

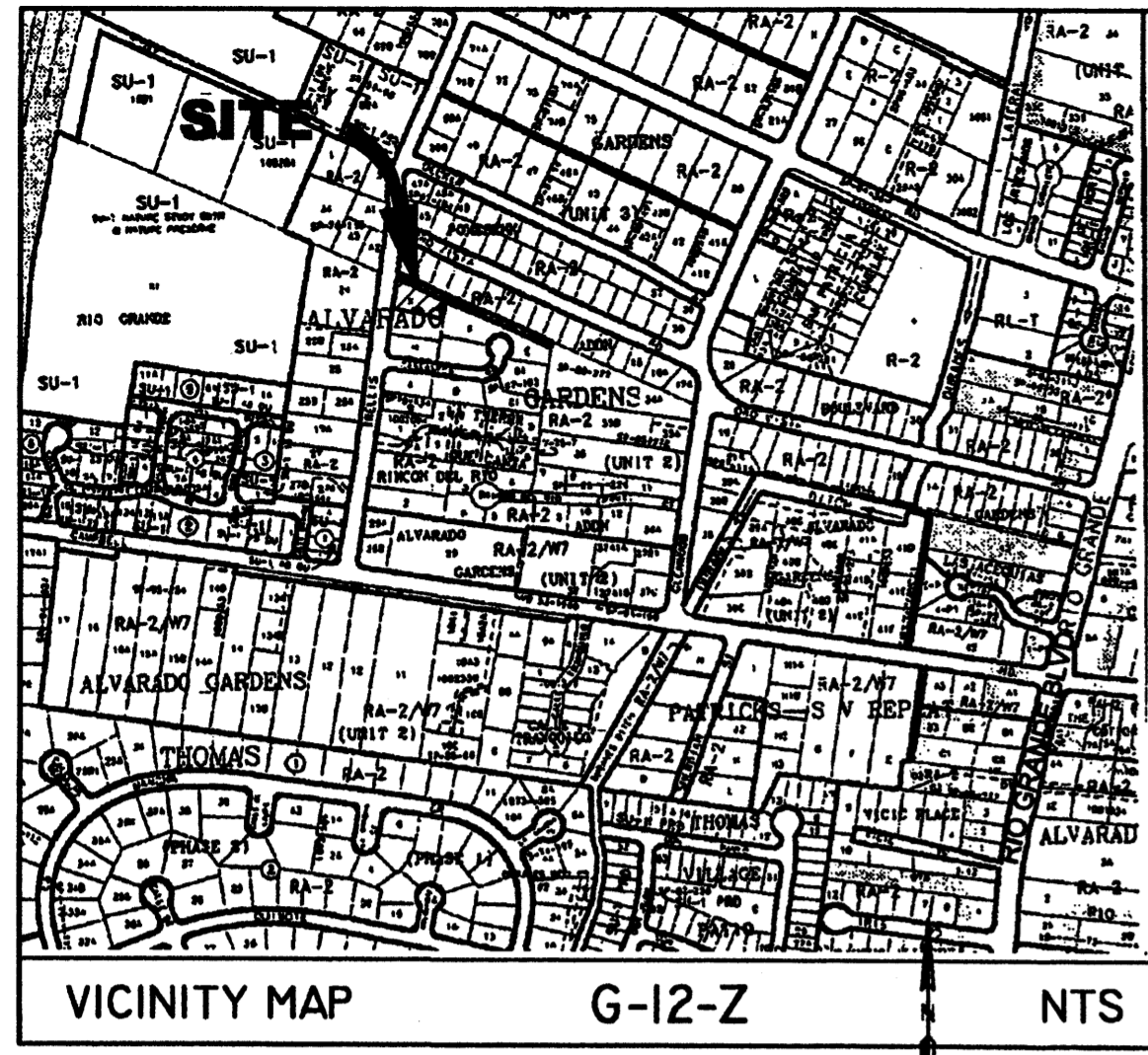
COMMUNITY SCIENCES CORPORATION - CURRALES, NEW MEXICO - (505) 897-0000

SKECHT PLAT OF SITE MAP

LOT K-1 OF ALVARADO GARDENS UNIT No.2

BEING A REPLAT OF LOT K, ALVARADO GARDENS UNIT No.2 AND A VACATED ACEQUIA RIGHT-OF-WAY ADJACENT TO LOT K

SITUATED WITHIN PROJECTED SECTION 1, T10N R2E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008



LEGAL DESCRIPTION

LOT LETTERED "K" OF THE REPLAT OF LOTS NUMBERED THIRTY-TWO (32) AND THIRTY-THREE (33) OF THE ALVARADO GARDENS ADDITION, UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID LOTS FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON THE 12TH DAY OF MARCH, 1946 IN VOLUME C1, FOLIO 24; CONTAINING 0.2679 ACRES, MORE OR LESS.

AND

THAT PORTION OF THE "20' RW FOR ACEQUIA" SHOWN ON THE PLAT OF ALVARADO GARDENS UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK ON JANUARY 26, 1934 VOL.C, FOLIO 28, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT K AND RUNNING THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRELIS DRIVE N08°39'44"E, 20.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, POMERENK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1952 IN BK.C, PG.02, THENCE ALONG THE SOUTH LINE OF SAID POMERENK ADDITION, S86°00'39"E, 166.01 FEET TO THE NORTHWEST CORNER OF LOT F-1 OF THE PLAT OF LOT G-1, G-2 & F-1, ALVARADO GARDENS SUBDIVISION UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 2206 IN BK.2006C, PG.370; THENCE ALONG THE WESTERLY LINE OF SAID LOT F-1, S08°41'12"W, 20.74 FEET TO THE NORTHEAST CORNER OF SAID LOT K; THENCE ALONG THE NORTHERLY LINE OF SAID LOT K, N66°00'39"W, 166.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.0762 ACRES, MORE OR LESS.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Approved on the condition that all rights of the Middle Rio Grande Conservancy District in Easements, Right-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.

