

ZONE ATLAS:
G-12-Z

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 () ARE PER THE PLAT OF ALVARADO GARDENS, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1934 IN VOLUME C, FOLIO 24.
6. GROSS AREA: 1.2166 ACRES
7. NUMBER OF EXISTING LOTS: 1
8. NUMBER OF LOTS CREATED: 4
9. PROPERTY IS ZONED RA-2.
10. THE 22' PRIVATE ACCESS, SANITARY SEWER AND WATER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 43-A, 43-B, 43-C AND 43-D AND IS TO BE MAINTAINED BY SAID OWNERS.

LEGAL DESCRIPTION

THE NORTH ONE HALF (N1/2) OF LOT NUMBERED 43 (FORTY-THREE) OF ALVARADO GARDENS UNIT 2, AN ADDITION IN SECTION 1, T10N, R2E., N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1934 IN BOOK C, FOLIO 28.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.

BY: _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

**PLAT OF
 LOTS 43-A, 43-B, 43-C & 43-D
 ALVARADO GARDENS, UNIT No. 2
 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO FOUR (4) NEW LOTS, AND TO PROVIDE ACCESS TO SAID TRACTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
_____	_____	_____
CITY SURVEYOR		DATE
_____		_____
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
_____		_____

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

Gary E. Gritsko _____ Date
 New Mexico Professional Surveyor, 8686

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

SURVEYS SOUTHWEST LTD.

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

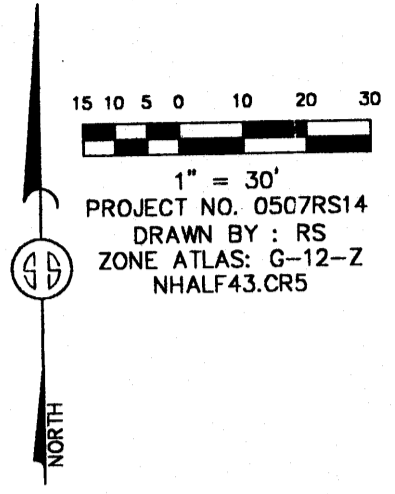
T10N R2E SEC. 1

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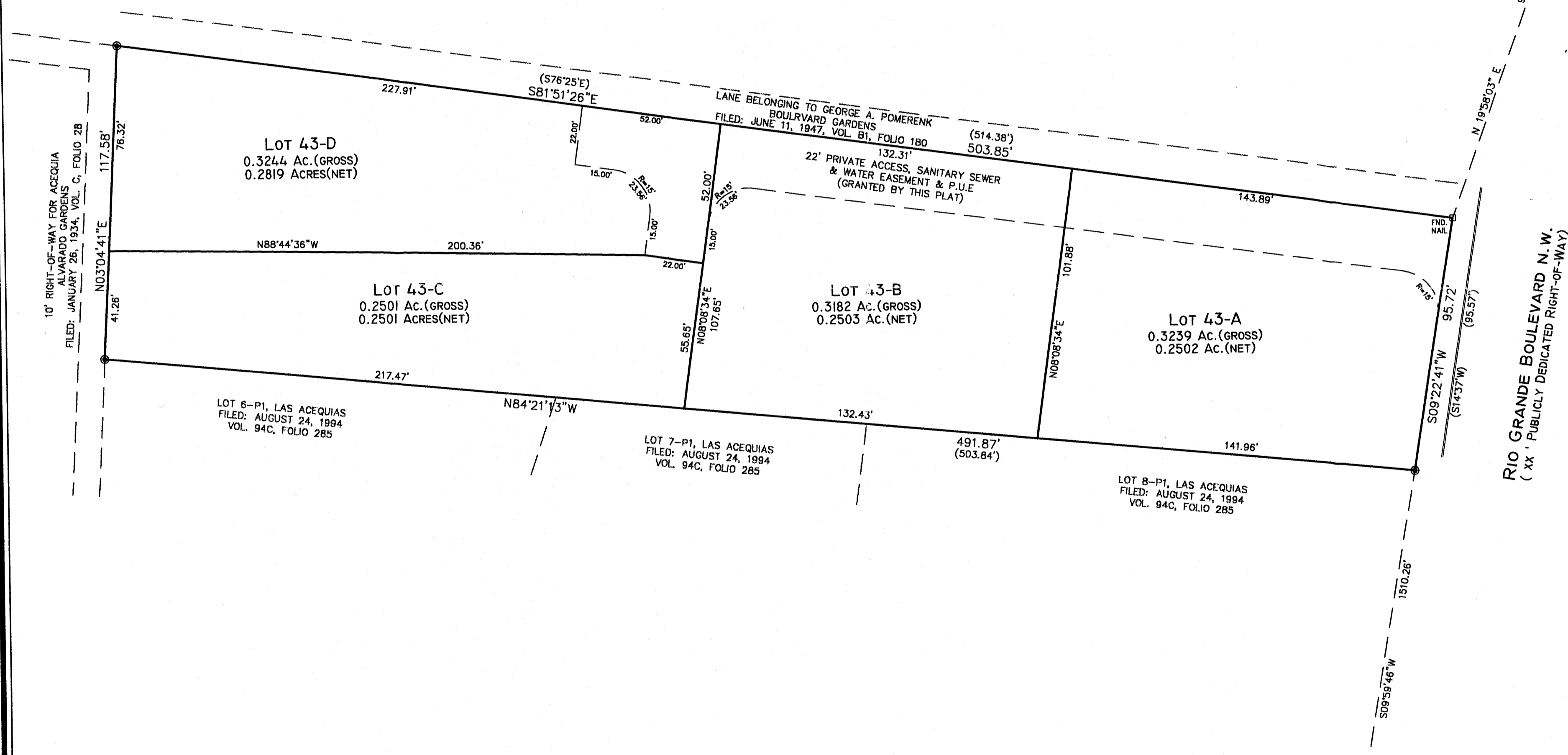
**PLAT OF
 LOTS 43-A, 43-B, 43-C & 43-D
 ALVARADO GARDENS, UNIT No. 2
 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005
 SHEET 2 OF 2**

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00	N08°08'34"E
L2	37.00	N81°51'26"W
L3	27.00	N08°08'34"E
L4	22.00	N81°51'26"W
L5	27.00	S08°08'34"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	42.41	27.00	90°00'00"	38.18	N36°51'26"W
C2	42.41	27.00	90°00'00"	38.18	S53°08'34"W



STATION: ACS 10-G13-A
 X = 373478.96
 Y = 1501045.77
 GROUND TO GRID = 0.9996792
 DELTA ALPHA = -00°14'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



LOT 6-P1, LAS ACEQUIAS
 FILED: AUGUST 24, 1994
 VOL. 94C, FOLIO 285

LOT 7-P1, LAS ACEQUIAS
 FILED: AUGUST 24, 1994
 VOL. 94C, FOLIO 285

LOT 8-P1, LAS ACEQUIAS
 FILED: AUGUST 24, 1994
 VOL. 94C, FOLIO 285

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

STATION: ACS 3-G12
 X = 372889.43
 Y = 1498606.10
 GROUND TO GRID = 0.9996812
 DELTA ALPHA = -00°14'40"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

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