

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF ALVARADO GARDENS, UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 4, 2005 IN BOOK 2005C, PAGE 137.
6. GROSS AREA: 1.0327 ACRES
7. NUMBER OF EXISTING LOTS: 3
8. NUMBER OF LOTS CREATED: 3
9. THE PRIVATE ACCESS, DRAINAGE, PRIVATE WATER LINE AND PRIVATE SEWER LINE EASEMENT SHOWN HEREON IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 30-B-2-A-1 AND 30-B-2-B-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED R-2.

LEGAL DESCRIPTION

A Parcel of land situated within projected Section 1, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, and being described as Lot 30-A a remainder lot as shown and designated on the Replat of Lot 30B Alvarado Gardens, Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on April 20, 1977 in Volume B12, Folio 174 together with Lots 30B-2-A and 30B-2-B of the Plat of Alvarado Gardens, Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 2005, in Book 2005C, Page 137 and being more particularly described as follows:

Commencing at City of Albuquerque Grid Control Station 10-G13-A having New Mexico State Plane Central Zone NAD 1927 Coordinates of X=373,478.96, Y=1,501,045.77, a ground to grid factor of 0.9996792, and a delta alpha of -00°14'36", Thence, N 72°38'27" W, a distance of 672.46 feet to the POINT OF BEGINNING at the southeast corner of said Parcel and being on the northerly right-of-way line of Candelaria Road N.W.;

Thence, N 65°01'05" W along said northerly right-of-way line, a distance of 221.42 feet to the southwest corner of said Parcel;

Thence, N 25°05'45" E, a distance of 232.46 feet to the northwest corner of said Parcel;

Thence, S 65°23'15" E, a distance of 164.60 feet to the northeast corner of said Parcel and being as point on the westerly right-of-way line of the Duranes Lateral;

Thence, S 11°24'50" W along said westerly right-of-way line, a distance of 240.23 feet to the POINT OF BEGINNING and containing 1.0327 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Luis Jaramillo DATE: 5.24.06
 OWNER(S) PRINT NAME: Luis Jaramillo
 ADDRESS: 2503 Candelaria Rd NW TRACT: A
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF MAY, 2006.
 BY: Luis Jaramillo
 MY COMMISSION EXPIRES: March 15, 2010
Shannon B. Selig
 NOTARY PUBLIC

OWNER(S) SIGNATURE: Robert J. Ruth DATE: 5.24.06
 OWNER(S) PRINT NAME: SUNBELT PROPERTIES, INC.
 ADDRESS: 2503 Candelaria Rd. NW TRACT: B
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF MAY, 2006.
 BY: Robert J. Ruth
 MY COMMISSION EXPIRES: March 15, 2010
Shannon B. Selig
 NOTARY PUBLIC

OWNER(S) SIGNATURE: Robert M. Adame DATE: 6.20.06
 OWNER(S) PRINT NAME: Robert M. Adame
 ADDRESS: 2511 Candelaria Rd NW TRACT: 30-A-1
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JUNE, 2006.
 BY: ROBERT M ADAME
 MY COMMISSION EXPIRES: 5-5-2010
Shannon B. Selig
 NOTARY PUBLIC

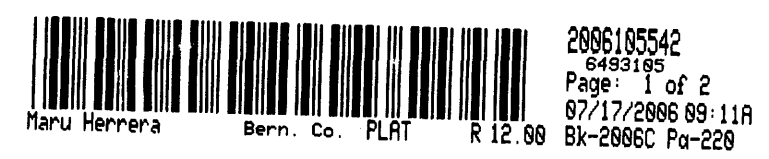
PLAT OF
 LOTS 30-A-1, 30-B-2-A-1 & 30-B-2-B-1
 ALVARADO GARDENS, UNIT 3
 PROJECTED SECTION 1, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING LOTS INTO THREE (3) NEW LOTS IN ORDER TO ELIMINATE EXISTING ENCROACHMENTS.

CITY APPROVALS: PROJECT NO.: 1004120 APPLICATION NO. 06DRB-00918

RCC/Wilhoi June 21, 2006
 CITY SURVEYOR DATE
Sept. Sog 7-13-06
 TRAFFIC ENGINEERING DATE
Christine Sandoval 7/12/06
 PARKS & RECREATION DEPARTMENT DATE
Roger Adams 7/12/06
 WATER UTILITIES DEVELOPMENT DATE
Bradley L. Bingham 7/12/06
 A.M.A.F.C.A. DATE
Bradley L. Bingham 7/12/06
 CITY ENGINEER DATE
D. Nelson 07/12/06
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 05-03-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

