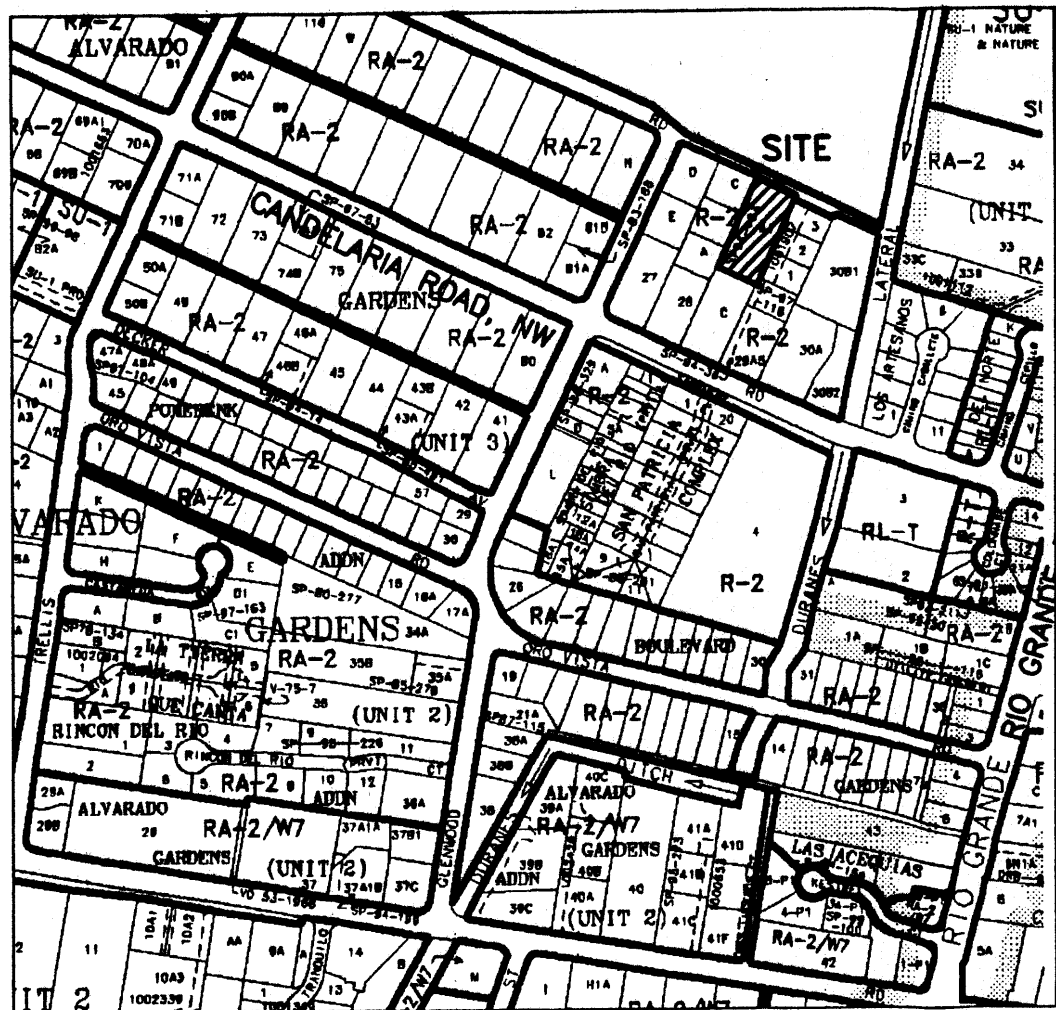


VICINITY MAP (G-12)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

# PLAT OF LOTS A-1-A THRU A-1-F ALVARADO GARDENS UNIT 3

A REPLAT OF LOT A-1  
ALVARADO GARDENS UNIT 3  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT

OCTOBER 2006

PROJECT NUMBER: 1004254  
Application Number: 06DRB-01569  
Utility Approvals:

