

Location Map
Zone Atlas Map No. G-13-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.8995 ACRES±
ZONE ATLAS INDEX NO. G-13-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 2005

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW LOTS, AND TO GRANT A 15' WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASMENT.

Notes:

- MISC. DATA: ZONING RA-2
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005080950.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

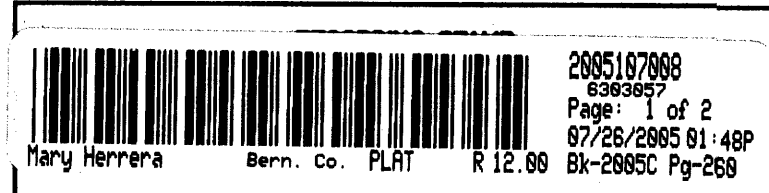
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES 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 ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Plat of
Lots 25-C and 25-D
Alvarado Gardens, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2005

Project No. 1004236

Application No. 05DRB 00499

Utility Approvals	DATE
Lead to the PNM ELECTRIC SERVICES	3-29-05
Lead to the PNM GAS SERVICES	3-29-05
Lead to the QWEST TELECOMMUNICATIONS	04/16/05
Lead to the COMCAST	3-29-05
Lead to the MIDDLE RIO GRANDE CONSERVANCY DISTRICT	7-15-05

City Approvals	DATE
CITY SURVEYOR	3-22-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	7-20-05
UTILITY DEVELOPMENT	7-20-05
PARKS AND RECREATION DEPARTMENT	7/20/05
AMAFCA	7/20/05
CITY ENGINEER	7/20/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	7/20/05

Legal Description

A SOUTHERLY PORTION OF THE EASTERLY EIGHTY-ONE FEET (81') OF LOT NUMBERED TWENTY-FIVE (25) OF ALVARADO GARDENS, UNIT ONE, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 1932, SAID PORTION AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 25, 1958 IN BOOK D423, PAGE 63 (JONES TO NEER) RECORDS OF BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25 LYING ON THE NORTH RIGHT OF WAY LINE OF MATTHEW AVENUE, MARKED BY A FOUND IRON PIPE FROM WHENCE A TIE TO A.C.S. MONUMENT "3-G12" BEARS N 84°33'05" W, A DISTANCE OF 1471.40 FEET.

THENCE N 06°43'43" E, A DISTANCE 495.70 TO THE NORTHWEST CORNER OF SAID LOT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "CAP 11993";

THENCE S 67°14'55" E A DISTANCE OF 84.31 FEET TO THE NORTHEAST CORNER OF SAID LOT MARKED BY A SET REBAR WITH YELLOW CAP "PS 11993";

THENCE S 06°45'00" W, A DISTANCE OF 472.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT LYING ON THE NORTH RIGHT OF WAY LINE OF MATTHEW AVENUE, N.E., MARKED BY A FOUND IRON PIPE.

THENCE N 83°21'45" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 80.86 FEET TO THE POINT OF BEGINNING CONTAINING 0.8994 ACRES (39,179 SQ. FT.) MORE OR LESS, NOW COMPRISING LOTS 25-C AND 25-D, ALVARADO GARDENS, UNIT 1.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
APPROVED [Signature] DATE 7/15/05

Free Consent

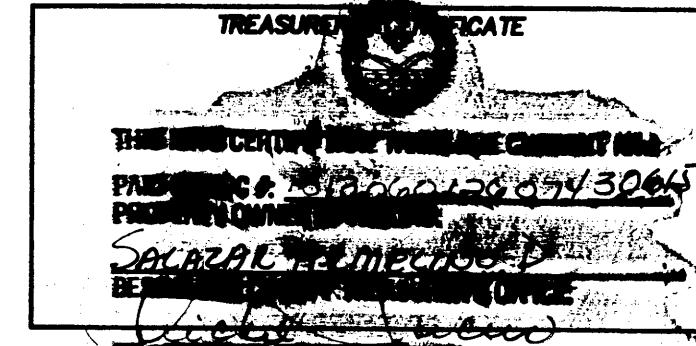
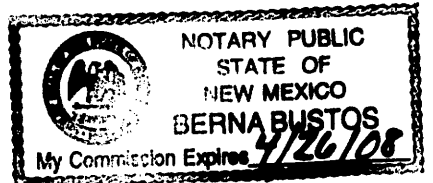
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature] 03.22.2005
DATE
ZACHARY L. LOVELADY
PARTNER
CZ ENTERPRISES, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March 2005 BY
ZACHARY L. LOVELADY
BY [Signature] MY COMMISSION EXPIRES: 4/26/08
NOTARY PUBLIC