SITE DATA

CITY PROJECT NUMBERS	
FEMA MAP NO.	35001C0118G/35001C0331G
ZONING	RA-2
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	1
TOTAL AREA IN ACRES	0.3192
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES +/-
TALOS LOG #	2007203295

PROJECT NUMBER: _____

PLAT APPLICATION NUMBER: _____

PLAT APPROVALS:

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS SERVICES _____ DATE _____

QWEST COMMUNICATIONS, INC. _____ DATE _____

COMCAST CABLE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

ACS STATION 6_G13A
NM STATE PLANE COORD. SYSTEM
CENTRAL ZONE NAD1983
N1500719.134
E1515743.949
GROUND TO GRID FACTOR=0.999684045
MAPPING ANGLE=-00°14'23.6"
ROTATE PLAT 00°38'39" CLOCKWISE FOR NMSPS GRID BEARINGS

PURPOSE AND FREE CONSENT

THE PURPOSE OF THIS PLAT IS TO VACATE A 20' WIDE ACEQUIA RIGHT-OF-WAY AND TO CONSOLIDATE IT WITH EXISTING LOT K. THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES; SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

by: _____ Date _____
OWNER
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2008
BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

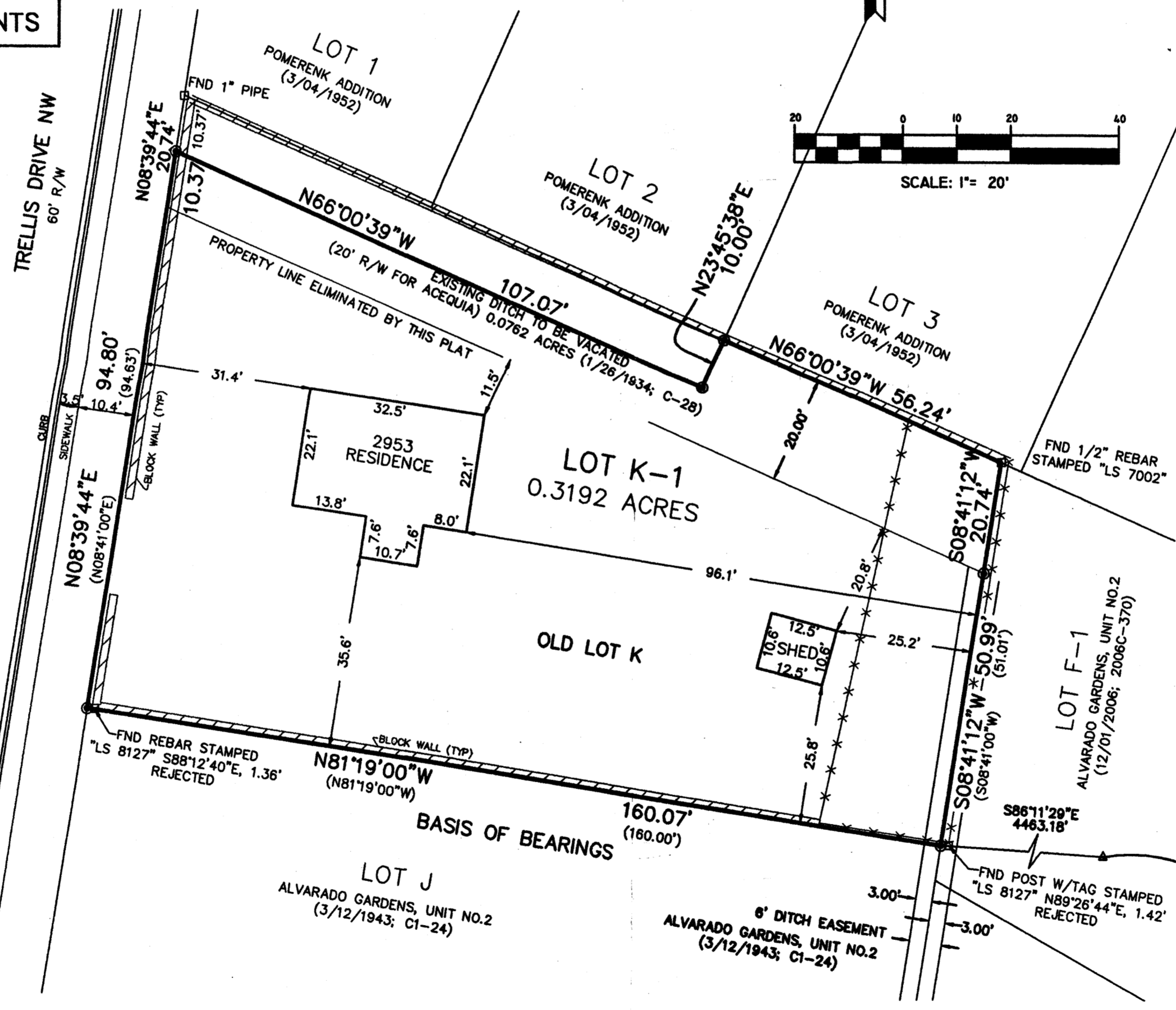
SURVEY NOTES:

1. BASIS OF BEARING IS THE REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, AS THE SAME IS SHOWN AND DESIGNATED THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
3. DOCUMENTS USED:
A) PLAT OF ALVARADO GARDENS, FILED ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
B) PLAT OF POMERENK ADDITION FILED ON MARCH 4, 1952, DOCUMENT NO. 518689.
C) WARRANTY DEED FILED SEPTEMBER 19, 1997, BOOK 725, PG. 8848.
D) PLAT OF ALVARADO GARDENS UNIT NO.2, FILED ON JANUARY 26, 1934
4. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION
5. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT..
6. THE SUBJECT PROPERTY LIES WITHIN ZONE X, SHADED DESIGNATING AN AREA FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE OR OTHERS.

