

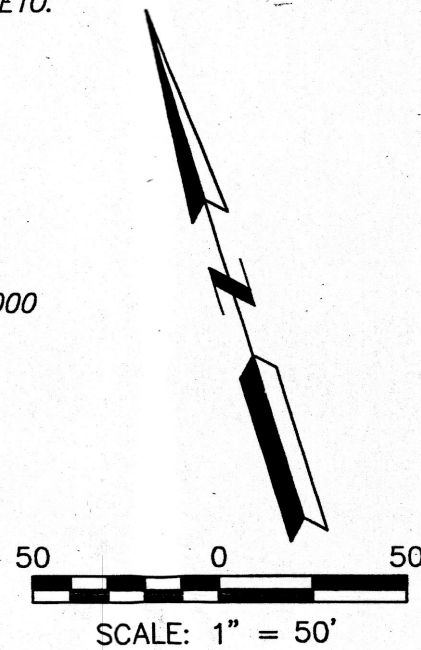
THE PURPOSE OF THIS PLAT IS TO REPLAT THE NORTH HALF OF LOT 33 OF ALVARADO GARDENS ADDITION, UNIT 3 INTO THREE (3) LOTS NUMBERED 33-D, 33-E AND 33-F AND TO GRANT EASEMENTS AND DEDICATE RIGHT OF WAY PURSUANT THERETO.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. G-13
- 3) GROSS SUBDIVISION AREA: 1.2211 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1005363
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2007092963

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED



**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT OF WAY, IN FEE SIMPLE WITH WARRANTY COVENANTS, ALONG RIO GRANDE BOULEVARD, NORTHWEST AND HEREBY GRANT A PRIVATE PERMANENT ACCESS EASEMENT, PRIVATE DRAINAGE EASEMENTS FOR CROSS LOT DRAINAGE AMONG THE SEVERAL LOTS AND PUBLIC WATER, SEWER AND UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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; IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

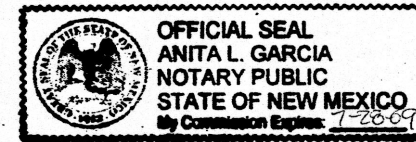
*Gil E. Cordova*  
GIL E. CORDOVA

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2007,  
BY GIL E. CORDOVA.

*Anita L. Garcia*  
NOTARY PUBLIC



MY COMMISSION EXPIRES 07/28/2009

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALBUQUERQUE LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING THE NORTH HALF (N 1/2) OF LOT 33 OF ALVARADO GARDENS ADDITION, UNIT 3, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED AUGUST 6, 1935, IN VOLUME D1, FOLIO 106 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF RIO GRANDE BOULEVARD, NORTHWEST, FROM WHICH POINT THE ALBUQUERQUE CONTROL SURVEY STATION "10-G13-A" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=373478.96, Y=1501045.77 BEARS S00°16'24"W AND 517.33 FEET DISTANT; THENCE N72°58'38"W A DISTANCE OF 511.15 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY OF THE DURANES LATERAL;  
THENCE N11°38'42"E ALONG THE EASTERLY RIGHT OF WAY OF SAID DURANES LATERAL A DISTANCE OF 105.06 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;  
THENCE S72°58'33"E A DISTANCE OF 505.94 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED A POINT ON THE WESTERLY RIGHT OF WAY OF SAID RIO GRANDE BOULEVARD, NORTHWEST;  
THENCE S08°49'55"W ALONG THE WESTERLY RIGHT OF WAY OF SAID RIO GRANDE BOULEVARD, NORTHWEST A DISTANCE OF 105.67 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 1.2211 ACRES, MORE OR LESS.

