve; thence, 23.56 feet along the arc of a curve to the right (radius=15.00'; central angle=90°00'00"; chord=21.21', S.35°48'36"E.) to a point of tangency; thence, S.09°11'24"W., 113.87 feet to a point of curve; thence, 11.84 feet along the arc of a curve to the right (radius=18.00'; central angle=37°41'51"; chord=11.63', S.28°02'19"W.) to a point of tangency; thence, N.80°48'36"W., 162.25 feet to the southwest corner of Block E herein described and TRUE POINT OF BEGINNING #4.

Containing 0.5452 acre or 23,751 square feet.

BLOCK F

Lots numbered 1 through 8, inclusive, and Tract E, all in Block F of the aforesaid Amended Plat, and being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of Block F herein described, TRUE POINT OF BEGINNING #5, whence A.C.S. Station '6_K14R' (N=1486003.797, E=1522408.158, New Mexico State Plane Coordinates, Central Zone, NAD 83) bears N.62°42'16"E., 1851.43 feet distant, and running thence, N.80°48'36"W., 23.92 feet to a non-tangent point on curve; thence, 3.12 feet along the arc of a curve to the right (radius=10.00'; central angle=17°53'34"; chord=3.11', N.00°14'36"E.) to a point of tangency; thence, N.09°11'24"E., 129.81 feet to a point of curve; thence, 11.00 feet along the arc of a curve to the right (radius=7.00'; central angle=90°00'00"; chord=9.90', N.54°11'24"E.) to a point of tangency; thence S.80°48'36"E., 35.58 feet to a point of curve; thence, 1.81 feet along the arc of a curve to the right (radius=10.00'; central angle=10°21'03"; chord=1.80', S.75°38'05"E.) to a non-tangent point on line; thence, S.09°10'49"W., 119.72 feet to a point of curve; thence, 31.42 feet along the arc of a curve to the right (radius=20.00'; central angle=90°00'35"; chord=28.29', S.54°11'07"W.) to the TRUE POINT OF BEGINNING #5.

Containing 0.1403 acre or 6,113 square feet.

**PLAT
FOR
BLOCKS A-1, B-1, C-1, E-1 AND F-1
SILVER TOWNHOMES**

BEING A REPLAT OF
BLOCKS A, B, C, E, AND F
SILVER TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2011

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	15.72'	10.00'	90°03'42"	N 54°09'33" E	14.15'	10.01'
C2	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C3	12.97'	20.00'	37°08'40"	N 62°14'17" W	12.74'	6.72'
C4	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C5	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C6	12.56'	8.00'	89°56'18"	S 35°50'27" E	11.31'	7.99'
C7	12.67'	20.00'	36°17'26"	S 81°02'40" W	12.46'	6.55'
C8	23.56'	15.00'	90°00'00"	N 35°48'36" W	21.21'	15.00'
C9	11.00'	7.00'	90°00'00"	N 54°11'24" E	9.90'	7.00'
C10	1.81'	10.00'	10°21'03"	S 75°38'05" E	1.80'	0.91'
C11	31.42'	20.00'	90°00'35"	S 54°11'07" W	28.29'	20.00'
C12	3.12'	10.00'	17°53'34"	N 0°14'36" E	3.11'	1.57'
C13	23.56'	15.00'	90°00'00"	S 54°11'24" W	21.21'	15.00'
C14	23.56'	15.00'	90°00'00"	S 35°48'36" E	21.21'	15.00'
C15	11.84'	18.00'	37°41'51"	S 28°02'19" W	11.63'	6.14'
C16	14.00'	20.00'	40°06'56"	N 10°52'04" W	13.72'	7.30'