**PRELIMINARY PLAT  
APPROVED BY DRB**  
ON 2/1/07 Date

**DESCRIPTION:**

Lot A-One (A-1), ALVARADO GARDENS, UNIT 3, a Subdivision in Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said lot, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 1986, in Volume C32, folio 13, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot, from which ACS Station "10-G13A" (x=373478.96, y=1501045.77, New Mexico State Plane Grid Coordinates, Central Zone, NAD 1927) bears S 56°25'21" E, a ground distance of 1009.42 feet, and running from said beginning point thence, N 64°59'44" W, a distance of 110.00 feet to the Southwest corner; thence, N 25°00'16" E, a distance of 240.00 feet to the Northwest corner, being a point of the South line of Veranda Road, NW; thence, following said road, S 64°59'44" E, a distance of 110.00 feet to the Northeast corner; thence, departing said line, S 25°00'16" W, a distance of 240.00 feet to the Southeast corner and the place of beginning, containing 0.6061 acres, more or less.

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Comcast Cable	_____	Date
City Approver: <u>[Signature]</u>	_____	2/1/07 Date
City Surveyor	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
AMA/FA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SUBMISSION DATA**

- DRB Proj. No.
- Zone Atlas Index No. G-12
- Current Zoning R-2
- Gross acreage 0.6061
- Existing number of parcels 1  
Replatted number of lots 6

LOG NO. 2006432491

**NOTES**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings are shown in parentheses ( ).
- Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- This plat shows all easements of record.
- Existing 20' x 110' Private Road Easement is vacated with this replat
- The following Easements are hereby granted by this plat as dimensioned and annotated hereon:
  - Private Access, Parking and Drainage Easement. Maintenance of surface improvements within this easement shall be the mutual and equal responsibility of the owners of Lots A-1-A, A-1-B, A-1-C, A-1-D, A-1-E, and A-1-F.
  - Utility Easement and Watermeter Easements granted by this plat. Easement is for exclusive placement of sanitary sewer and public waterlines.
  - Public Utility Easement granted by this plat. Easement is for placement of electric, gas, communication lines and uses incidental thereto.
  - 15' x 10' Public Service Company of New Mexico (PNM) Easement granted by this plat. Easement is for the placement of an electric transformer.
  - 5' Private Drainage Easement. Maintenance of improvements necessary for stormwater drainage shall be the mutual and equal responsibility of the owners of Lots A-1-D, A-1-E and A-1-F.
  - 5' Private Drainage Easement. Maintenance of improvements necessary for stormwater drainage shall be the mutual and equal responsibility of the owners of Lots A-1-A, A-1-B and A-1-C.
- No Public Right-of-way has been dedicated by this plat.
- This survey is based on descriptions contained in the following documents:  
Summary Plat of the West 1/2, Tract 29, ALVARADO GARDENS UNIT 3 filed February 28, 1977 in Vol. A6, folio 21, records of Bernalillo County, New Mexico.  
Replat, North 280 feet of Lot 28, ALVARADO GARDENS UNIT 3 filed March 7, 1977 in Vol. C11, folio 192, records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

This plat has been prepared for the purposes of Replating parcel into six (6) lots, granting easements and vacating an existing easement.

**FREE CONSENT**

The platting of Lot A-1, ALVARADO GARDENS UNIT 3, and the granting of easements shown on this plat is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

[Signature]  
Charles Jaeger

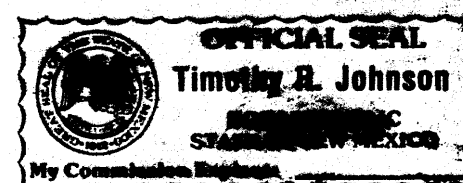
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 1st day of February, 2007, the foregoing instrument was acknowledged before me by Charles Jaeger.