**PLAT OF  
LOTS 33-D, 33-E AND 33-F  
ALVARADO GARDENS ADDITION, UNIT 3**

SITUATE WITHIN  
PROJECTED SECTION 6  
T.10N., R.3E., N.M.P.M.  
TOWN OF ALBUQUERQUE LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

**MARCH 2007**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1005363 APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.P.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

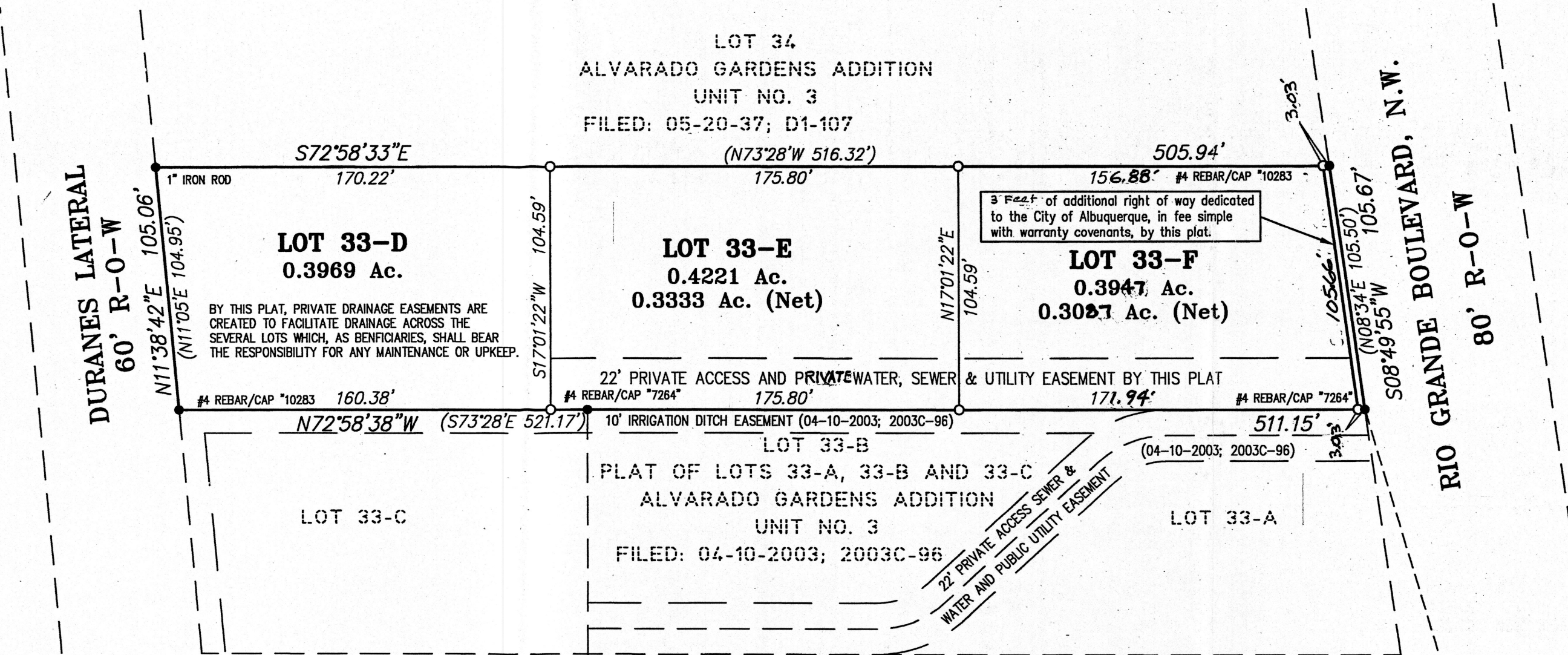
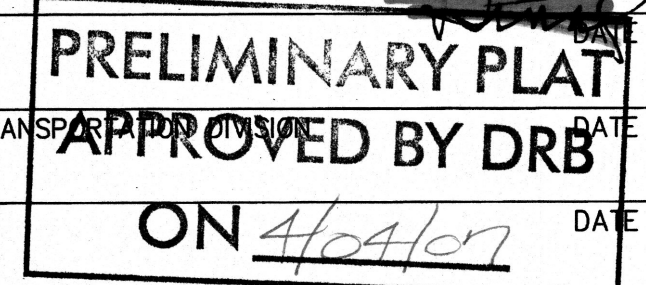
CITY SURVEYOR, CITY OF ALBUQUERQUE \_\_\_\_\_ DATE 3-5-07

M.R.G.C.D. \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS & ELECTRIC SERVICES COMPANY \_\_\_\_\_ DATE 3-23-07

QUEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE 3-23-07



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101306001437620306

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

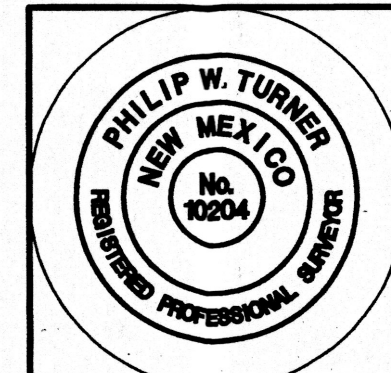
**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON FEBRUARY 26, 2007, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner* 03/01/2007  
PHILIP W. TURNER N.M.P.S. 10204 DATE

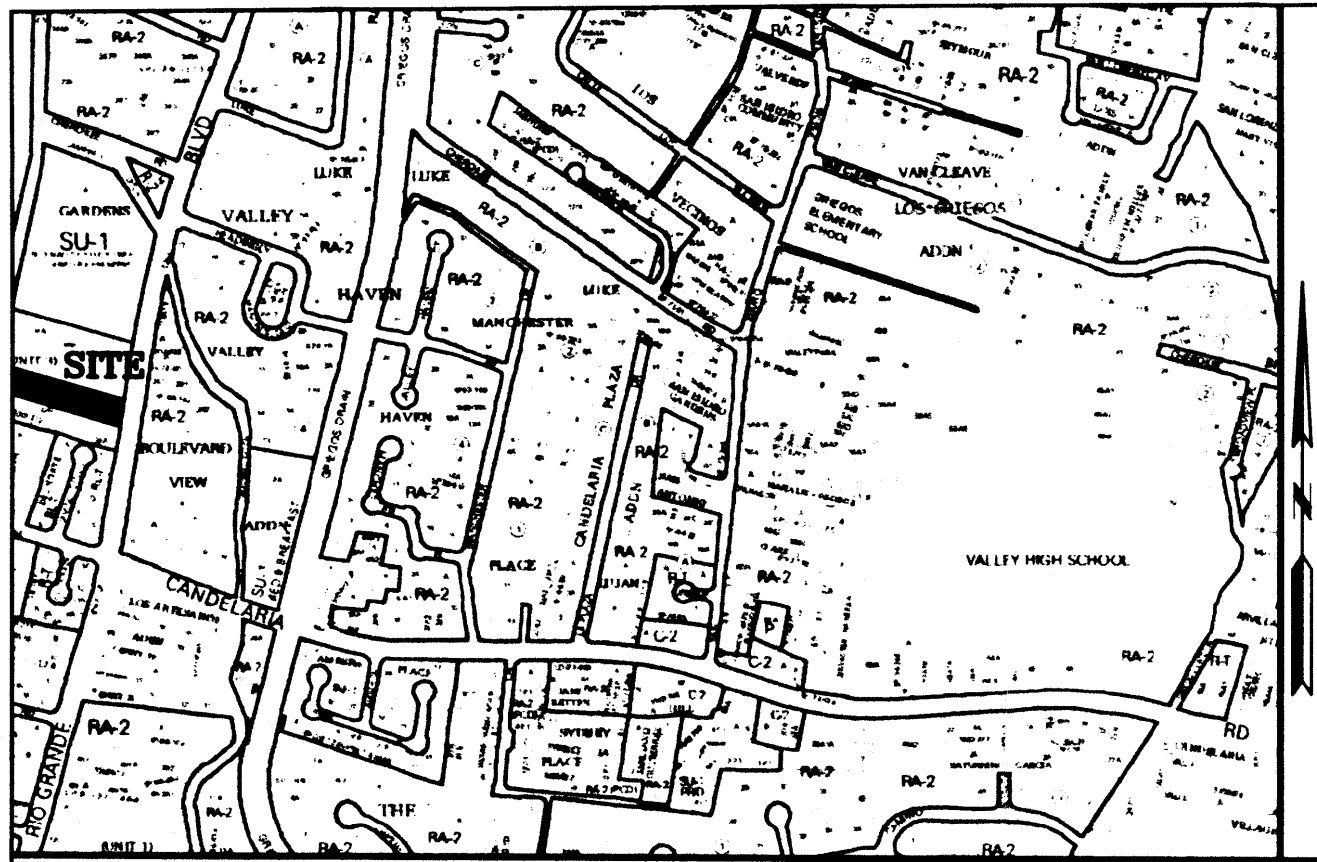
- NOTES:**
- 1) BEARINGS SHOWN ARE REFERENCED TO NEW MEXICO COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE, NAD27) AS DETERMINED BY GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SYSTEM GEODETIC CONTROL STATIONS; DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
  - 5) THIS PROPERTY IS CURRENTLY ZONED RA-2. UTILITY
  - 6) THE BENEFICIARIES OF THE PRIVATE ACCESS AND DRAINAGE EASEMENTS CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF. (LOT 33-D, LOT 33-E AND LOT 33-F)
  - 7) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS PLAT: WARRANTY DEED FILED 10-26-36; 134-380.