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO.12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

THOMAS W. PATRICK, _____ DATE _____
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LOT K, ALVARADO GARDENS UNIT NO.2
UPC# 101206030431610127

PROPERTY OWNER OF RECORD: JAMES S. SANDERS
BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SKECHT PLAT OF LOT K-1 OF ALVARADO GARDENS UNIT No.2

DWG PATH: F:\9895 (SANDERS)\01 (LOT K)\SURVEY\20 PLAT\SKECHT PLAT\LOT K, ALVARADO GARDENS.DWG

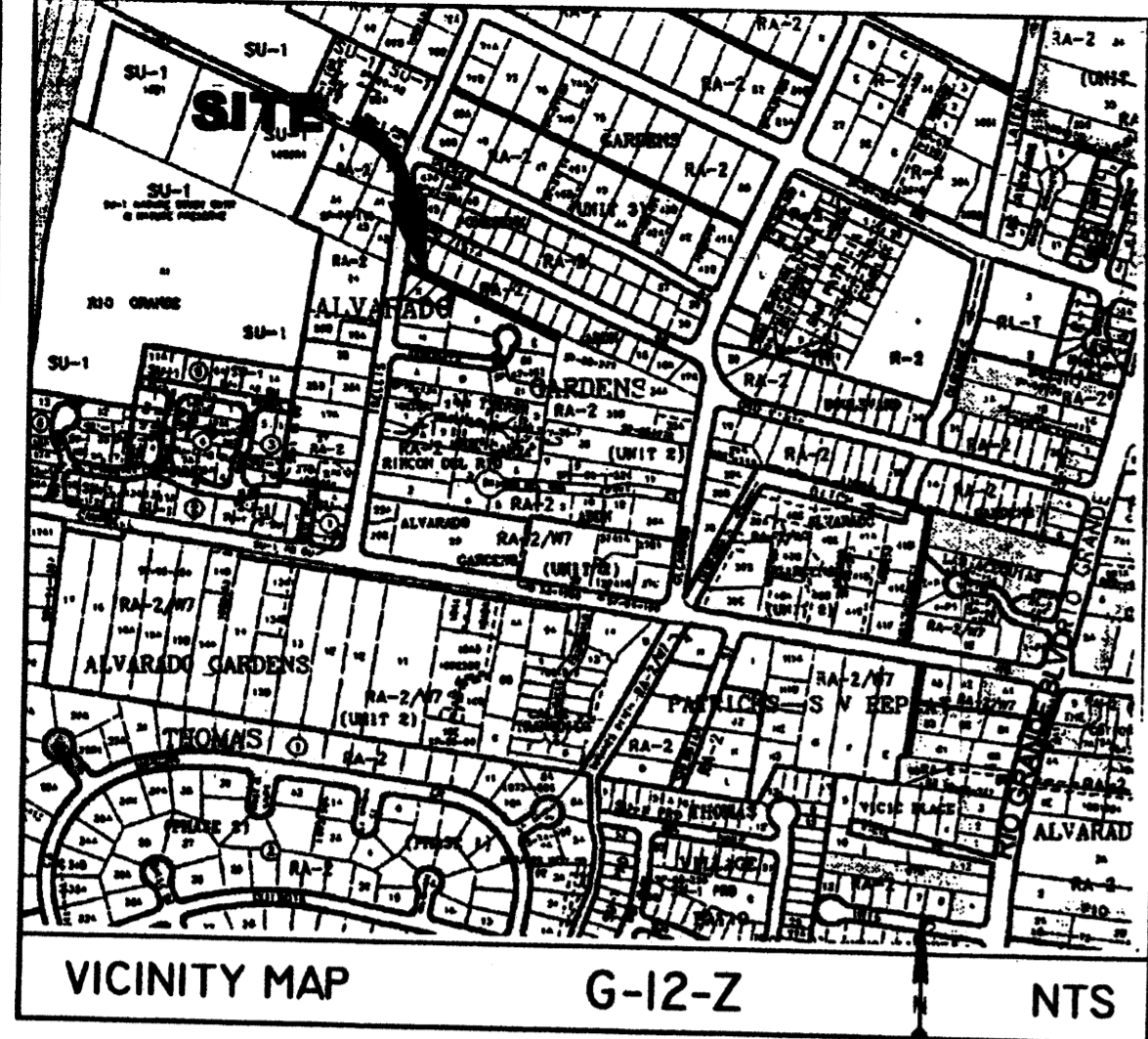
CRK:	09895-01.DATABASE
DATE:	02/25/09
SCALE:	1" = 20'
CREW:	RGR
DRAWN:	SLN/TWP
JOB NO.:	N9895-01

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

SANDERS

FINAL PLAT OF
LOT K-1 OF ALVARADO GARDENS UNIT No.2
 BEING A REPLAT OF LOT K, ALVARADO GARDENS UNIT No.2
 AND A VACATED ACEQUIA RIGHT-OF-WAY ADJACENT TO LOT K
 SITUATED WITHIN PROJECTED SECTION 1, T10N R2E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2009



LEGAL DESCRIPTION FOR NEW LOT K-1
 LOT LETTERED "K" OF THE REPLAT OF LOTS NUMBERED THIRTY-TWO (32) AND THIRTY-THREE (33) OF THE ALVARADO GARDENS ADDITION, UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID LOTS FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON THE 12TH DAY OF MARCH, 1946 IN VOLUME C1, FOLIO 24; CONTAINING 0.2679 ACRES, MORE OR LESS.

AND
 THAT PORTION OF THE "20' RW FOR ACEQUIA" VACATED BY DRB PROJECT NO.1007088 (DRB APPLICATION NO.08DRB-070090) AND ORIGINALLY SHOWN ON THE PLAT OF ALVARADO GARDENS UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK ON JANUARY 28, 1934 VOL.C, FOLIO 28, A.

ALL OF NEW LOT K-1 NOW BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT FROM WHENCE ACS STATION 6_G13A BEARS S86°11'29"E, 4463.18 FEET;
 RUNNING THENCE N81°19'00"W, 160.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRELIS DRIVE NW;
 THENCE ALONG SAID RIGHT-OF-WAY LINE N08°39'44"E, 105.17 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY LINE S86°00'39"E, 107.07 FEET;
 THENCE N23°45'38"E, 10.00 FEET;
 THENCE S66°00'39"E, 56.24 FEET;
 THENCE S08°41'12"W, 71.73 FEET TO THE POINT OF BEGINNING.
 CONTAINS 0.3192 ACRES, MORE OR LESS.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 Approved on the condition that all rights of the Middle Rio Grande Conservancy District in Easements, Right-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 _____ Date _____

SITE DATA

FEMA MAP NO.	35001C0118G/35001C0331G
ZONING	RA-2
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	1
TOTAL AREA IN ACRES	0.3192
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES +/-
TALOS LOG #	2007203295