My Commission expires JANUARY 19, 2011

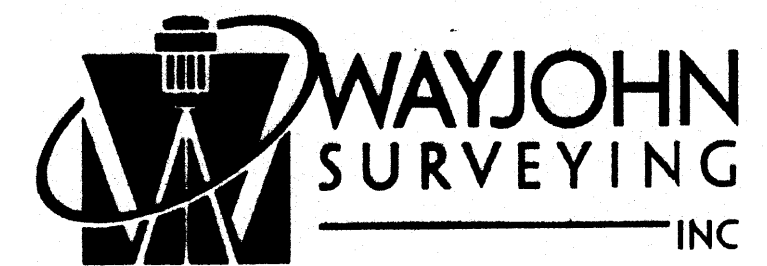
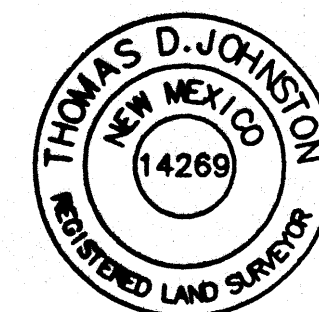
[Signature]  
Notary Public



**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for mensuration and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 1-31-2007  
Thomas D. Johnston, N.M.P.S. No. 14269



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: CHARLES JAEGER  
LOCATION: SEC. 1  
T.10 N., R.2 E., N.M.P.M.  
ALVARADO GARDENS UNIT 3

DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-9-01-2005
CHECKED: T D J	DRAWING NO. SP90105.DWG	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 012 060 466 382 10710