Surveyor's Certificate
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

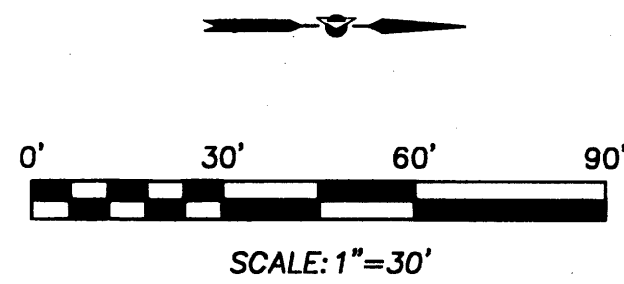
[Signature] 3/18/05
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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Page: 2 of 2
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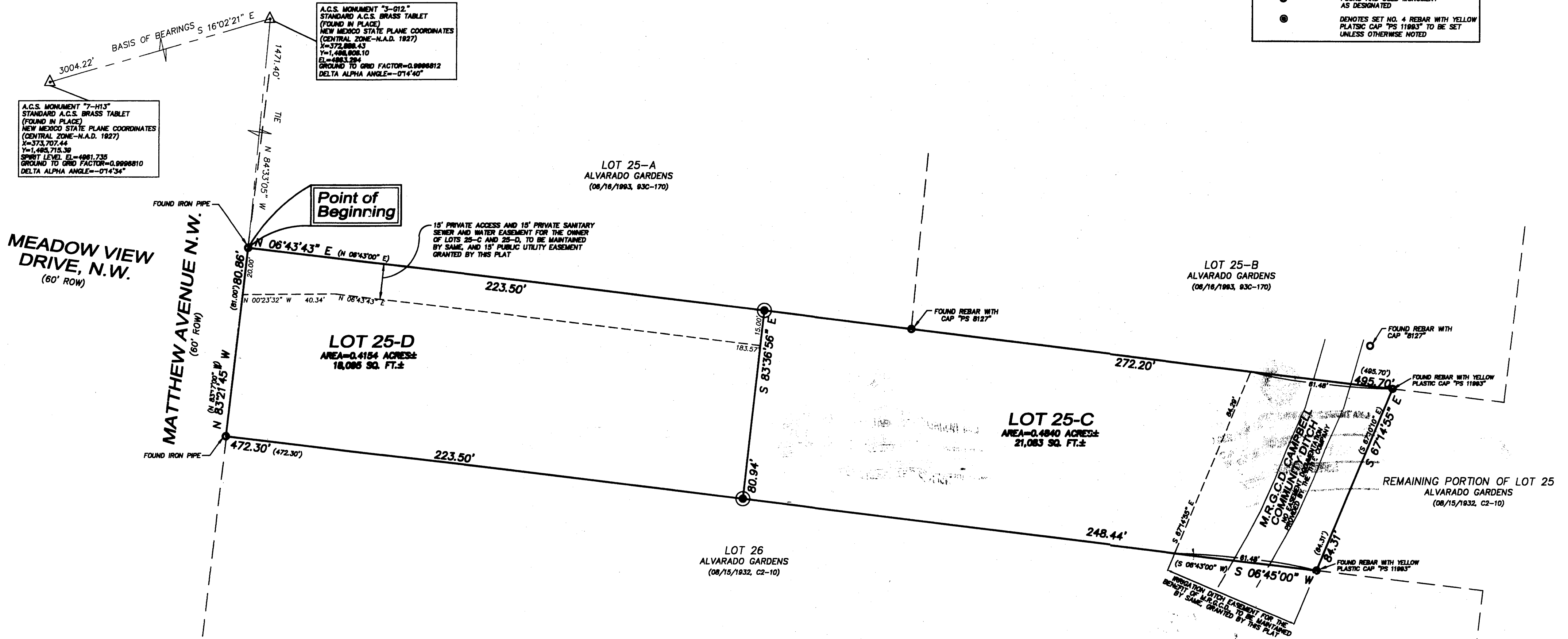
Plat of
Lots 25-C and 25-D
Alvarado Gardens, Unit 1