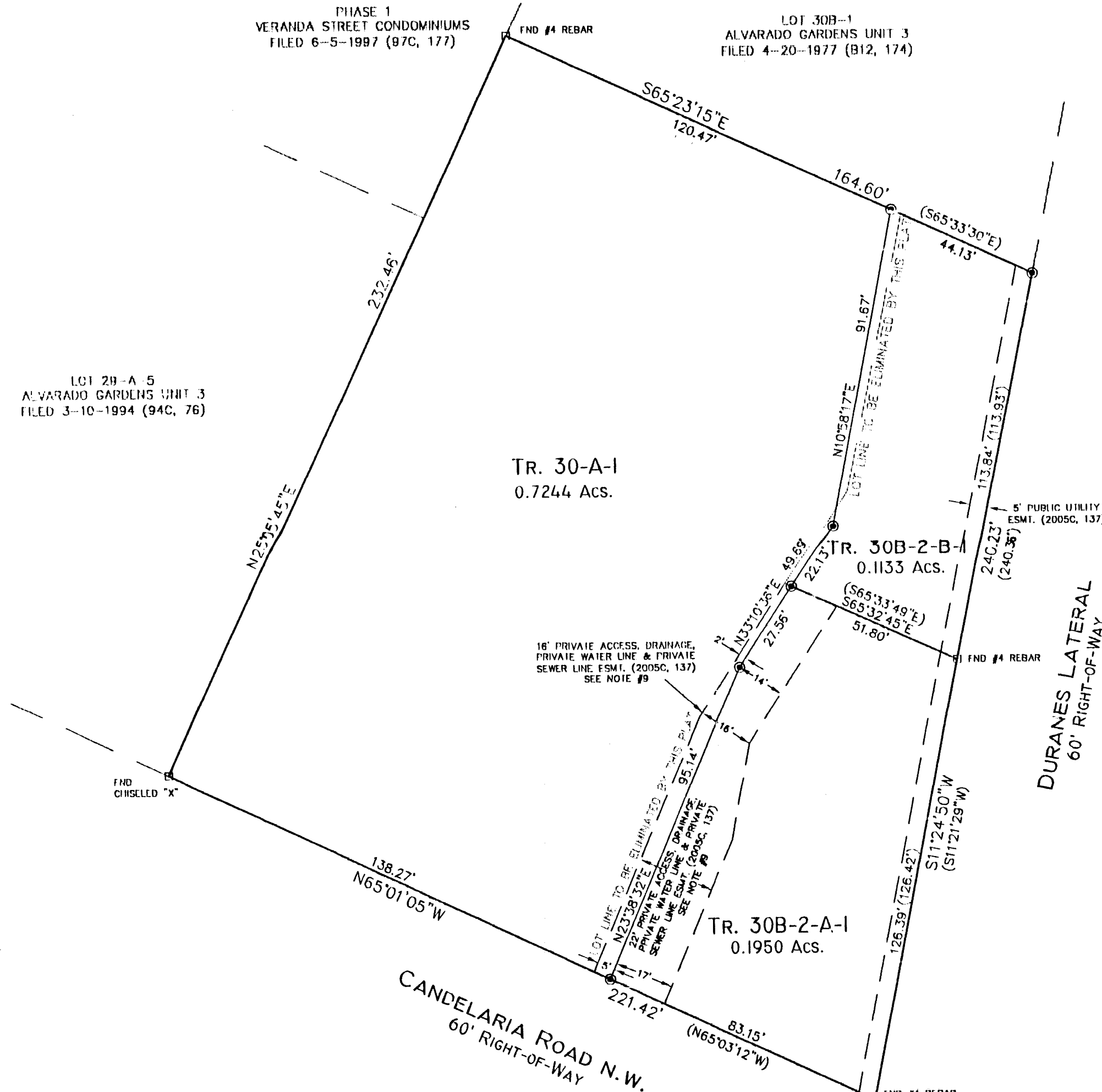
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1012000412025510107, 10120004120635010714
 PROPERTY OWNER OF RECORD:
Thom Pic & Thom Truss
 BERNALILLO COUNTY TREASURER'S OFFICE:
Cystal Trujillo 7/17/06

PLAT OF
 LOTS 30-A-1, 30-B-2-A-1 & 30-B-2-B-1
 ALVARADO GARDENS, UNIT 3
 SECTION 1, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006