ACS CONTROL STATION "10-G13-A"  
X=373478.96  
Y=1501045.77  
ELEV.=4968.216 (NGVD29)  
CONVERGENCE=-00'14.36"  
COMBINED FACTOR=0.9996792  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
4175 MONTGOMERY BLVD., NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 881-2903





VICINITY MAP (ZONE G-13-Z) NO TYPICAL SCALE

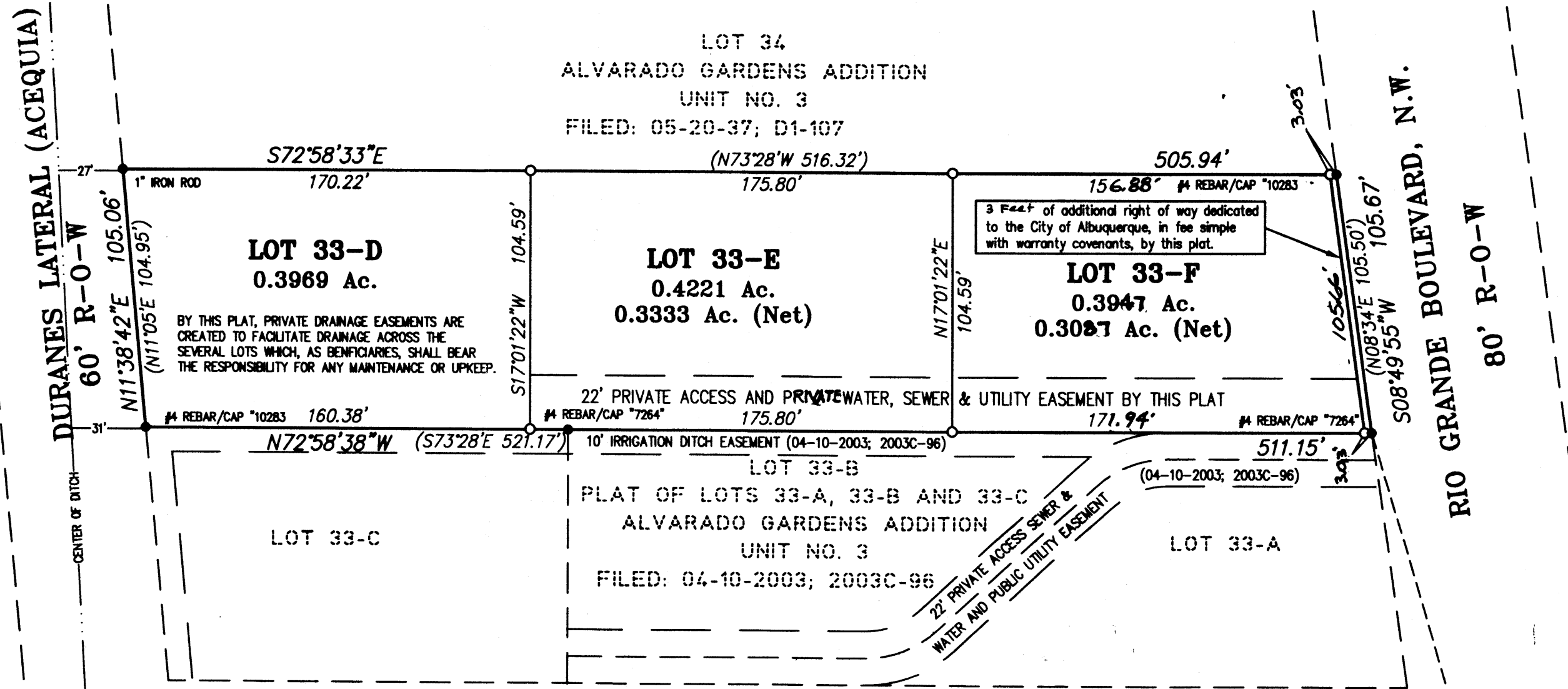
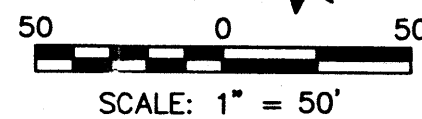
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- DRB PROJECT No. 1005363
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- TALOS LOG No. 2007092963

LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED



NOTES:

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GIL E. CORDOVA

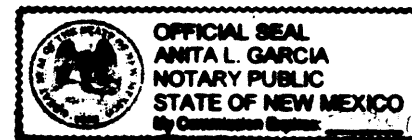
ACKNOWLEDGMENT

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March 2007,  
BY GIL E. CORDOVA.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/28/2009



PROPERTY DESCRIPTION

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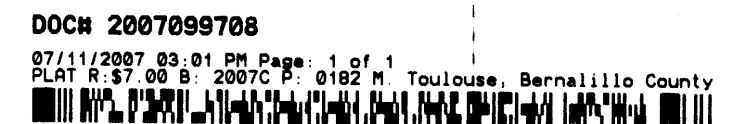
PLAT OF  
LOTS 33-D, 33-E AND 33-F  
ALVARADO GARDENS ADDITION, UNIT 3

SITUATE WITHIN  
PROJECTED SECTION 6  
T.10N., R.3E., N.M.P.M.  
TOWN OF ALBUQUERQUE LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH 2007

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1005363 APPLICATION NO. 07DKB-00346

<i>Anchaw Quice</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	7/11/07 DATE
<i>Bradley S. Bingham</i> CITY ENGINEER	7/11/07 DATE
<i>Sh. Soy</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-11-07 DATE
<i>Roger Dean</i> UTILITIES DEVELOPMENT ABCWA	7-11-07 DATE
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	7/11/07 DATE
<i>Bradley S. Bingham</i> A.M.A.P.S.	7/11/07 DATE
<i>Philip W. Turner</i> CITY SURVEYOR, CITY OF ALBUQUERQUE	3-5-07 DATE
<i>Sh. Soy</i> M.R.G.C.D.	7-2-07 DATE
<i>Leah G. Mc...</i> PNM GAS & ELECTRIC SERVICES COMPANY	3-23-07 DATE
<i>Wael...</i> QUEST COMMUNICATIONS	5/3/07 DATE
<i>James...</i> COMCAST CABLE	3-23-07 DATE



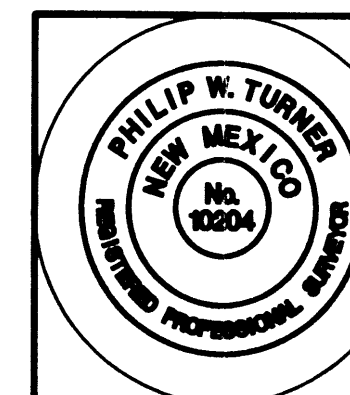
THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
AND PAID ON UPC # 101306001437620306

PROPERTY OWNER OF RECORD GIL E. CORDOVA  
BERNALILLO COUNTY TREASURER'S OFFICE 7-11-07

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON FEBRUARY 26, 2007, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE/SUBDIVISION ORDINANCE.

*Philip W. Turner* 03/01/2007  
PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:  
TERRAMETRICS  
OF NEW MEXICO  
4175 MONTGOMERY BLVD., NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 881-2903

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 7/21/07

ACS CONTROL STATION "10-G13-A"  
X=373478.96  
Y=1501045.77  
ELEV=4968.216 (NGVD29)  
CONVERGENCE=-00'4.36"  
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