Albuquerque, Bernalillo County, New Mexico
March 2005



Legend

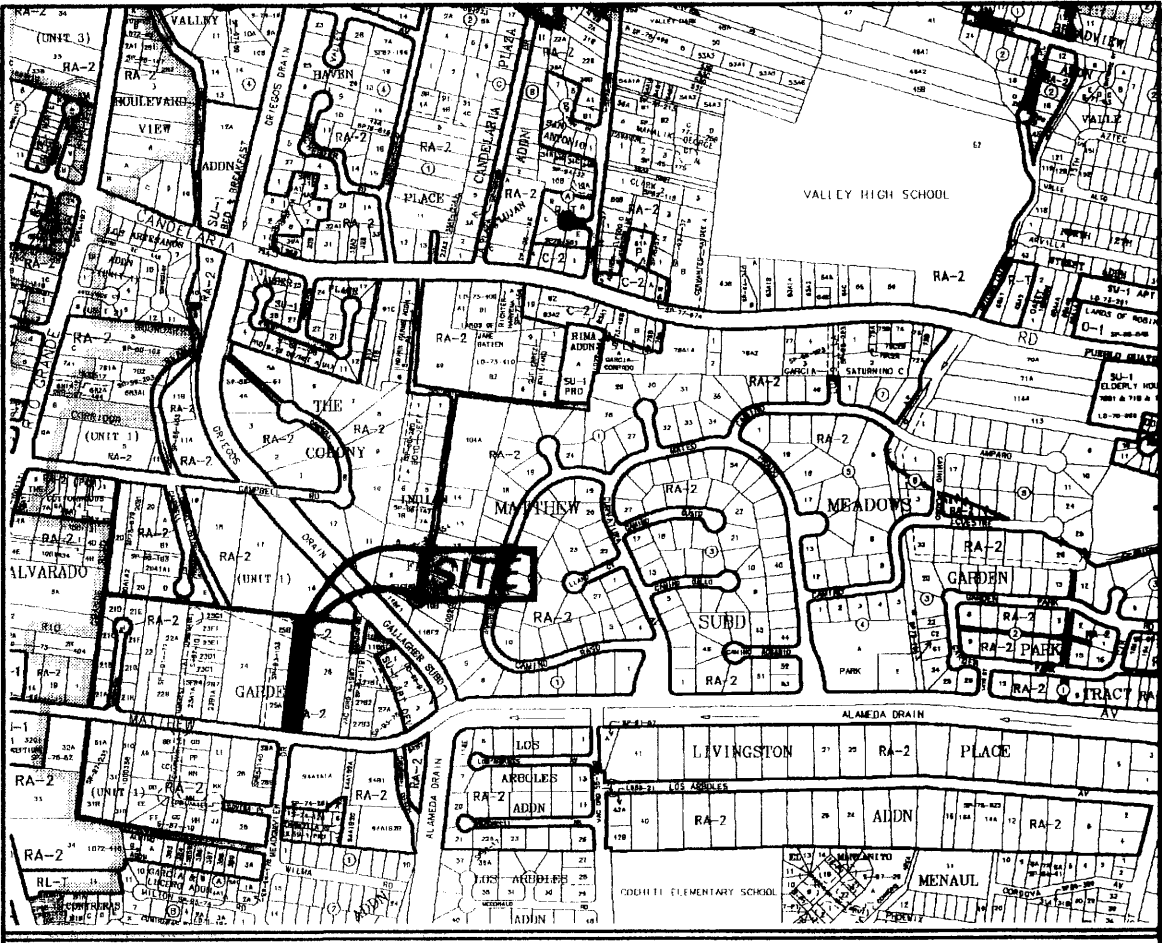
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" TO BE SET UNLESS OTHERWISE NOTED