PROPERTY OWNER OF RECORD:  
JAEGER, CHARLES

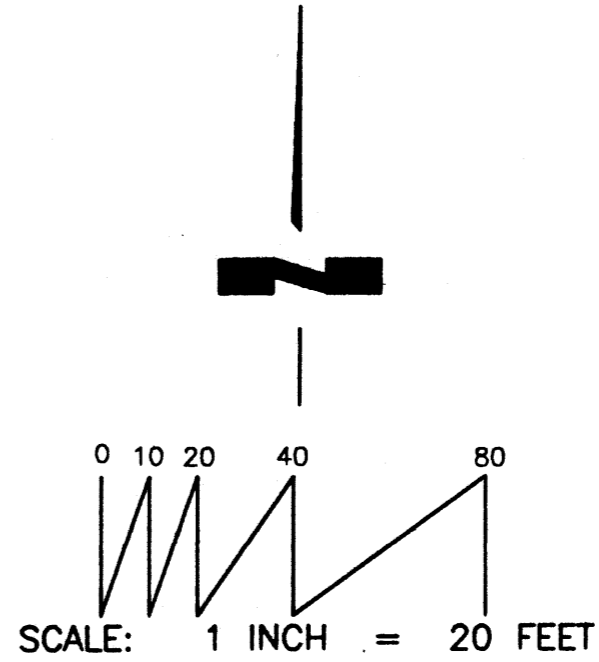
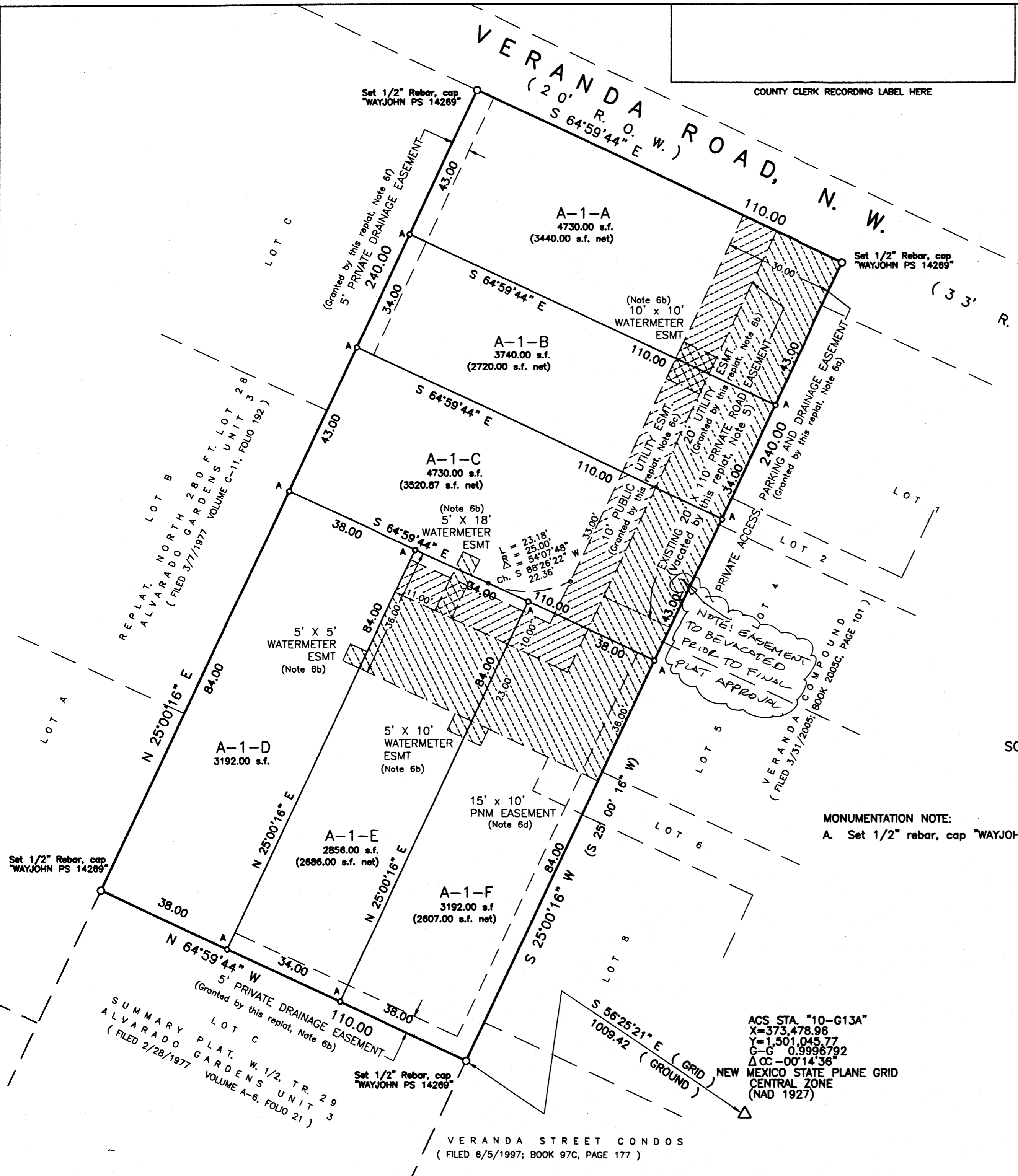
BERNALILLO COUNTY TREASURER'S OFFICE

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT

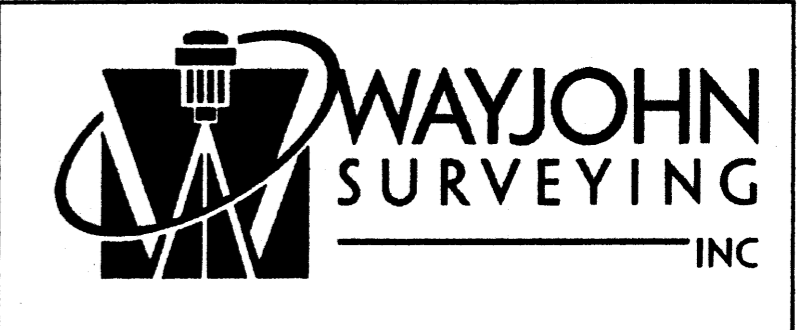
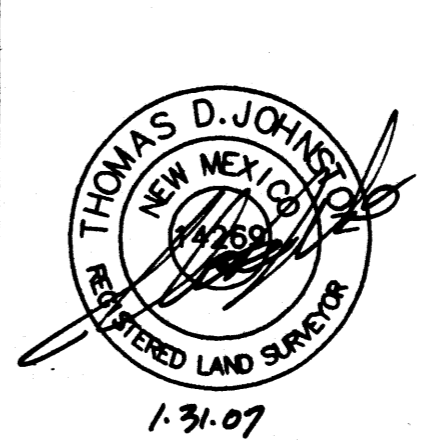
OCTOBER 2006

