

VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27), and rotated to grid at the Albuquerque Control Survey Monument "R. 898 C-1".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: G-12-Z
- This property is currently zoned "RA-2/W7" per the City of Graphic Information System (AGIS).
- U.C.L.S. Log Number 2005160238
- Documents used in the preparation of this survey:
  - Plat of Lot "BB" of ALVARADO GARDENS UNIT NO. 2, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 4, 1977 in Plat Book B12, page 98.
  - Title Report prepared for this property by LandAmerica Albuquerque Title, Commitment for Title Insurance No. 243724TS, dated June 18, 2004.

**PURPOSE OF PLAT**

- The purpose of this plat is to
- Divide existing Lot BB into two (2) Lots.
  - Grant the new easements as shown hereon.

**SUBMISSION DATA**

- Total number of existing Lots: 1
- Total number of Lots created: 2
- Gross Subdivision acreage: 0.5704 acres.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
 1012 060 330 102 407 25  
 Glenn Rosemary & Pleas M Jr  
 Bernalillo County Treasurer  
 Danny Vigil 04 Mayos Date

**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
  - PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
  - QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
  - 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 (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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**LEGAL DESCRIPTION**

Lot "BB" of ALVARADO GARDENS UNIT NO. 2, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 4, 1977 in Plat Book B12, page 98.

Said lot contains 0.5704 acre, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, PLAT OF LOTS BB-1 AND BB-2, ALVARADO GARDENS UNIT NO. 2 (BEING A REPLAT OF LOT BB, ALVARADO GARDENS UNIT NO. 2), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public utility and private access easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Campbell Partners, L.L.C.  
 [Signature]  
 Chris Calott, Member

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS  
 This instrument was acknowledged before me on this 11<sup>TH</sup> day of APRIL, 2005, by Chris Calott.

[Signature]  
 Notary Public My commission expires 01.06.09

2005062002  
 8258148  
 Page: 1 of 2  
 65/04/2005 10:40R  
 BK-2005C Pg-138  
 Mary Herrera, Bern. Co. PLAT R 12.00

PLAT OF  
 LOTS BB-1 AND BB-2  
 ALVARADO GARDENS UNIT NO. 2  
 (BEING A REPLAT OF LOT BB, ALVARADO GARDENS UNIT NO. 2)  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2005

PROJECT NUMBER: 1003694  
 Application Number: 05DPB-00613

**PLAT APPROVAL**

Utility Approvals:

[Signature]	4-22-05
PNM Electric Services	Date
[Signature]	4-22-05
PNM Gas Services	Date
[Signature]	4-22-05
QWest Corporation	Date
[Signature]	4-22-05
Comcast	Date

City Approvals:  
 [Signature] 4-11-05  
 City Surveyor Date

Real Property Division  
 NA [Signature] Date

Environmental Health Department  
 [Signature] Date

Traffic Engineering, Transportation Division  
 [Signature] 4-20-05  
 Date

Utilities Department  
 [Signature] 4-20-05  
 Date

Christina Sandomal 4/20/05  
 Parks and Recreation Department Date

Bradley L. Binham 4/20/05  
 AMAFCA Date

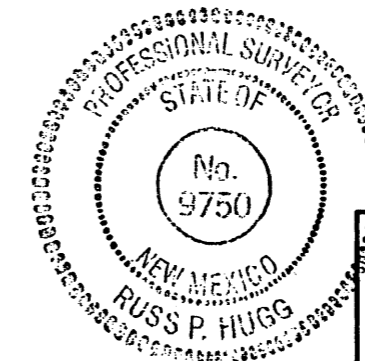
Bradley L. Binham 4/20/05  
 City Engineer Date

[Signature] 5/03/05  
 DRB/Chairperson, Planning Department Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]  
 Russ P. Hugg  
 NMPS No. 9750  
 April 5, 2005