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

RECORDING STAMP

Plat of
Lots 25-C and 25-D
Alvarado Gardens, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2005



Location Map
Zone Atlas Map No. G-13-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.8995 ACRES±
ZONE ATLAS INDEX NO: G-13-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 2005

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW LOTS, AND TO GRANT A 15' WIDE PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

Notes:

- 1. MISC. DATA: ZONING RA-2
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- 3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
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- 5. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 6. SP NO. 2005080950.

Easements

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 - 3. QWEST CORPORATION FOR THE 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.
 - 4. 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.

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- THENCE N 06°43'43" E, A DISTANCE 495.70 TO THE NORTHWEST CORNER OF SAID LOT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "CAP 11993";
- THENCE S 67°14'55" E A DISTANCE OF 84.31 FEET TO THE NORTHEAST CORNER OF SAID LOT MARKED BY A SET REBAR WITH YELLOW CAP "PS 11993";
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Free Consent

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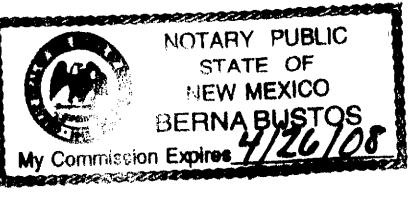
[Signature]
ZACHARY L. LOVELADY
PARTNER
CZ ENTERPRISES, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
DATE: 03.22.2005

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March, 2005 BY ZACHARY L. LOVELADY

BY *[Signature]* MY COMMISSION EXPIRES: 4/26/08
NOTARY PUBLIC



Project No. _____
Application No. _____
Utility Approvals _____

PRELIMINARY PLAT
APPROVED BY DRB
ON 7/20/05

PNM ELECTRIC SERVICES DATE _____
PNM GAS SERVICES DATE _____
QWEST TELECOMMUNICATIONS DATE _____
COMCAST DATE _____

CITY APPROVALS
[Signature] 3/22/05
CITY SURVEYOR DATE

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE _____
UTILITY DEVELOPMENT DATE _____
PARKS AND RECREATION DEPARTMENT DATE _____
AMAFCA DATE _____
CITY ENGINEER DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____

TREASURER'S CERTIFICATE

Surveyor's Certificate
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 3/18/05
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

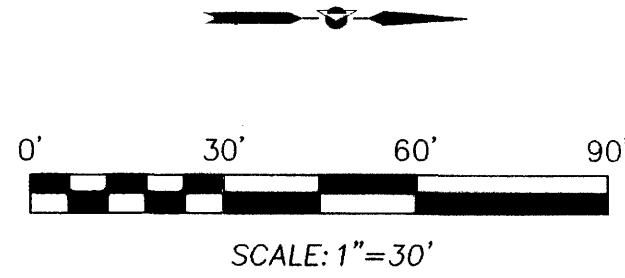


PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

RECORDING STAMP

Plat of
Lots 25-C and 25-D
Alvarado Gardens, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2005



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED

A.C.S. MONUMENT "7-H13"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=373,707.44
Y=1,495,715.39
SPIRIT LEVEL EL=4961.735
GROUND TO GRID FACTOR=0.9996810
DELTA ALPHA ANGLE=-0°14'34"