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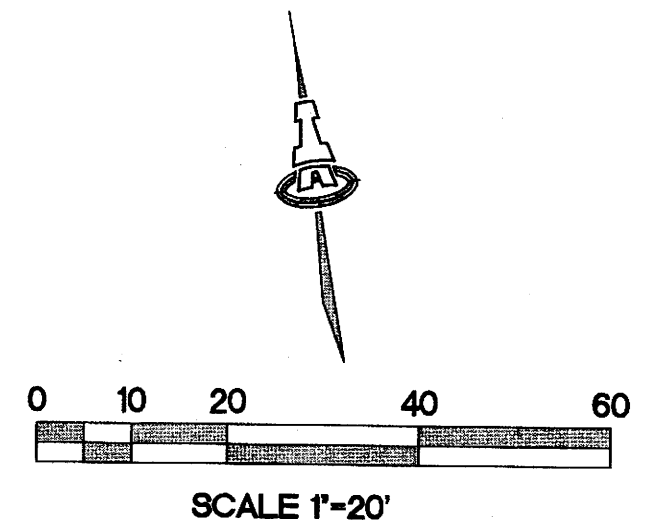
**PLAT
FOR
BLOCKS A-1, B-1, C-1, E-1 AND F-1
SILVER TOWNHOMES**

BEING A REPLAT OF
BLOCKS A, B, C, E, AND F
SILVER TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2011

A.C.S. Sta. '18_K14'
N=1486053.605
E=1521576.548
Gnd./Grid Fact.=0.999682660
Delta Alpha=-0'13'41.97"
NM S.P.C., Cent.Zone, NAD83
(NO ELEVATION)



LEGEND

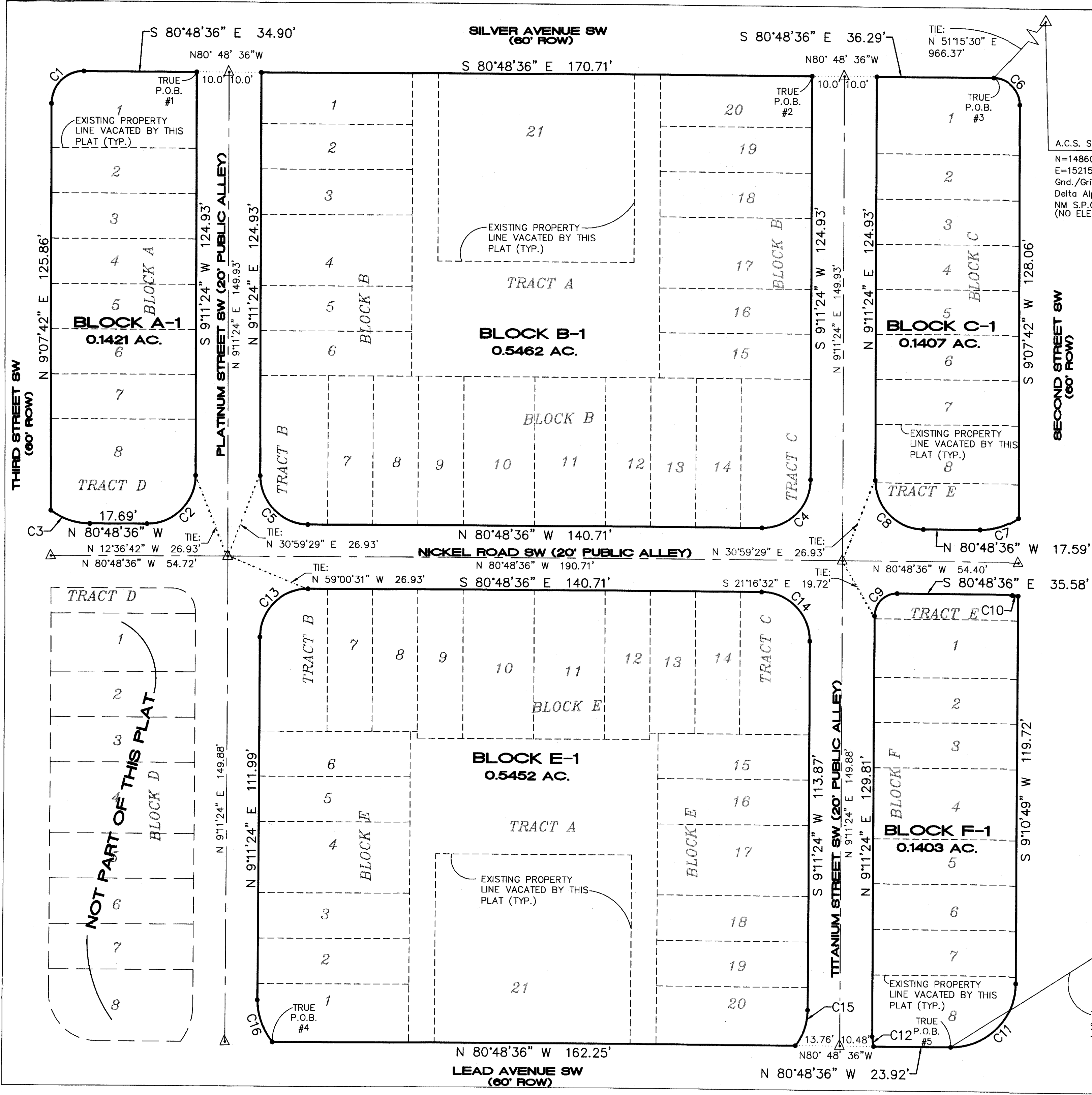
- 1 LOT IDENTIFICATION
- (A) BLOCK IDENTIFICATION
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING PROPERTY LINE VACATED BY THIS PLAT
- 10 EXISTING LOT IDENTIFICATION
- BLOCK A EXISTING BLOCK IDENTIFICATION
- ⊕ MONUMENTATION, A CHISELED "+" SCRIBED ON CONCRETE, SET BY PREVIOUS RECORD PLAT IN ACCORDANCE WITH COA DPM