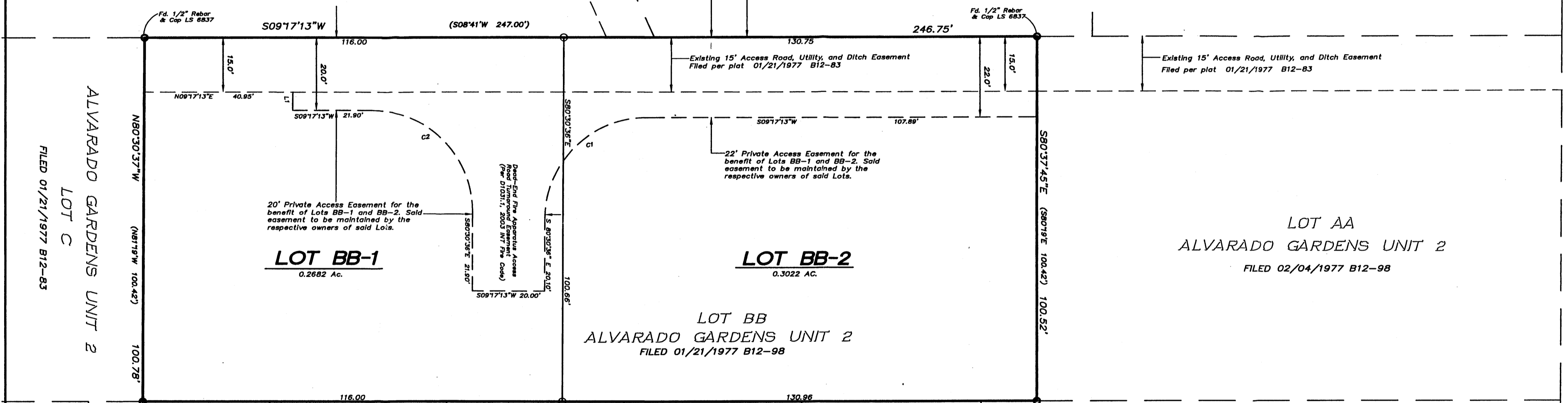
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PLAT OF  
**LOTS BB-1 AND BB-2**  
**ALVARADO GARDENS UNIT NO. 2**  
 (BEING A REPLAT OF LOT BB, ALVARADO GARDENS UNIT NO. 2)  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

LOT 10-B  
 ALVARADO GARDENS UNIT 2  
 FILED 12/18/1981 C19-52

LOT 10-A-3  
 ALVARADO GARDENS UNIT 2  
 FILED 07/15/2003 BK-2003C PG. 213

LOT 10-A-2  
 ALVARADO GARDENS UNIT 2  
 FILED 07/15/2003 BK-2003C PG. 213



**LOT BB-1**  
 0.2682 Ac.

**LOT BB-2**  
 0.3022 AC.

LOT AA  
 ALVARADO GARDENS UNIT 2  
 FILED 02/04/1977 B12-98

LOT BB  
 ALVARADO GARDENS UNIT 2  
 FILED 01/21/1977 B12-98

CALLE TRANQUILO SUBDIVISION  
 FILED 07/16/2002 BK-2002C PG. 243

LOT 9-A  
 ALVARADO GARDENS UNIT 2  
 FILED 06/12/1985 C27-97

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

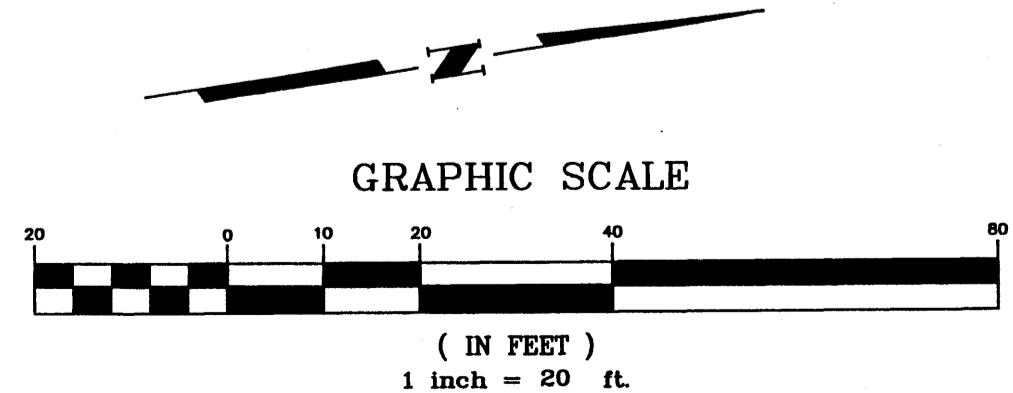
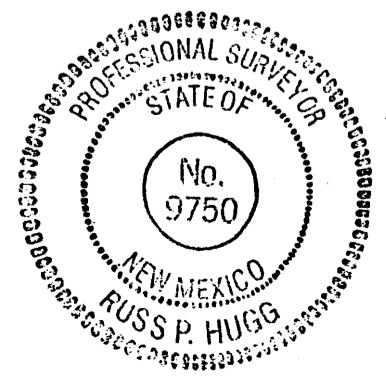
**LINE TABLE**