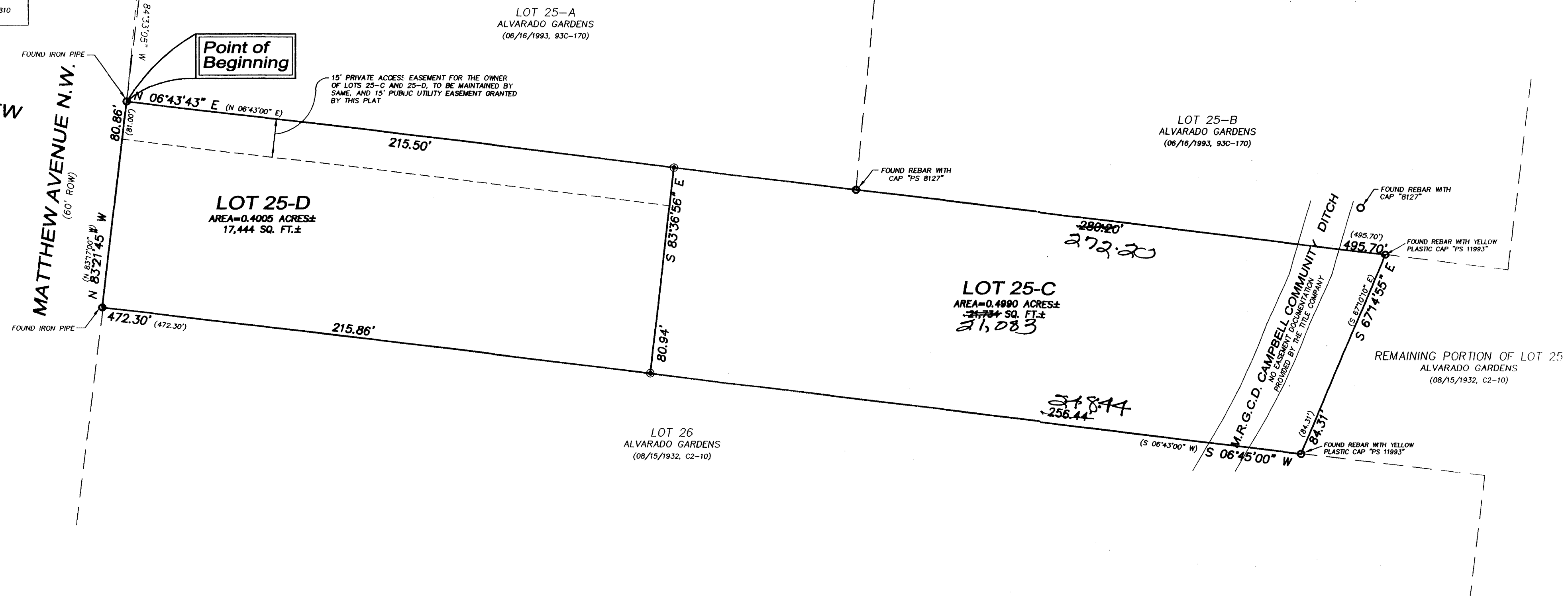
A.C.S. MONUMENT "3-G12"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=372,889.43
Y=1,498,606.10
EL=4963.294
GROUND TO GRID FACTOR=0.9996812
DELTA ALPHA ANGLE=-0°14'40"

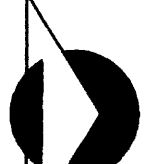
MEADOW VIEW DRIVE, N.W.
(60' ROW)

MATTHEW AVENUE N.W.
(60' ROW)

Point of Beginning

15' PRIVATE ACCESS EASEMENT FOR THE OWNER OF LOTS 25-C AND 25-D, TO BE MAINTAINED BY SAME, AND 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

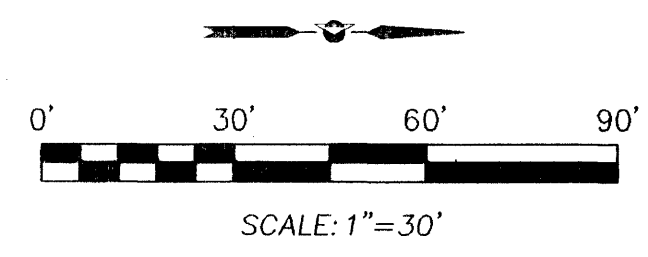


 **PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

RECORDING STAMP

Sketch Plat of
Lots 25-C and 25-D
Alvarado Gardens, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2005