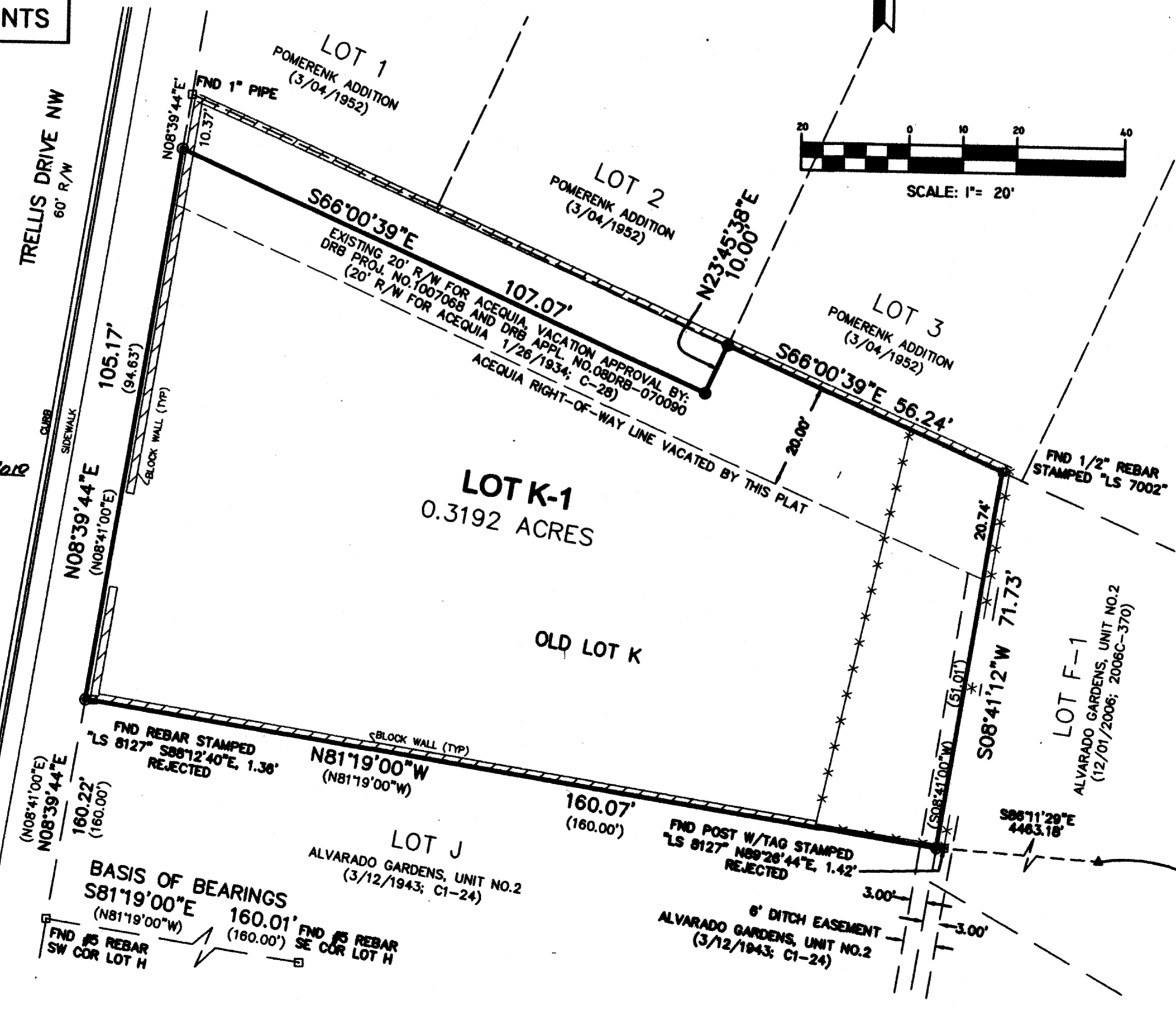
PROJECT NUMBER: 1007088

PLAT APPLICATION NUMBER: 08DRB-70090,70091

PLAT APPROVALS:

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS SERVICES	DATE
QUEST COMMUNICATIONS, INC.	DATE
COMCAST CABLE	DATE
CITY APPROVALS	DATE
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2 ALUMINUM CAP STAMPED "CSC P512651"

TREASURERS CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 LOT K, ALVARADO GARDENS UNIT NO.2
 UPC# 101208030431810127
 PROPERTY OWNER OF RECORD: JAMES S. SANDERS
 BERNALILLO COUNTY TREASURER'S OFFICE:
 BY: _____ DATE: _____

VACATION AND CONSOLIDATION PLAT
 LOT K-1 OF ALVARADO GARDENS UNIT No.2

DRB PAVE: W0905 (SANDERS)W LOT K1SURVEY20 PLATS\RECTH PLAT LOT K, ALVARADO GARDENS.DWG
 DATE: 02/23/09
 SCALE: 1"= 20'
 DRAWN: RGR
 CHECKED: SLN/TWP
 JOB NO.: N9895-01

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE A PORTION OF A VACATED 20' WIDE ACEQUIA RIGHT-OF-WAY WITH EXISTING LOTS 1 AND 2.

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

by: JAMES S. SANDERS, OWNER
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 Date: 3-10-2009
 ACKNOWLEDGED BEFORE ME THIS 10th DAY OF March 2009
 BY: James Sanders
 NOTARY PUBLIC THOMAS W. PATRICK
 MY COMMISSION EXPIRES: 10-06-2012

SURVEY NOTES:
 1. BASIS OF BEARING IS THE REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
 2. BEARINGS AND DISTANCES IN PARENTHESES () PER REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, AS THE SAME IS SHOWN AND DESIGNATED THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
 3. DOCUMENTS USED:
 A) PLAT OF ALVARADO GARDENS, FILED ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
 B) PLAT OF POMERENK ADDITION FILED ON MARCH 4, 1952, DOCUMENT NO. 51869.
 C) WARRANTY DEED FILED SEPTEMBER 19, 1997, BOOK 725, PG. 8848.
 D) PLAT OF ALVARADO GARDENS UNIT NO.2, FILED ON JANUARY 26, 1934
 4. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION
 5. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.
 6. THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED) DESIGNATING AN AREA FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE OR OTHER STRUCTURES.

SURVEYOR'S CERTIFICATION:
 I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE ZONING ORDINANCE.

THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
 DATE: 3-10-2009

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

**SKECHT PLAT OF
LOT K-1 OF ALVARADO GARDENS UNIT No.2**

BEING A REPLAT OF LOT K, ALVARADO GARDENS UNIT No.2
AND A VACATED ACEQUIA RIGHT-OF-WAY ADJACENT TO LOT K
SITUATED WITHIN PROJECTED SECTION 1, T10N R2E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2008

MIDDLE RIO GRANDE
CONSERVANCY DISTRICT
Approved on the condition that all rights of the Middle Rio Grande Conservancy District in Easements, Right-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.

SITE DATA

CITY PROJECT NUMBERS	35001C0118G/35001C0331G
FEMA MAP NO.	RA-2
ZONING	0 MILES
MILES OF FULL WIDTH STREETS CREATED	2
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	0.3192
TOTAL AREA IN ACRES	0.0 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY	TALOS LOG # 2007203295

PROJECT NUMBER: _____

PLAT APPLICATION NUMBER: _____

PLAT APPROVALS:

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS SERVICES	DATE
QWEST COMMUNICATIONS, INC.	DATE
COMCAST CABLE	
CITY APPROVALS:	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

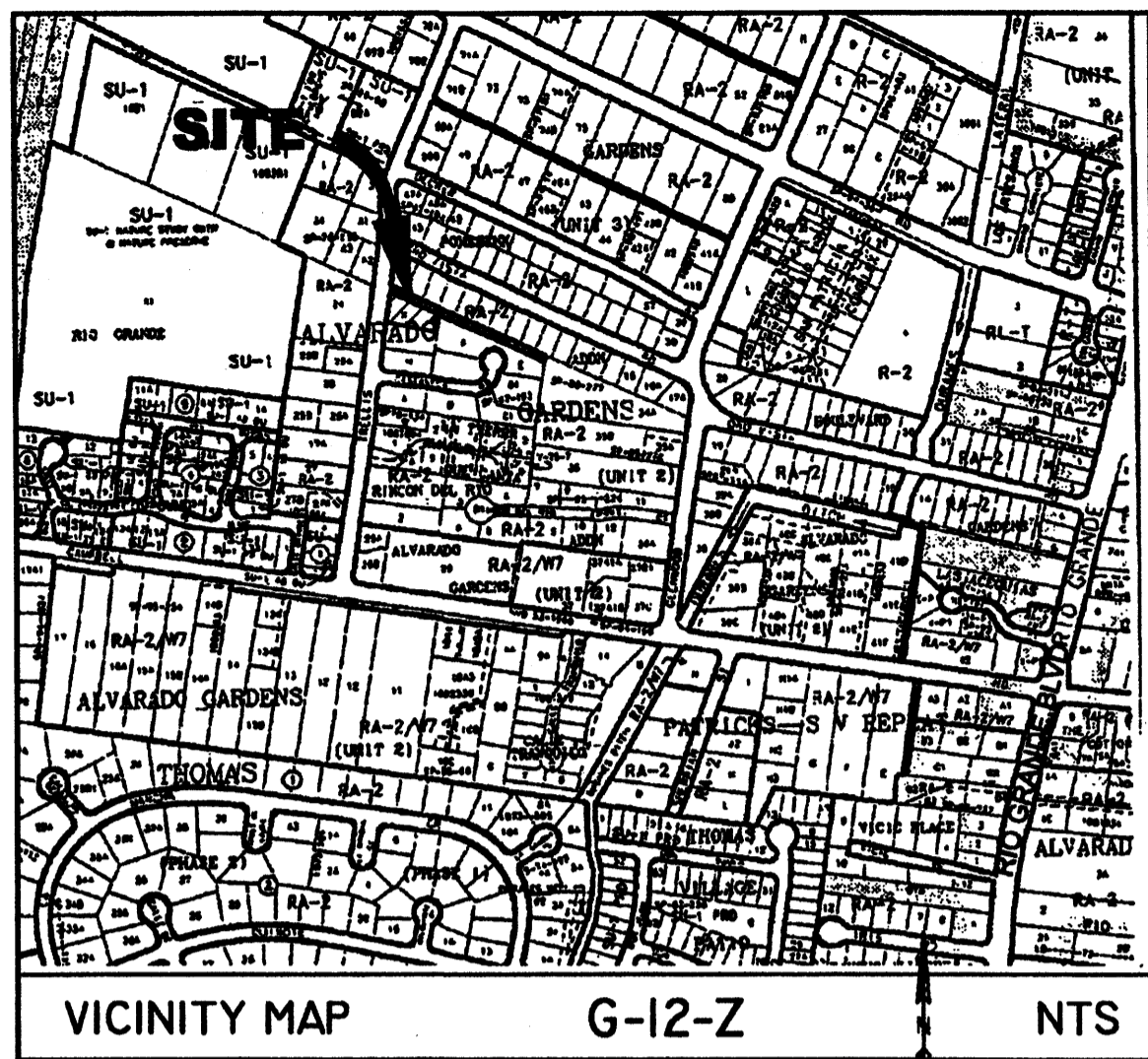
ACS STATION 6_G13A
NM STATE PLANE COORD. SYSTEM
CENTRAL ZONE NAD1983
N1500719.134
E1515743.949
GROUND TO GRID FACTOR=0.999684045
MAPPING ANGLE=-00°14'23.6"
ROTATE PLAT 00°38'39" CLOCKWISE FOR NMSPS GRID BEARINGS

LEGAL DESCRIPTION

LOT LETTERED "K" OF THE REPLAT OF LOTS NUMBERED THIRTY-TWO (32) AND THIRTY-THREE (33) OF THE ALVARADO GARDENS ADDITION, UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID LOTS FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON THE 12TH DAY OF MARCH, 1948 IN VOLUME C1, FOLIO 24; CONTAINING 0.2679 ACRES, MORE OR LESS.