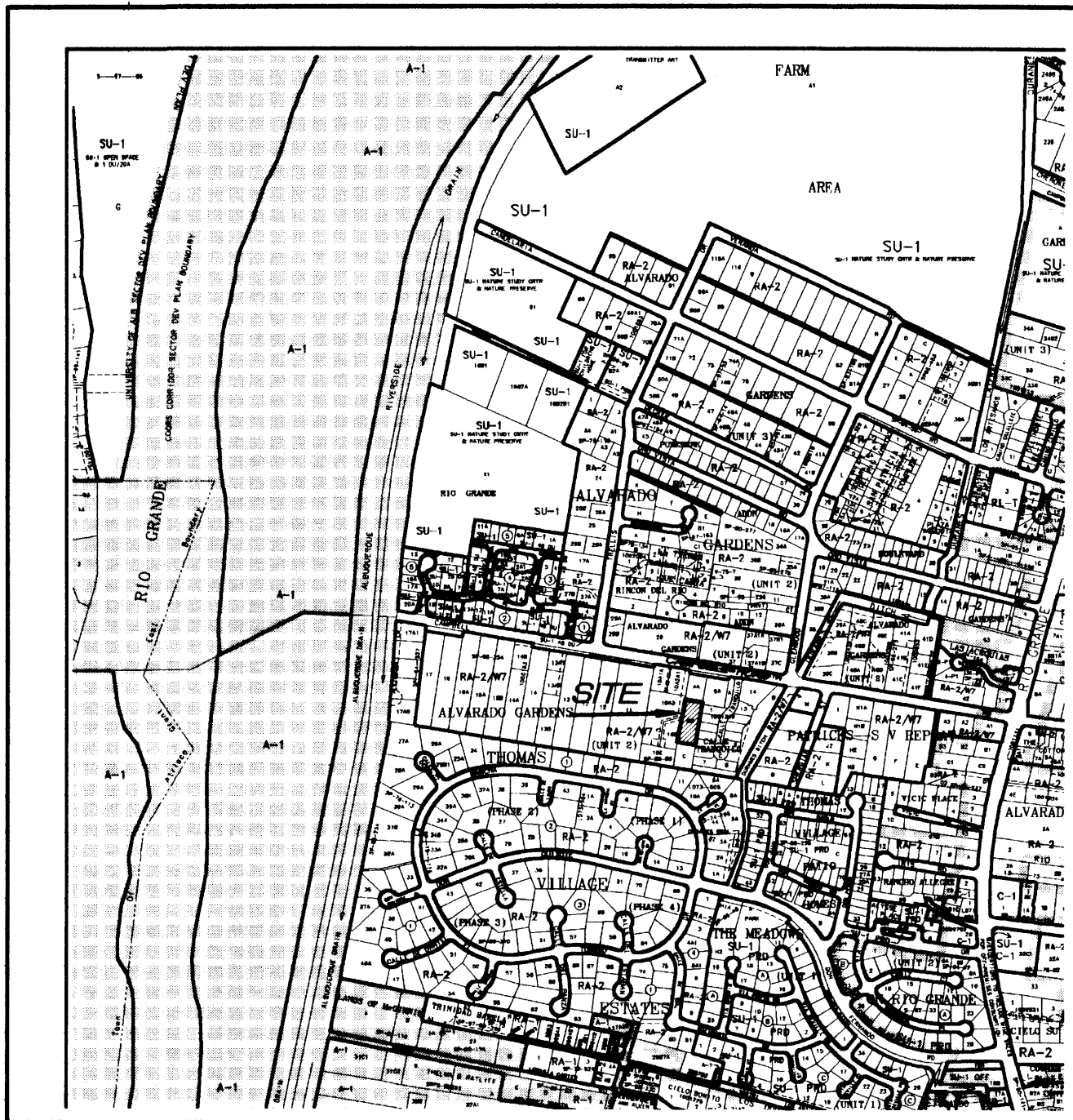
LINE	LENGTH	BEARING
L1	5.00'	S80°30'36"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	43.88'	28.00'	27.90'	39.53'	S35°36'41"E	89°47'49"
C2	44.08'	28.00'	28.10'	39.67'	S54°23'19"W	90°12'11"

Albuquerque Control Survey Monument "R. 898 C-1"  
 New Mexico State Plane Coordinates, Central Central Zone (NAD 27) as published:  
 Y= 1,495,371.61  
 X= 371,708.58  
 Delta Alpha = -00°14'46"  
 Ground to grid factor=0.9996813  
 Elevation= 4967.32 (SLD 1929)





VICINITY MAP  
Not to Scale

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Campbell Partners, L.L.C.