NOTES

1. SEE SHEET 2 FOR LINE & CURVE TABLE.
2. SEE SHEET 4 FOR EASEMENT NOTES & LABELS

A.C.S. Sta. '6_K14R'
E=1522408.158
N=1486003.797
Gnd./Grid Fact.=0.999682048
Delta Alpha=-0'13'36.21"
NM S.P.C., Cent.Zone, NAD83
(NO ELEVATION)

TIE:
S 62°42'16" W
1851.43'



NOT PART OF THIS PLAT

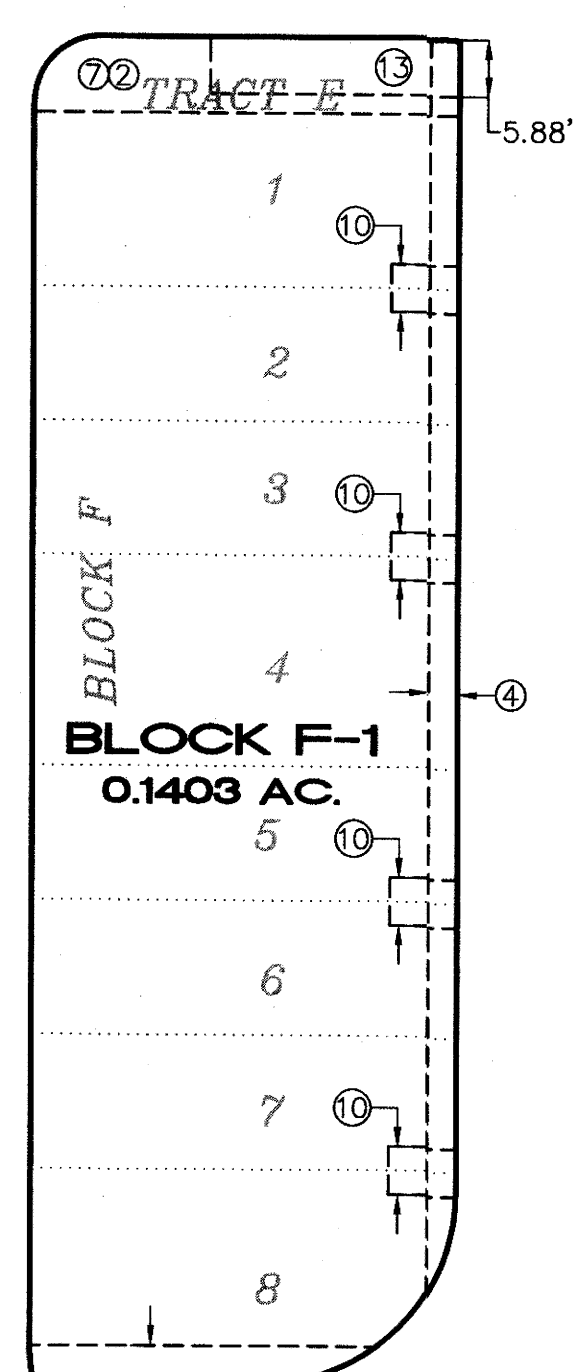
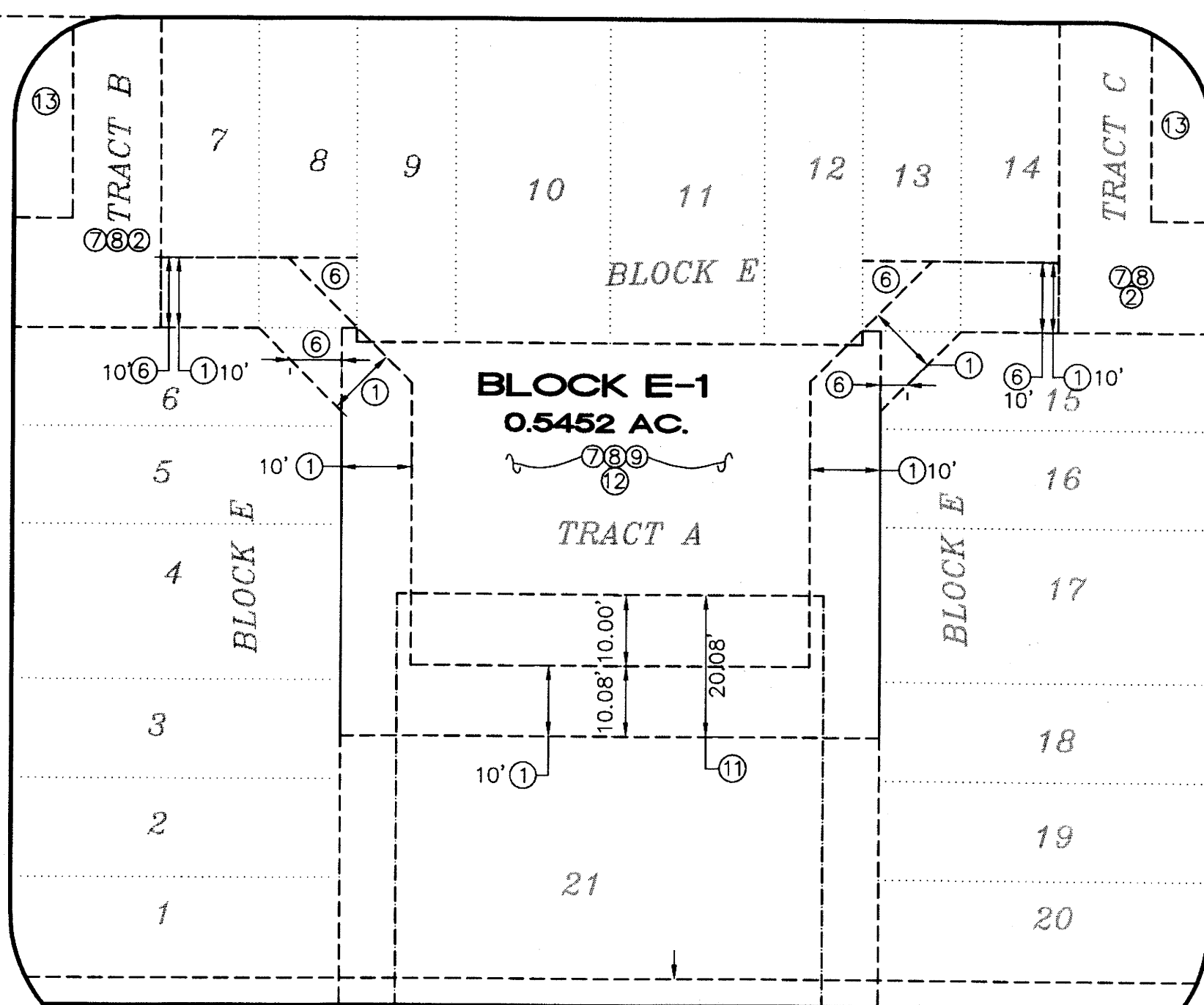