AND

THAT PORTION OF THE "20' RW FOR ACEQUIA" SHOWN ON THE PLAT OF ALVARADO GARDENS UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK ON JANUARY 26, 1934 VOL.C, FOLIO 28, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT K AND RUNNING THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRELIS DRIVE N08°39'44"E, 20.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, POMERENK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1952 IN BK.C, PG.02, THENCE ALONG THE SOUTH LINE OF SAID POMERENK ADDITION, S66°00'39"E, 166.01 FEET TO THE NORTHWEST CORNER OF LOT F-1 OF THE PLAT OF LOT G-1, G-2 & F-1, ALVARADO GARDENS SUBDIVISION UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 2206 IN BK.2006C, PG.370;
THENCE ALONG THE WESTERLY LINE OF SAID LOT F-1, S08°41'12"W, 20.74 FEET TO THE NORTHEAST CORNER OF SAID LOT K;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT K, N66°00'39"W, 166.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.0762 ACRES, MORE OR LESS.



PURPOSE AND FREE CONSENT

THE PURPOSE OF THIS PLAT IS TO VACATE A 20' WIDE ACEQUIA RIGHT-OF-WAY AND TO CONSOLIDATE IT WITH EXISTING LOT K. THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES; SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

by: _____ Date _____
OWNER
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

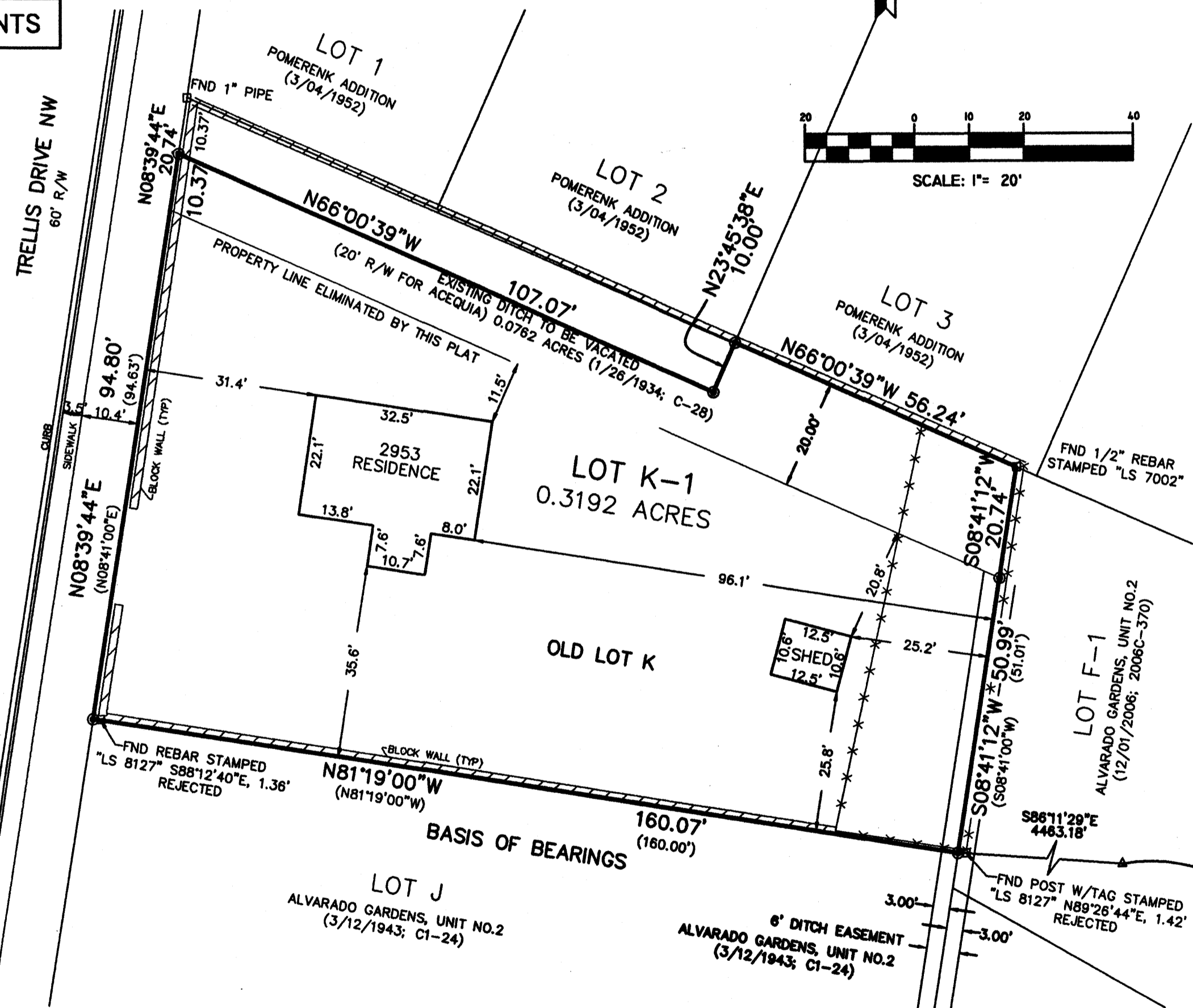
SURVEY NOTES:

1. BASIS OF BEARING IS THE REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, AS THE SAME IS SHOWN AND DESIGNATED THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
3. DOCUMENTS USED:
A) PLAT OF ALVARADO GARDENS, FILED ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
B) PLAT OF POMERENK ADDITION FILED ON MARCH 4, 1952, DOCUMENT NO. 51868.
C) WARRANTY DEED FILED SEPTEMBER 19, 1997, BOOK 725, PG. 8846.
D) PLAT OF ALVARADO GARDENS UNIT NO.2, FILED ON JANUARY 26, 1934
4. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION
5. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT..
6. THE SUBJECT PROPERTY LIES WITHIN ZONE X, SHADED DESIGNATING AN AREA FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE OR OTHERS.