COUNTY CLERK RECORDING LABEL HERE



**MONUMENTATION NOTE:**  
A. Set 1/2" rebar, cap "WAYJOHN PS 14269"

ACS STA. "10-G13A"  
X=373,478.96  
Y=1,501,045.77  
G-C = 0.9996792  
Δ CC - 00°14'36"  
NEW MEXICO STATE PLANE GRID  
CENTRAL ZONE  
(NAD 1927)



**330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
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INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: CHARLES JAEGER  
LOCATION: SEC. 1  
T.10 N., R.2 E., N.M.P.M.  
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DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-9-01-2005
CHECKED: T D J		
DRAWING NO. SP90105.DWG	19 OCT 2006	SHEET 2 OF 2

SUMMARY PLAT, W. 1/2, TR. 29  
ALVARADO GARDENS UNIT 3  
(FILED 2/28/1977 VOLUME A-6, FOLIO 21)

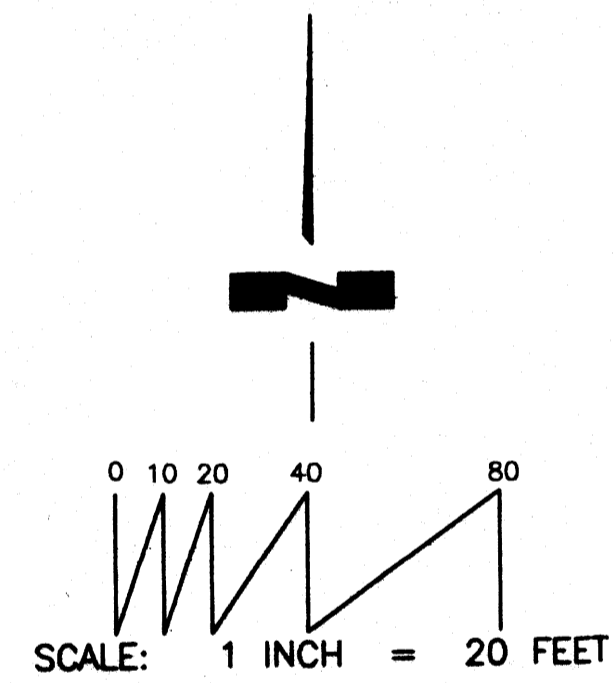
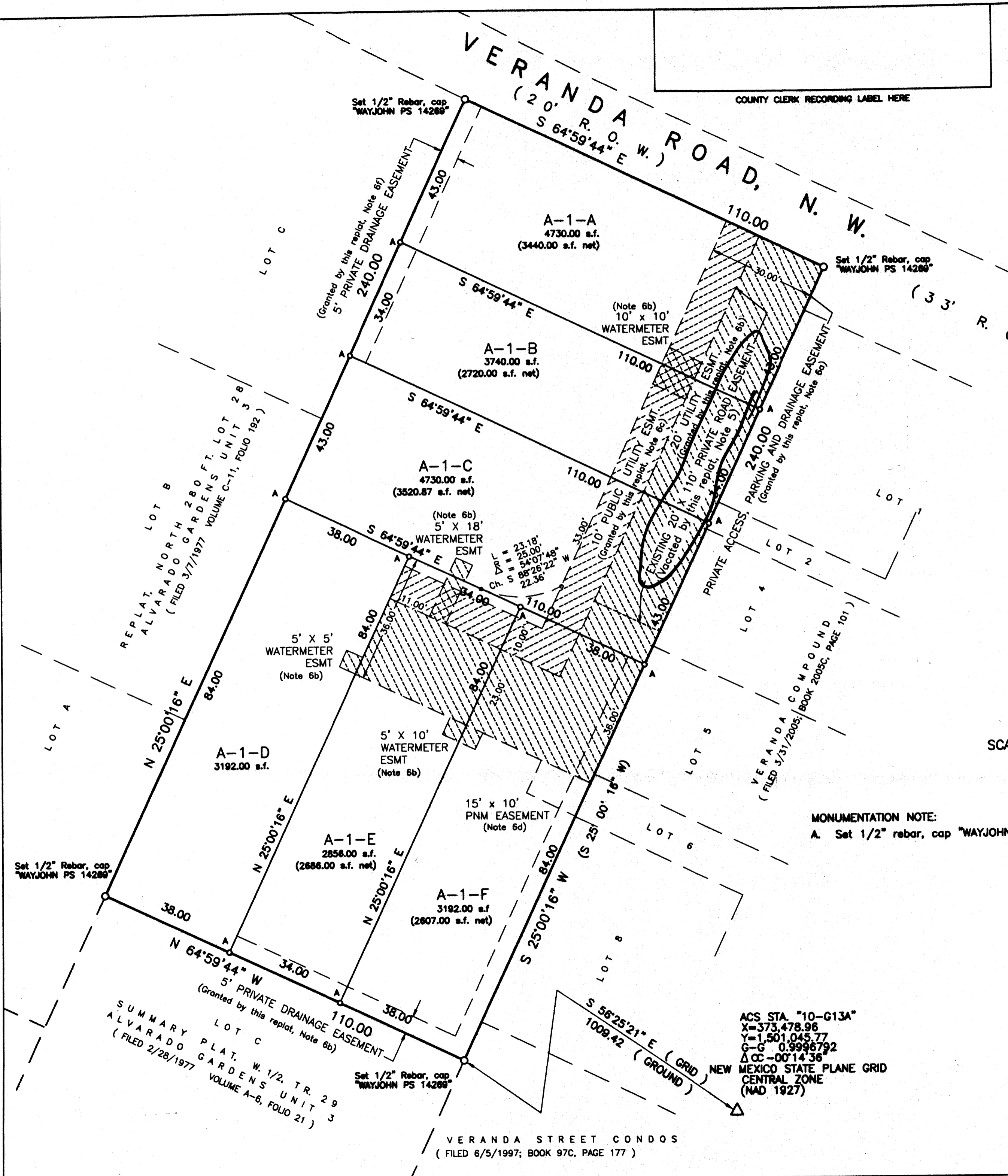
VERANDA STREET CONDOS  
(FILED 6/5/1997; BOOK 97C, PAGE 177)