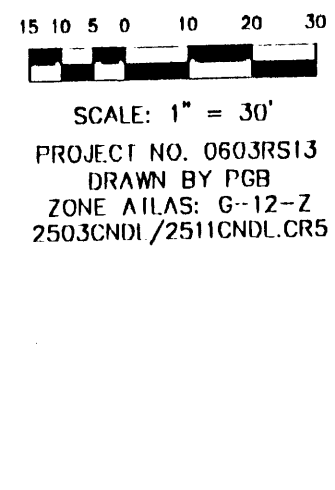
2006105542
 6493165
 Page: 2 of 2
 07/17/2006 09:11A
 Bk-2006C Pa-220
 Maru Herrera Bern. Co. PLAT R 12.00



MONUMENT LEGEND

- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION
 POINT OF BEGINNING



STATION 10-G13-A
 X = 373,478.96
 Y = 1,501,045.77
 GROUND TO GRID = 0.9996792
 DELTA ALPHA = -00°14'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 3-G12
 X = 372,889.43
 Y = 1,498,606.10
 GROUND TO GRID = 0.9996812
 DELTA ALPHA = -00°14'40"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

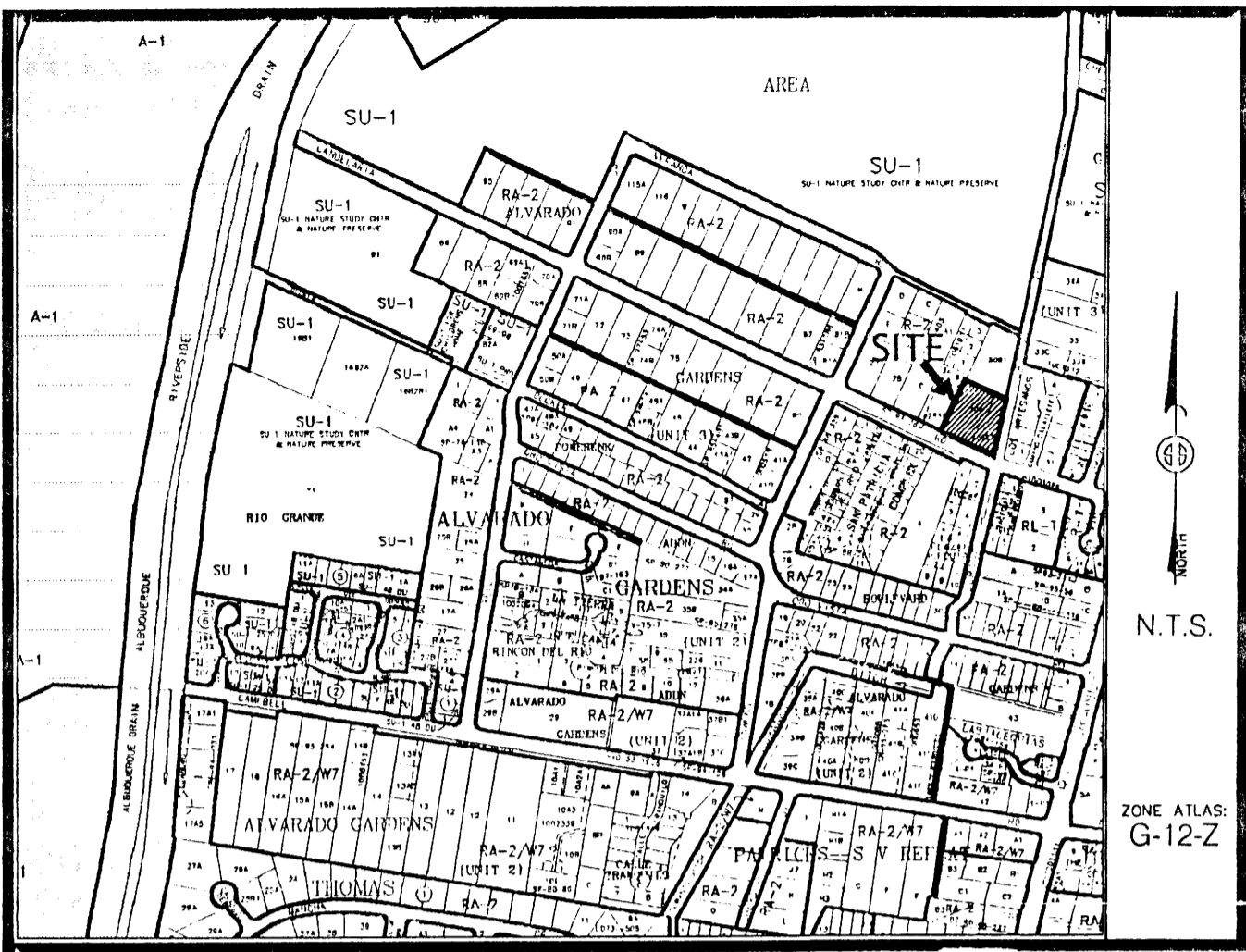


SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 1



Vicinity Map

SUBDIVISION DATA / NOTES

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4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF ALVARADO GARDENS, UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MAY 4, 2005 IN BOOK 2005C, PAGE 137.
6. GROSS AREA: 1.0327 ACRES
7. NUMBER OF EXISTING LOTS: 3
8. NUMBER OF LOTS CREATED: 3
9. THE PRIVATE ACCESS, DRAINAGE, PRIVATE WATER LINE AND PRIVATE SEWER LINE EASEMENT SHOWN HEREON IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF LOTS 30-B-2-A-1 AND 30-B-2-B-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED R-2.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#:
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURERS OFFICE:

LEGAL DESCRIPTION

A Parcel of land situated within projected Section 1, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, and being described as Lot 30-A a remainder lot as shown and designated on the Replat of Lot 30B Alvarado Gardens, Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on April 20, 1977 in Volume B12, Folio 174 together with Lots 30B-2-A and 30B-2B of the Plat of Alvarado Gardens, Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 2005, in Book 2005C, Page 137 and being more particularly described as follows:

Commencing at City of Albuquerque Grid Control Station 10-G13-A having New Mexico State Plane Central Zone NAD 1927 Coordinates of X=373,478.96, Y=1,501,045.77, a ground to grid factor of 0.9996792, and a delta alpha of -00°14'36", Thence, N 72°38'27" W, a distance of 672.46 feet to the POINT OF BEGINNING at the southeast corner of said Parcel and being on the northerly right-of-way line of Candelaria Road N.W.;

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Thence, N 25°05'45" E, a distance of 232.46 feet to the northwest corner of said Parcel;

Thence, S 65°23'15" E, a distance of 164.60 feet to the northeast corner of said Parcel and being as point on the westerly right-of-way line of the Duranes Lateral;

Thence, S 11°24'50" W along said westerly right-of-way line, a distance of 240.23 feet to the POINT OF BEGINNING and containing 1.0327 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 5.24.06
 OWNER(S) PRINT NAME: Luis Jaramillo
 ADDRESS: 2503 Candelaria Rd. NW TRACT: A
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF MAY, 2006.
 BY: Luis Jaramillo
 MY COMMISSION EXPIRES: March 15, 2010
[Signature]
 NOTARY PUBLIC

OWNER(S) SIGNATURE: [Signature] DATE: 5.24.06
 OWNER(S) PRINT NAME: SUNBELT PROPERTIES, INC.
 ADDRESS: 2503 Candelaria Rd. NW TRACT: B
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF MAY, 2006.
 BY: Robert J. Ruth
 MY COMMISSION EXPIRES: March 15, 2010
[Signature]
 NOTARY PUBLIC

OWNER(S) SIGNATURE: [Signature] DATE: 6.20.06
 OWNER(S) PRINT NAME: Robert M. Adame
 ADDRESS: 2511 Candelaria Rd. NW TRACT: 30-A-1
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JUNE, 2006.
 BY: ROBERT M ADAME
 MY COMMISSION EXPIRES: 5-5-2010
[Signature]
 NOTARY PUBLIC

PLAT OF
 LOTS 30-A-1, 30-B-2-A-1 & 30-B-2-B-1
 ALVARADO GARDENS, UNIT 3
 PROJECTED SECTION 1, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING LOTS INTO THREE (3) NEW LOTS IN ORDER TO ELIMINATE EXISTING ENCROACHMENTS.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

[Signature] DATE: June 21, 2006
 for CITY SURVEYOR

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

WATER UTILITIES DEVELOPMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____**