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651 DATE _____



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PSI2651"

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LOT K, ALVARADO GARDENS UNIT NO.2
UPC# 101206030431610127

PROPERTY OWNER OF RECORD: JAMES S. SANDERS
BERNALILLO COUNTY TREASURER'S OFFICE:

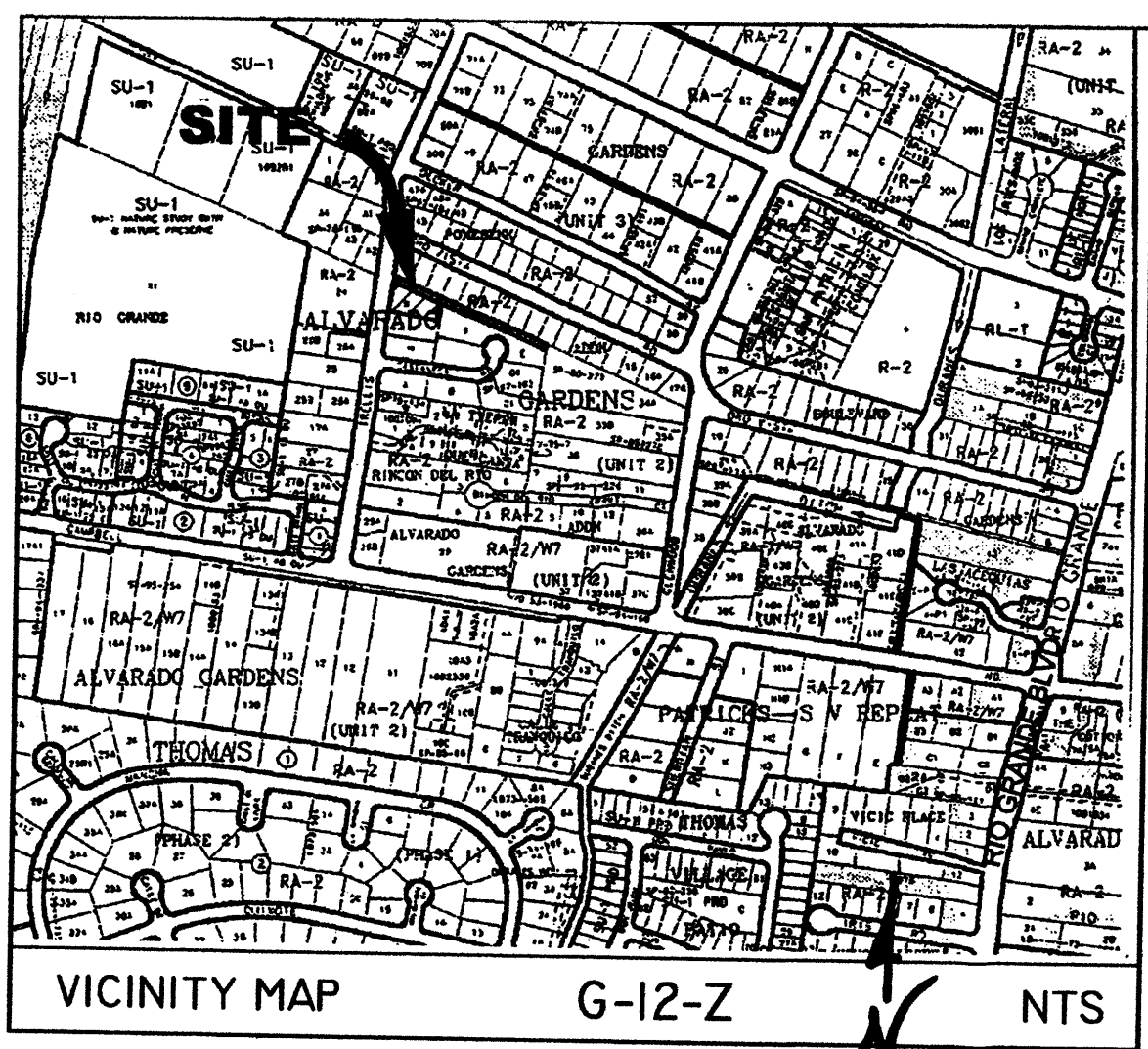
BY: _____ DATE: _____

**SKECHT PLAT OF
LOT K-1 OF ALVARADO GARDENS UNIT No.2**

DATE: 02/23/09	community sciences corporation
SCALE: 1"= 20'	
CREW: RGR	
DRAWN: SLN/TWP	
JOB NO: N9895-01	

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



VACATION PLAT AND SUBDIVISION PLAT OF LOT K-1 OF ALVARADO GARDENS UNIT No.2

BEING A REPLAT OF LOT K, ALVARADO GARDENS UNIT No.2 AND A VACATED ACEQUIA RIGHT-OF-WAY ADJACENT TO LOT K SITUATED WITHIN PROJECTED SECTION 1, T10N R2E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

LEGAL DESCRIPTION
LOT LETTERED "K" OF THE REPLAT OF LOTS NUMBERED THIRTY-TWO (32) AND THIRTY-THREE (33) OF THE ALVARADO GARDENS ADDITION, UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID LOTS FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON THE 12TH DAY OF MARCH, 1946 IN VOLUME C1, FOLIO 24; CONTAINING 0.2679 ACRES, MORE OR LESS.

AND
THAT PORTION OF THE "20' RW FOR ACEQUIA" SHOWN ON THE PLAT OF ALVARADO GARDENS UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK ON JANUARY 26, 1934 VOL.C, FOLIO 28, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT K AND RUNNING THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRELIS DRIVE N08°39'44"E, 20.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, POMERENK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1952 IN BK.C, PG.02, THENCE ALONG THE SOUTH LINE OF SAID POMERENK ADDITION, S66°00'39"E, 166.01 FEET TO THE NORTHWEST CORNER OF LOT F-1 OF THE PLAT OF LOT G-1, G-2 & F-1, ALVARADO GARDENS SUBDIVISION UNIT NO.2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 2206 IN BK.2006C, PG.370;
THENCE ALONG THE WESTERLY LINE OF SAID LOT F-1, S08°41'12"W, 20.74 FEET TO THE NORTHEAST CORNER OF SAID LOT K;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT K, N66°00'39"W, 166.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.0762 ACRES, MORE OR LESS.