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TOWN OF ALBUQUERQUE GRANT

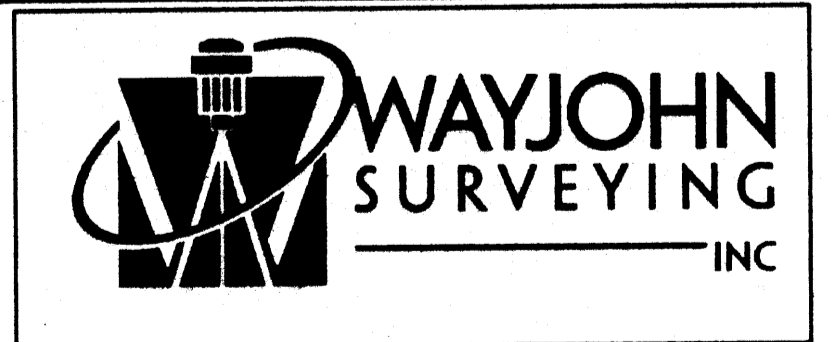
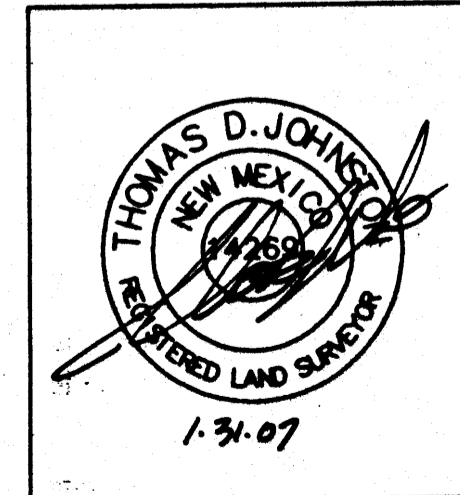
OCTOBER 2006