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

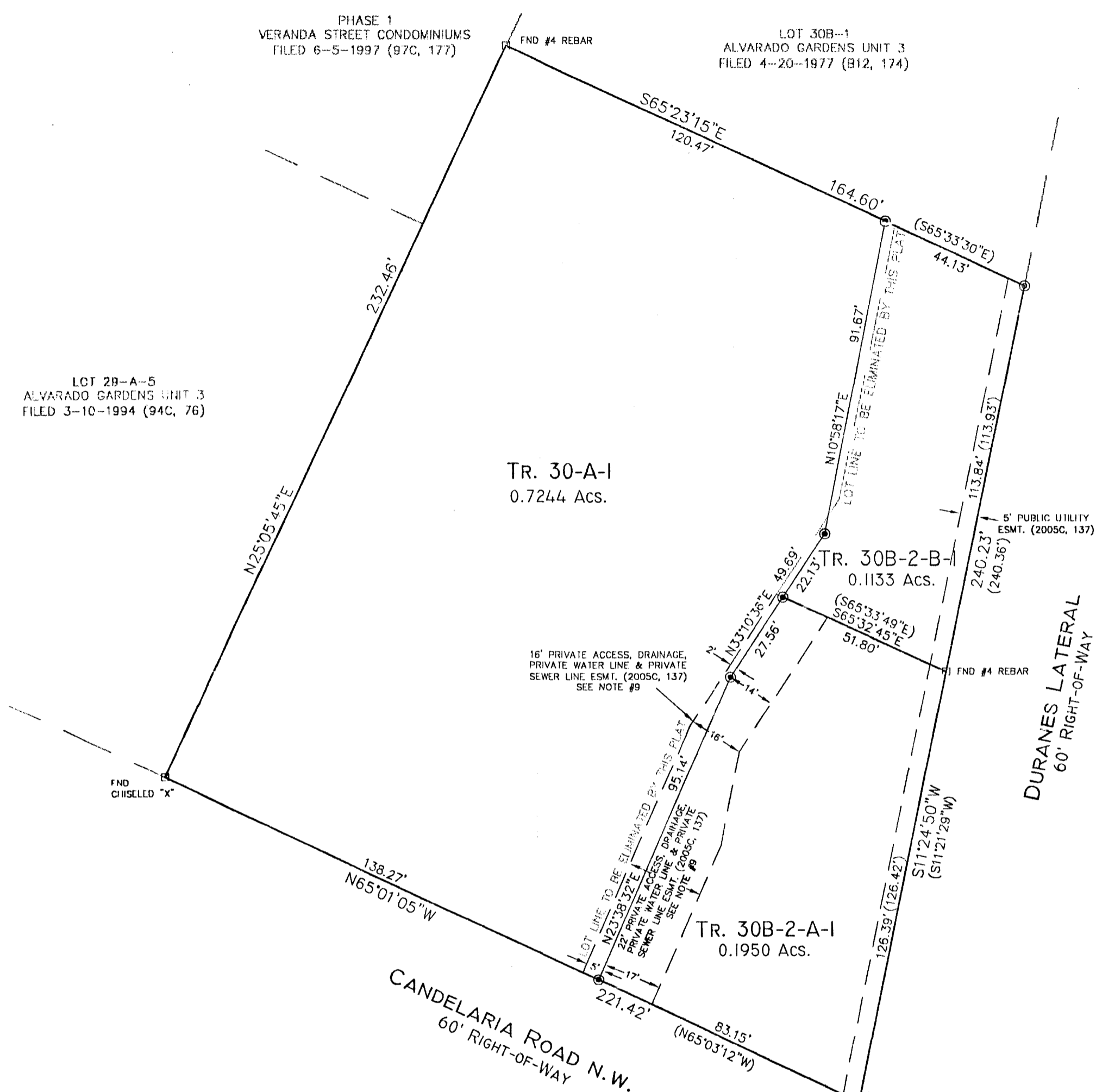
[Signature] DATE: 05-03-06
 Mitchell W. Reynolds
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

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

PLAT OF
 LOTS 30-A-1, 30-B-2-A-1 & 30-B-2-B-1
 ALVARADO GARDENS, UNIT 3
 SECTION 1, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006



MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SCALE: 1" = 30'
 PROJECT NO. 0603RS13
 DRAWN BY PGB
 ZONE ATLAS: G-12-Z
 2503CNDL/2511CNDL.CR5



LEGAL DESCRIPTION
 POINT OF BEGINNING

STATION 10-G13-A
 X = 373,478.96
 Y = 1,501,045.77
 GROUND TO GRID = 0.9996792
 DELTA ALPHA = -00°14'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

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 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



SURVEYS SOUTHWEST, LTD.

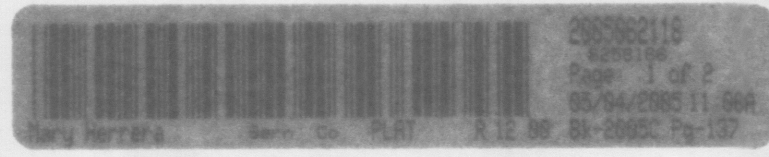
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306



PLAT OF
LOT 30B-2-A & 30B-2-B

ALVARADO GARDENS
 UNIT 3
 SEC 1, T. 10 N., R3E
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2005



Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-060-486-350-107-14
 PROPERTY OWNER(S) OF RECORD Thompson, Emelita
Denise and Teri Campbell
Day Vignar 04/11/05
 COUNTY TREASURER DATE