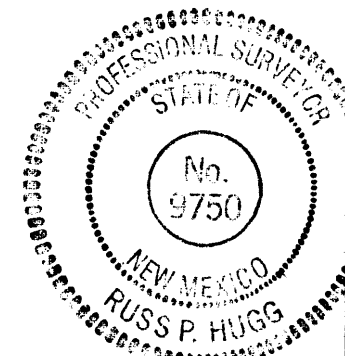
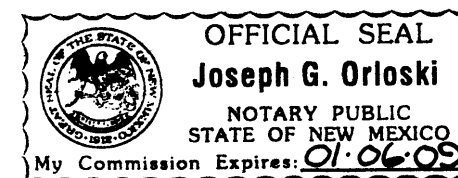
  
Chris Calott, Member

**ACKNOWLEDGEMENT**

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COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 11<sup>TH</sup> day of APRIL, 2005, by Chris Calott.

  
Notary Public My commission expires 01.06.09



PLAT OF  
LOTS BB-1 AND BB-2  
ALVARADO GARDENS UNIT NO. 2  
(BEING A REPLAT OF LOT BB, ALVARADO GARDENS UNIT NO. 2)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2005

PROJECT NUMBER: \_\_\_\_\_


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

PLAT APPROVAL PRELIMINARY PLAT  
APPROVED BY DRB  
Utility Approvals: \_\_\_\_\_  
PNM Electric Services: ON 4/20/05 Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_  
City Surveyor  4-11-05 Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

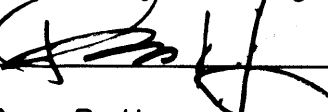
AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

  
Russ P. Hugg  
NMPS No. 9750  
April 5, 2005

SHEET 1 OF 2

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**PLAT OF  
LOTS BB-1 AND BB-2  
ALVARADO GARDENS UNIT NO. 2**  
(BEING A REPLAT OF LOT BB, ALVARADO GARDENS UNIT NO. 2)  
**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

APRIL, 2005

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FILED 12/18/1981 C19-52

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ALVARADO GARDENS UNIT 2  
FILED 07/15/2003 BK-2003C PG. 213

LOT 10-A-2  
ALVARADO GARDENS UNIT 2  
FILED 07/15/2003 BK-2003C PG. 213

Existing 24' Public Utility and Private Waterline and  
Sewer Easement & Existing 24' Private Roadway Easement  
Filed 7/15/2003, Vol. 2003C, Page 213

Existing 15' Access Road, Utility, and Ditch Easement  
Filed per plat 01/21/1977 B12-83

Existing 15' Access Road, Utility, and Ditch Easement  
Filed per plat 01/21/1977 B12-83

20' Private Access Easement for the  
benefit of Lots BB-1 and BB-2. Said  
easement to be maintained by the  
respective owners of said Lots.

22' Private Access Easement for the  
benefit of Lots BB-1 and BB-2. Said  
easement to be maintained by the  
respective owners of said Lots.

**LOT BB-1**  
0.2682 Ac.

**LOT BB-2**  
0.3022 Ac.

LOT BB  
ALVARADO GARDENS UNIT 2  
FILED 01/21/1977 B12-98

LOT AA  
ALVARADO GARDENS UNIT 2  
FILED 02/04/1977 B12-98

LOT 9-A  
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FILED 06/12/1985 C27-97

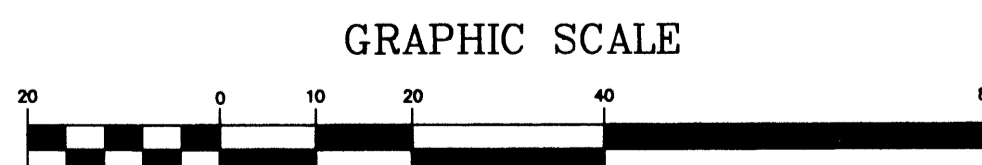
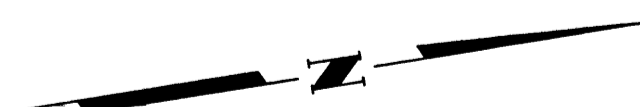
CALLE TRANQUILO SUBDIVISION  
FILED 07/16/2002 BK-2002C PG. 243

LOT 6      LOT 5      LOT 4      LOT 3      LOT 2      LOT 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S80°30'36"E

CURVE TABLE						
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X = 371,706.58  
Delta Alpha = -00°14'48"  
Ground to grid factor = 0.9998813  
Elevation = 4967.32 (SLD 1929)



( IN FEET )  
1 inch = 20 ft.

SHEET 2 OF 2

**SURV TEK, INC.**

Consulting Surveyors      Phone: 505-897-3366  
9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114      Fax: 505-897-3377

CAMPBELL  
ROAD  
(VARIABLE WIDTH R/W)