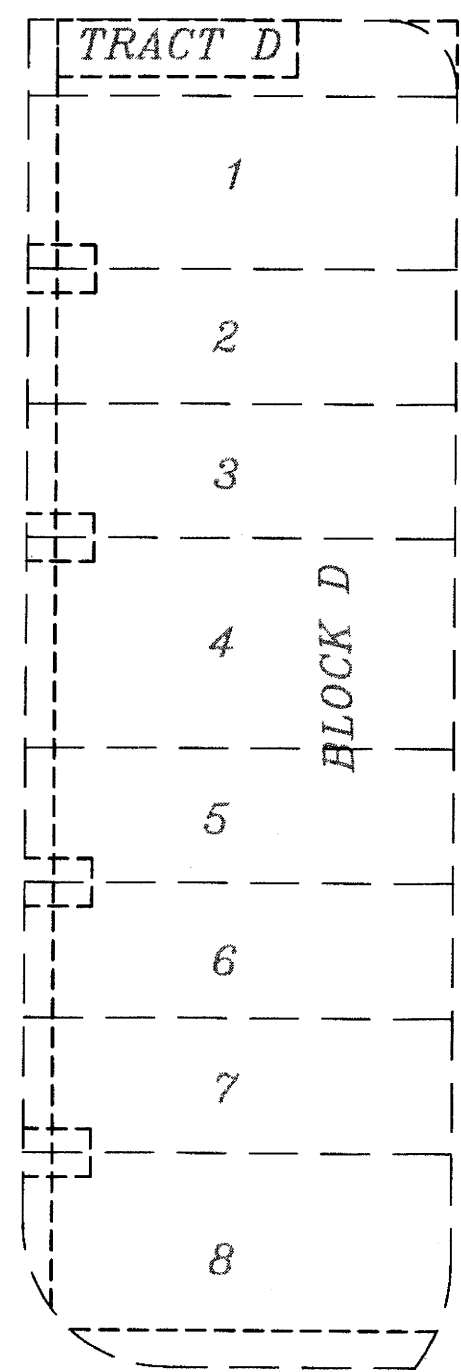
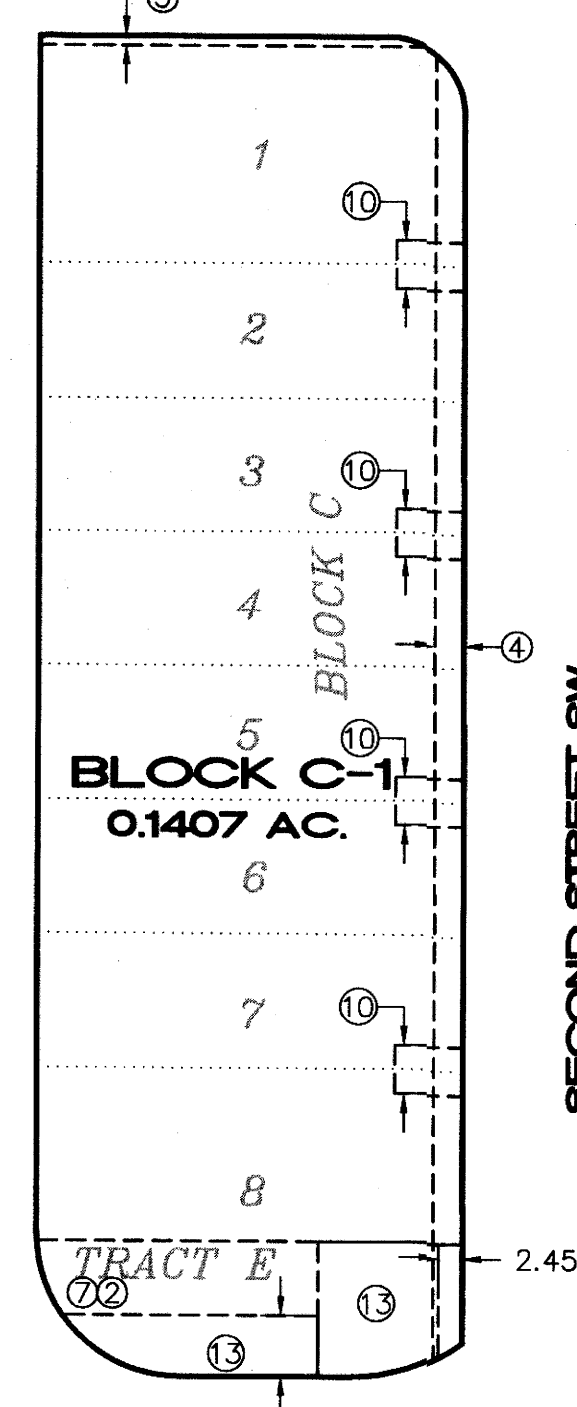
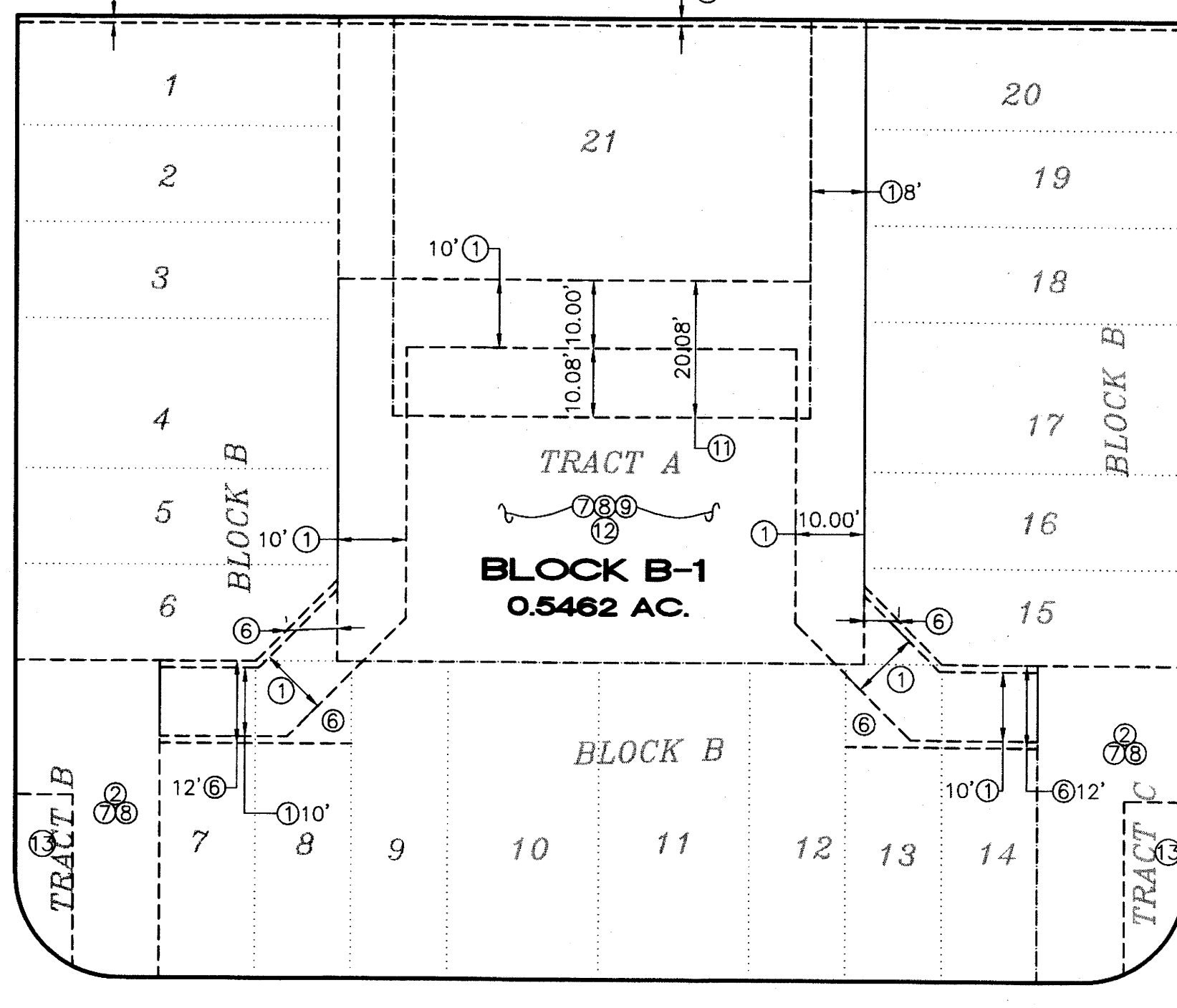