Approvals

PROJECT NUMBER: 1004120
 Application Number: CBDRB-00622

PLAT APPROVAL

xxx Utility Approvals:
Leah D. Mule 4-26-05
 PNM Electric Services Date
Leah D. Mule 4-26-05
 PNM Gas Services Date
David T. Hornig 4-26-05
 QWEST Telecommunications Date
Anna Bulson 4-25-05
 Comcast Date

CITY APPROVALS:

Phil Hart 4-12-05
 City Surveyor Date
N/A 4/27/05
 Real Property Division (conditional) Date
N/A 4/27/05
 Environmental Health Department (conditional) Date
Phil Hart 4-27-05
 Traffic Engineering Transportation Division Date
Roger L. Sheen 4-27-05
 Utilities Development Date
Christina Sandoval 4/27/05
 Parks and Recreation Department Date
Bradley D. Byrnes 4/27/05
 AMAFCA Date
Bradley L. Bingham 4/27/05
 City Engineer Date
Susan Matson 4/27/05
 DRB Chairperson, Planning Department Date

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 30B-2 INTO 2 LOTS AND GRANT AN ACCESS EASEMENT AS SHOWN HEREIN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. ALL EASEMENTS GRANTED TO THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, AND WATER LINE EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TRAVIS THOM
 PROPERTY OWNER

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

ON THIS 11 DAY OF April 2005 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Travis Thom NAME, TITLE

Melissa R Phillips 4/11/05
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES 5/10/2007

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT - ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927)
- B. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PER PLAT FILED ON - , IN VOLUME - , FOLIO - IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3157
- D. NUMBER OF EXISTING LOTS: 1
- E. NUMBER OF LOTS CREATED: 2
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES
 - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2005114001
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE
- J. ZONE CLASSIFICATION: CITY R-2
- K. 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.
- L. ALL PRIVATE EASEMENTS WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- M. THE PRIVATE ACCESS, PRIVATE WATERLINE AND PRIVATE SEWERLINE BASEMENT IS FOR THE BENEFIT OF LOT 30B-2-A AND LOT 30B-2-B.

Legal Description

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS LOT 30B-2, ALVARADO GARDENS, UNIT 3, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO FILED 4/20/1977 IN VOL B12, FOLIO 174, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, WHENCE A ACS BRASS CAP STAMPED "10-G13-A" BEARS S 72°38'52" E, A DISTANCE OF 672.44 FEET, THENCE, N 65°03'12" W, A DISTANCE OF 88.10 FEET TO THE SOUTHWEST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911", THENCE, N 23°32'48" E, A DISTANCE OF 77.40 FEET TO A POINT BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911", THENCE, N 33°11'31" E, A DISTANCE OF 78.86 FEET TO A POINT BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911", THENCE, N 11°26'02" E, A DISTANCE OF 80.07 FEET TO THE NORTHWEST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911", THENCE, S 65°33'30" E, A DISTANCE OF 40.91 FEET TO THE NORTHEAST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911", THENCE, S 11°21'29" W, A DISTANCE OF 240.36 FEET TO THE SOUTHEAST CORNER BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 13751.89 SQ. FT. (0.3157 AC)

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

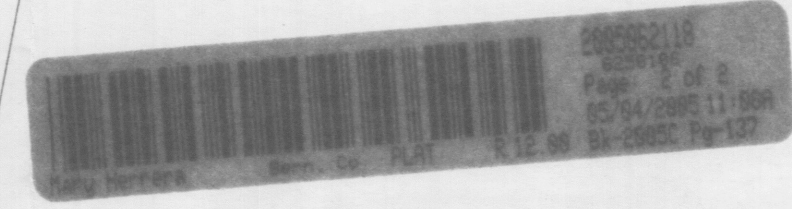
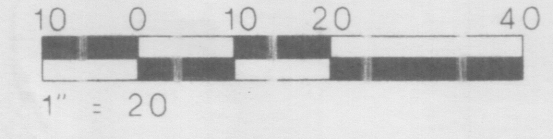
David R. Vigil 04/11/04
 DAVID R. VIGIL, N.M.P.S. 8911 DATE



NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 (505) 877-5469
 SHEET 1 OF 2

PLAT OF
LOT 30B-2-A & 30B-2-B

ALVARADO GARDENS
 UNIT 3
 SEC 1, T. 10 N., R. 3E
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2005



Notes

1. PRIVATE ACCESS, DRAINAGE, PRIVATE WATER LINE AND PRIVATE SEWER LINE EASEMENT GRANTED BY THIS PLAT.

Legend

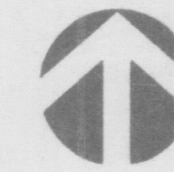
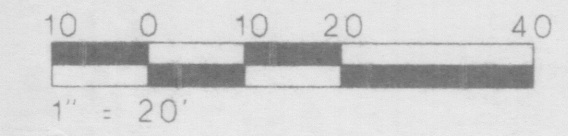
- SET 5/8" REBAR WITH 'CAF' STAMPED "LS 8911"
- PROPERTY BOUNDARY
- EASEMENT GRANTED BY THIS PLAT