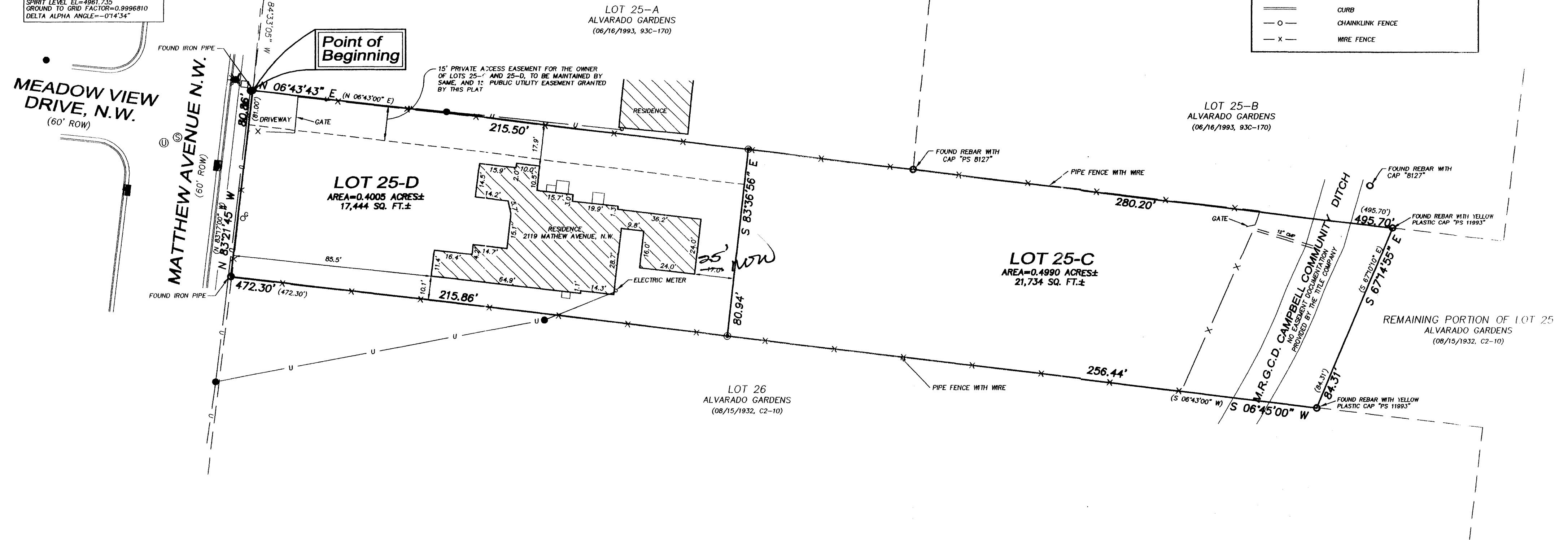


Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED
⊗	SEWER MANHOLE
□	UTILITY PEDESTAL
●	UTILITY POLE
⊖	UNKNOWN MANHOLE
⊕	FIRE HYDRANT
⊘	DROP INLET
←	ANCHOR
—U—	OVERHEAD UTILITY LINES
— —	CURB
—○—	CHAINLINK FENCE
—x—	WIRE FENCE

A.C.S. MONUMENT "7-1113"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1927)
X=373,707.44
Y=1,495,715.39
SPIRIT LEVEL EL=4981.735
GROUND TO GRID FACTOR=0.9996810
DELTA ALPHA ANGLE=-014'34"

A.C.S. MONUMENT "3-612"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1927)
X=372,889.43
Y=1,498,006.10
EL=4983.294
GROUND TO GRID FACTOR=0.9996812
DELTA ALPHA ANGLE=-074'40"



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900