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INDEXING INFORMATION FOR COUNTY CLERK OWNER: CHARLES JAEGER LOCATION: SEC. 1 T.10 N., R.2 E., N.M.P.M. ALVARADO GARDENS UNIT 3	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-9-01-2005
	CHECKED: T D J	19 OCT 2006	SHEET 2 OF 2
	DRAWING NO. SP90105.DWG		

SUMMARY PLAT, W. 1/2, TR. 29  
ALVARADO GARDENS UNIT 3  
(FILED 2/28/1977 VOLUME A-6, FOLIO 21)

REPLAT, NORTH 280 FT. LOT 2 & 8  
ALVARADO GARDENS UNIT 3  
(FILED 3/7/1977 VOLUME C-11, FOLIO 192)

VERANDA STREET CONDOS  
(FILED 6/5/1997; BOOK 97C, PAGE 177)

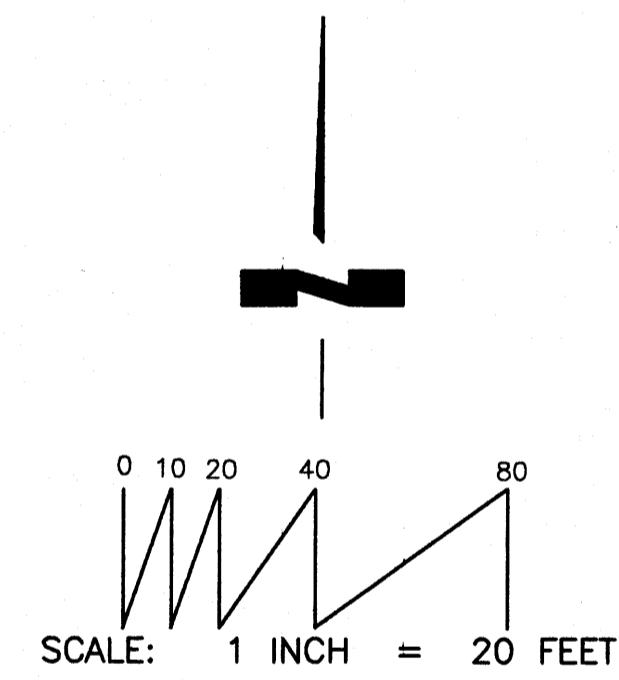
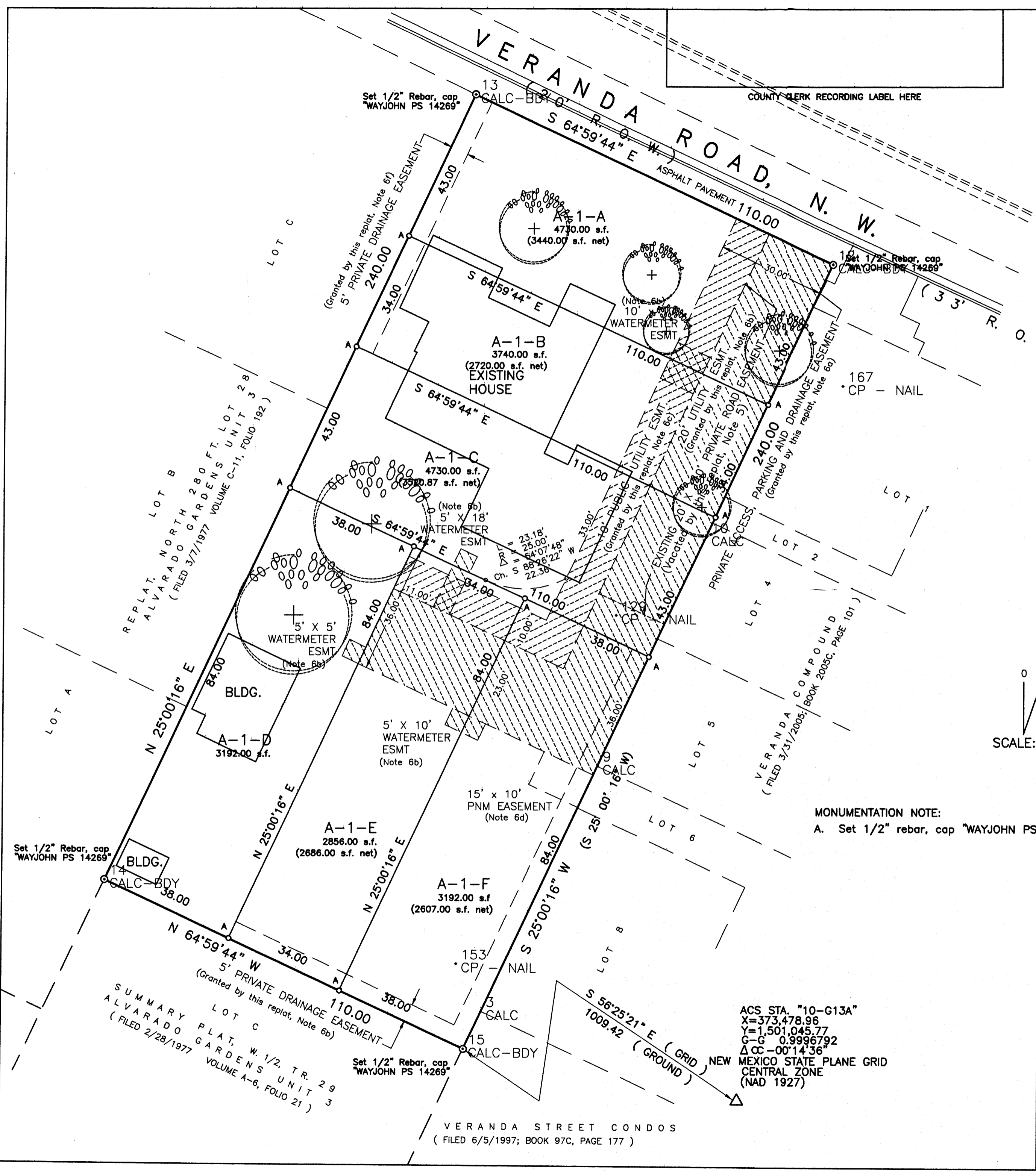
VERANDA COMPOUND  
(FILED 3/31/2005; BOOK 2005C, PAGE 101)

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TOWN OF ALBUQUERQUE GRANT

OCTOBER 2006

EXISTING CONDITIONS

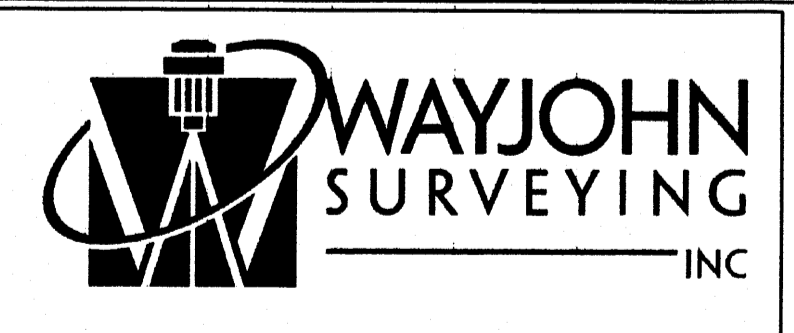


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	DRAWING NO. SP90105.DWG	19 OCT 2006	SHEET 2 OF 2