ACS "10-G13-A"
 X= 373478.96
 Y= 1501045.77
 C-G FACTOR= 0.9996792
 Δ ∞ -0°14'36"
 NAD 1927
 CENTRAL ZONE
 ELEVATION (NGVD 1929) = 4968.216'

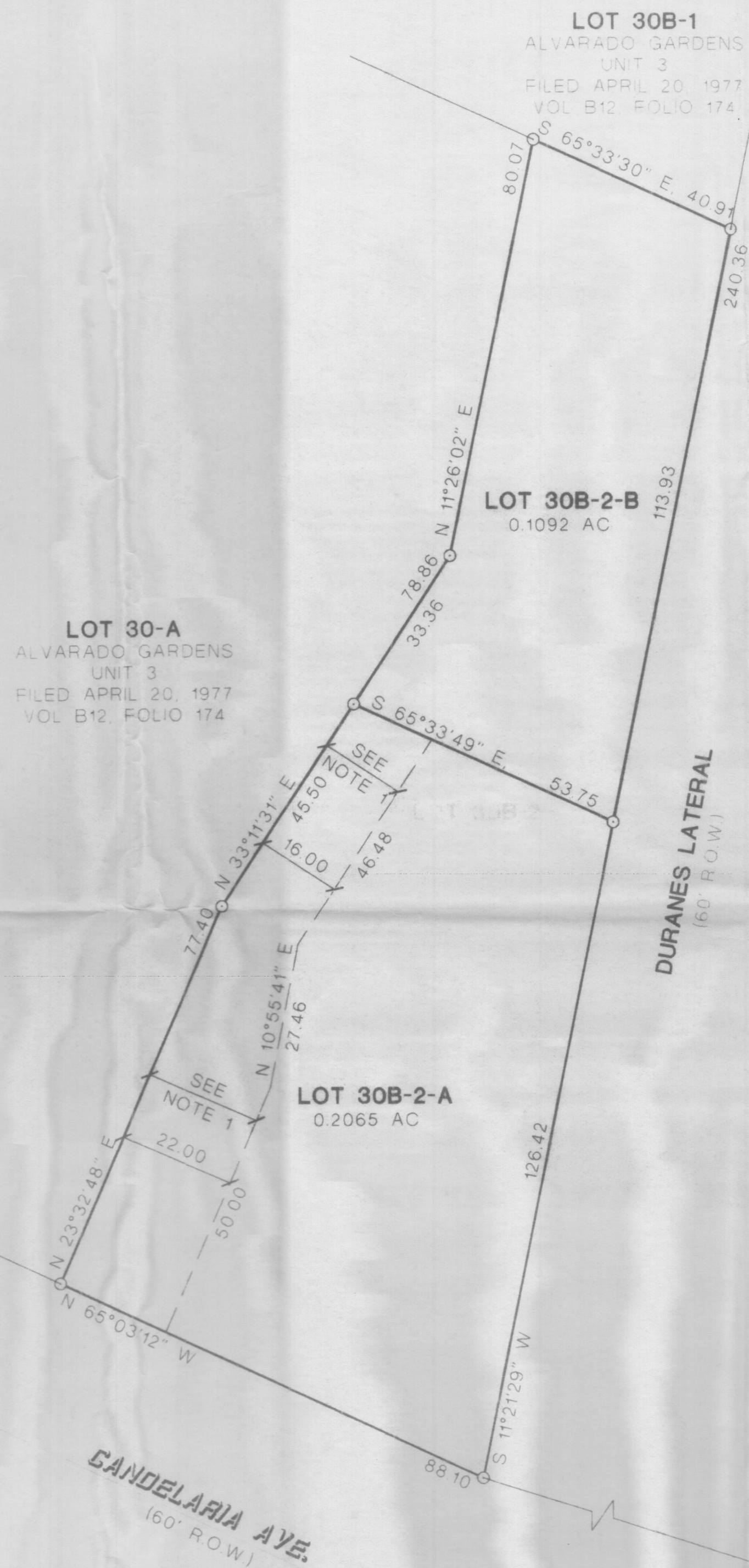
NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 (505) 877-5469

PLAT OF
LOT 30B-2-A & 30B-2-B

ALVARADO GARDENS
 UNIT 3
 SEC 1, T. 10 N., R3E
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2005



NORTH



LOT 30-A
 ALVARADO GARDENS
 UNIT 3
 FILED APRIL 20, 1977
 VOL B12, FOLIO 174

LOT 30B-1
 ALVARADO GARDENS
 UNIT 3
 FILED APRIL 20, 1977
 VOL B12, FOLIO 174

LOT 30B-2-B
 0.1092 AC

LOT 30B-2-A
 0.2065 AC

DURANES LATERAL
 (60' R.O.W.)