SITE DATA

CITY PROJECT NUMBERS	
FEMA MAP NO.	35001C0334E
ZONING	SU-1 FOR MFR
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	1
TOTAL AREA IN ACRES	0.3441
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES +/-
TALOS LOG #	2007203295

PROJECT NUMBER: _____
PLAT APPLICATION NUMBER: _____
PLAT APPROVALS:
UTILITY APPROVALS:
PNM GAS AND ELECTRIC SERVICES _____ DATE _____
QWEST COMMUNICATIONS, INC. _____ DATE _____
COMCAST CABLE _____ DATE _____
CITY APPROVALS: _____ DATE _____
CITY SURVEYOR: *[Signature]* 2-14-08
REAL PROPERTY DIVISION _____ DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____
UTILITY DEVELOPMENT _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____
CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

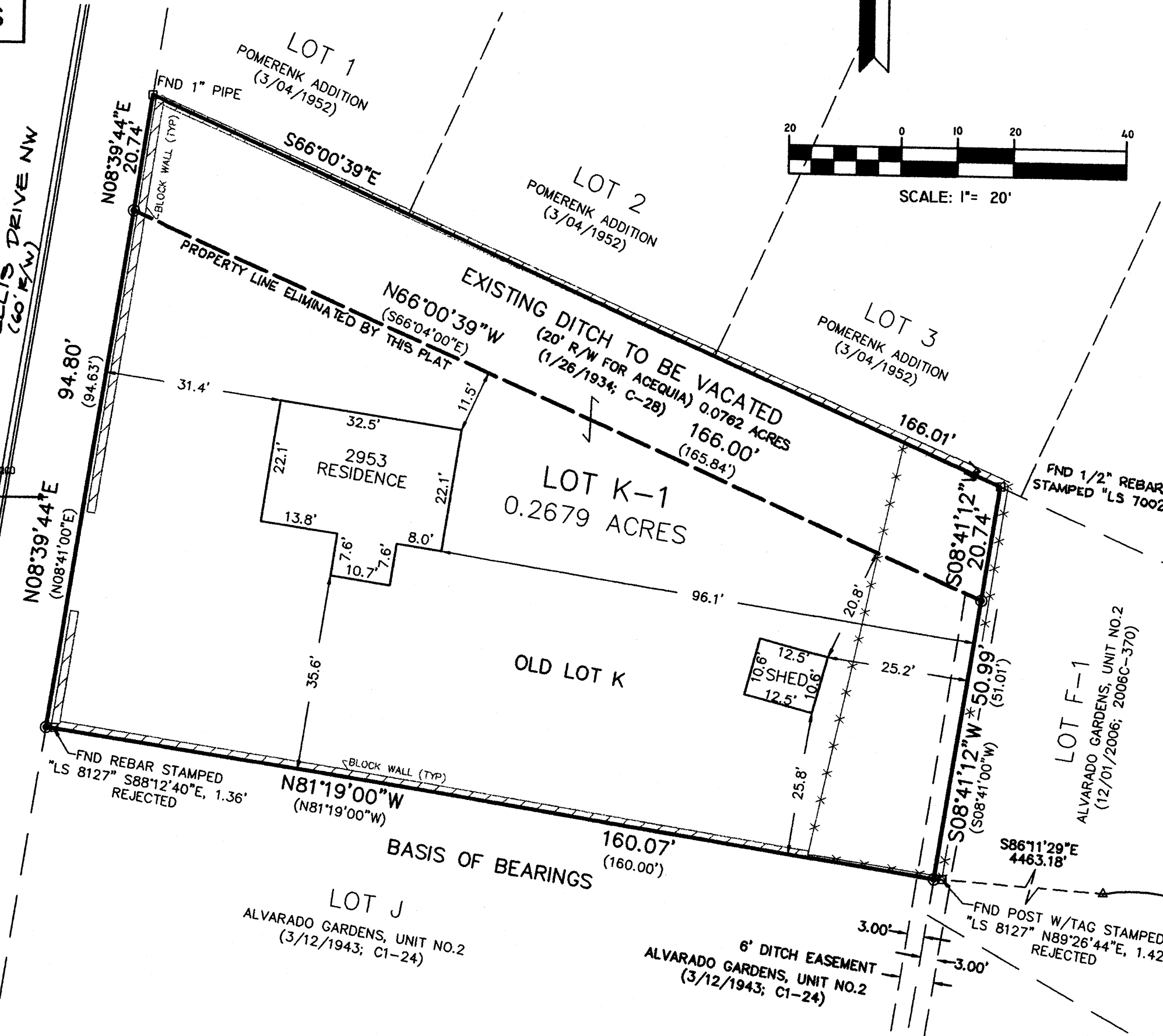
PURPOSE AND FREE CONSENT
THE PURPOSE OF THIS PLAT IS TO VACATE A 20' WIDE ACEQUIA RIGHT-OF-WAY AND TO CONSOLIDATE IT WITH EXISTING LOT K. THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES; SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

by: *[Signature]* 2-12-2008 Date
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) 98
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February, 2008
By: *[Signature]*
[Signature] NOTARY PUBLIC
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-06-2010

- SURVEY NOTES:**
1. BASIS OF BEARING IS THE REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
 2. BEARINGS AND DISTANCES IN PARENTHESES () PER REPLAT OF LOTS 32 & 33 UNIT NO.2 ALVARADO GARDENS, AS THE SAME IS SHOWN AND DESIGNATED THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
 3. DOCUMENTS USED:
A) PLAT OF ALVARADO GARDENS, FILED ON MARCH 12, 1943 IN PLAT BOOK C1, FOLIO 24.
B) PLAT OF POMERENK ADDITION FILED ON MARCH 4, 1952, DOCUMENT NO. 51869.
C) WARRANTY DEED FILED SEPTEMBER 19, 1997, BOOK 725, PG. 8846.
D) PLAT OF ALVARADO GARDENS UNIT NO.2, FILED ON JANUARY 26, 1934
 4. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 5. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:
I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

[Signature] 2-12-2008
THOMAS W. PATRICK,
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"

TREASURERS CERTIFICATION:
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT K, ALVARADO GARDENS UNIT NO.2
UPC# 101206030431610127
PROPERTY OWNER OF RECORD: JAMES S. SANDERS
BERNALILLO COUNTY TREASURER'S OFFICE:
BY: _____ DATE: _____

VACATION AND SUBDIVISION PLAT
LOT K AND ADJOINING ACEQUIA,
ALVARADO GARDENS, UNIT NO.2

DWG PATH: F:\9895(SANDERS)\01\LOT K\SURVEY\00 INTIAL SURVEYS\LOT K, ALVARADO GARDENS VACATION.DWG
DATE: 12/17/07
SCALE: 1" = 20'
CREW: RGR
DRAWN: SLN/TWP
JOB NO.: N9895-01

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87046 (505) 897-0000

5 (SANDERS)01 (LOT K) SURVEY20 PLATS\01\LOT K, ALVARADO GARDENS VACATION.dwg, VACATION PLAT, 28 9:29:12 AM