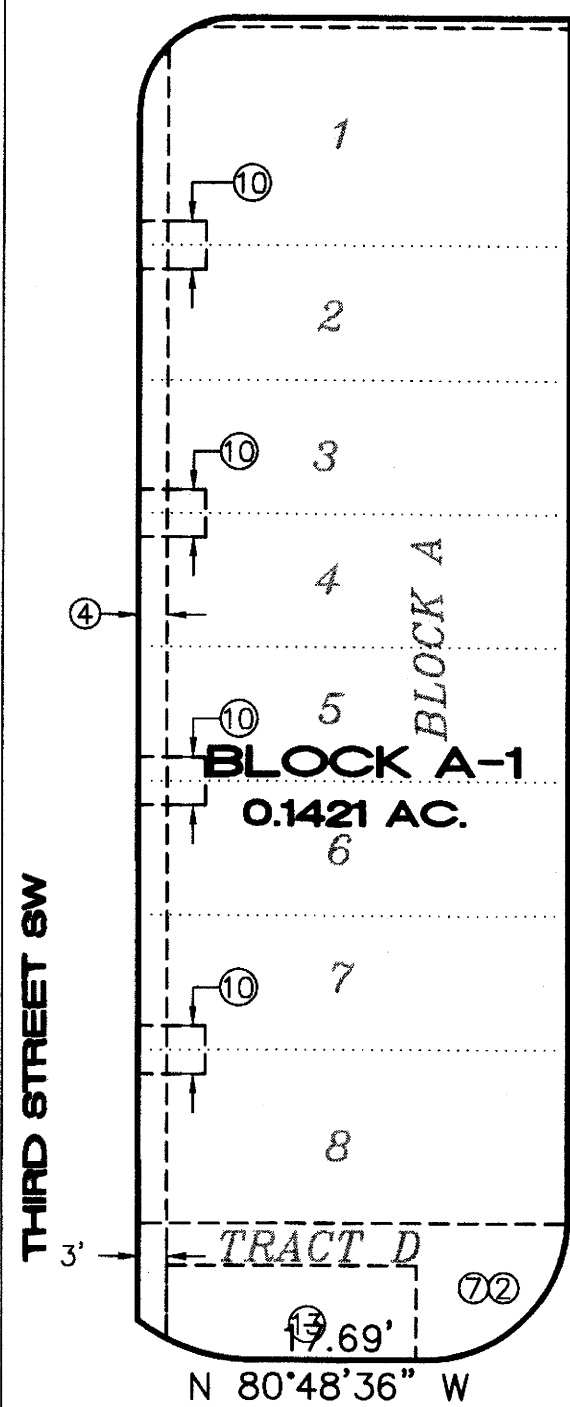
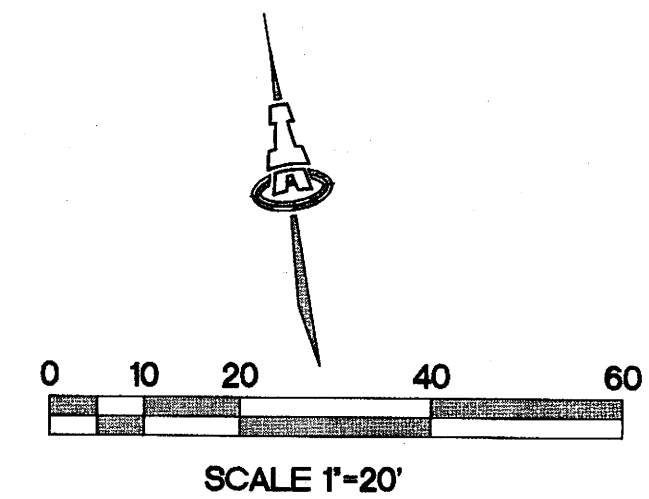
SILVER AVENUE SW