CANDELARIA AVE.
 (60' R.O.W.)

Notes

- PRIVATE ACCESS, DRAINAGE, PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT GRANTED BY THIS PLAT.

Legend

- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- PROPERTY BOUNDARY
- EASEMENT GRANTED BY THIS PLAT

ACS "10-G13-A"
 X= 373478.96
 Y= 1501045.77
 G-G FACTOR= 0.9996792
 Δ ∞ -0°14'36"
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 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
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VICINITY MAP N.T.S. G-12

PLAT OF
LOT 30B-2-A & 30B-2-B

ALVARADO GARDENS
 UNIT 3
 SEC 1, T. 10 N., R3E
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2005

**PRELIMINARY PLAT
 APPROVED BY DRB**

Treasurers Certification **ON**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-060-486-350-107-14 PROPERTY OWNER(S) OF RECORD: _____

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 30B-2 INTO 2 LOTS AND GRANT AN ACCESS EASEMENT AS SHOWN HEREIN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN. UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, AND WATER LINE EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TRAVIS THOM
 PROPERTY OWNER

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

ON THIS 11 DAY OF March, 2005, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Travis Thom, Property Owner NAME, TITLE

Melissa R Phillips 4/11/05
 NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 5/10/2007

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PER PLAT FILED ON _____ IN VOLUME _____ FOLIO _____ IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO.
- C. GROSS ACREAGE: 0.3157
- D. NUMBER OF EXISTING LOTS: 1
- E. NUMBER OF LOTS CREATED: 2
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2005114001
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. ZONE CLASSIFICATION: CITY R-2
- K. 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.
- L. ALL PRIVATE EASEMENTS WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.

Legal Description

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS LOT 30B-2, ALVARADO GARDENS, UNIT 3, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO FILED 4/20/1977 IN VOL B12, FOLIO 174, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, WHENCE A ACS BRASS CAP STAMPED "10-G13-A" BEARS S 72°38'52" E, A DISTANCE OF 672.44 FEET; THENCE, N 65°03'12" W, A DISTANCE OF 88.10 FEET TO THE SOUTHWEST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911"; THENCE, N 23°32'48" E, A DISTANCE OF 77.40 FEET TO A POINT BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911"; THENCE, N 33°11'31" E, A DISTANCE OF 78.86 FEET TO A POINT BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911"; THENCE, N 11°26'02" E, A DISTANCE OF 80.07 FEET TO THE NORTHWEST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911"; THENCE, S 65°33'30" E, A DISTANCE OF 40.91 FEET TO THE NORTHEAST CORNER BEING A SET 5/8" REBAR WITH CAP STAMPED "LS8911"; THENCE, S 11°21'29" W, A DISTANCE OF 240.36 FEET TO THE SOUTHEAST CORNER BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 13751.89 SQ. FT. (0.3157 AC).

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David R. Vigil 04/11/04
 DAVID R. VIGIL, N.M.P.S. 8911 DATE

COUNTY TREASURER _____ DATE _____

Approvals

PROJECT NUMBER: _____

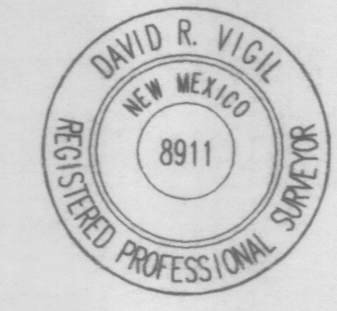
Application Number: _____

PLAT APPROVAL

- *** Utility Approvals:
- PNM Electric Services _____ Date _____
 - PNM Gas Services _____ Date _____
 - QWEST Telecommunications _____ Date _____
 - Comcast _____ Date _____
 - New Mexico Utilities _____ Date _____

CITY APPROVALS:

- DLB Jant 4-12-05
 City Surveyor Date
- Real Property Division (conditional) _____ Date _____
- Environmental Health Department (conditional) _____ Date _____
- Traffic Engineering, Transportation Division _____ Date _____
- Utilities Development _____ Date _____
- Parks and Recreation Department _____ Date _____
- AMAFCA _____ Date _____
- City Engineer _____ Date _____
- DRB Chairperson, Planning Department _____ Date _____



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