PLAT FOR BLOCKS A-1, B-1, C-1, E-1 AND F-1 SILVER TOWNHOMES

BEING A REPLAT OF BLOCKS A, B, C, E, AND F SILVER TOWNHOMES

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

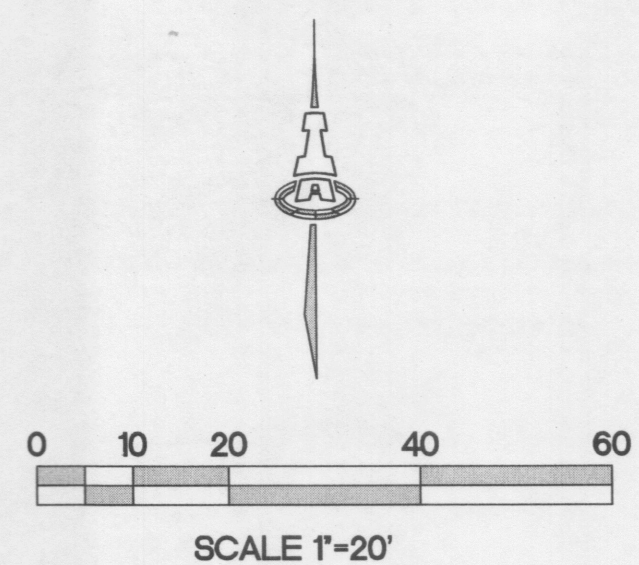
SEPTEMBER 2011



EXISTING EASEMENTS

- 1 PUE (1/28/2010, BK. 2010C, PG. 0012).
2 PUE COVERS TRACT EXCLUSIVE OF AREA OF PNM AND QWEST EASEMENT (SEE 3) (1/28/2010, BK. 2010C, PG. 0012).
3 1' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
4 3' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
5 3.80' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (1/28/2010, BK. 2010C, PG. 0012).
6 PRIVATE PEDESTRIAN ACCESS EASEMENT, MAINTAINED BY THE OWNER (1/28/2010, BK. 2010C, PG. 0012).
7 BLANKET PRIVATE LANDSCAPE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
8 BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
9 BLANKET PRIVATE DRAINAGE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
10 5' WIDE PRIVATE DRAINAGE EASEMENT EXTENDING FROM THE PUBLIC RIGHT-OF-WAY LINE TO THE FACE OF THE STRUCTURE ON EACH LOT AS SHOWN. JOINTLY MAINTAINED BY THE BENEFITING PROPERTY OWNERS, 2.5 FEET ON EACH SIDE OF THE SHOWN LOT LINE (1/28/2010, BK. 2010C, PG. 0012).
11 20.08' PRIVATE PEDESTRIAN ACCESS AND DRAINAGE EASEMENT, MAINTAINED BY THE OWNER OF THE UNDERLYING TRACT (1/28/2010, BK. 2010C, PG. 0012).
12 BLANKET PRIVATE UTILITY EASEMENT, MAINTAINED BY THE OWNER OF TRACT A (1/28/2010, BK. 2010C, PG. 0012).
13 UTILITY EASEMENT GRANTED TO PUBLIC SERVICES CO. OF NEW MEXICO AND QWEST (1/28/2010, BK. 2010C, PG. 0012).

EASEMENTS



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isacil.com

1875 C-701-EXST CONDITIONS.dwg 06,2011

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SILVER
TOWNHOMES

EXISTING CONDITIONS EXHIBIT

Date:	No.	Revisions	Date	Job No.
Drawn By:				PAGE
Ckd By:				SH. OF