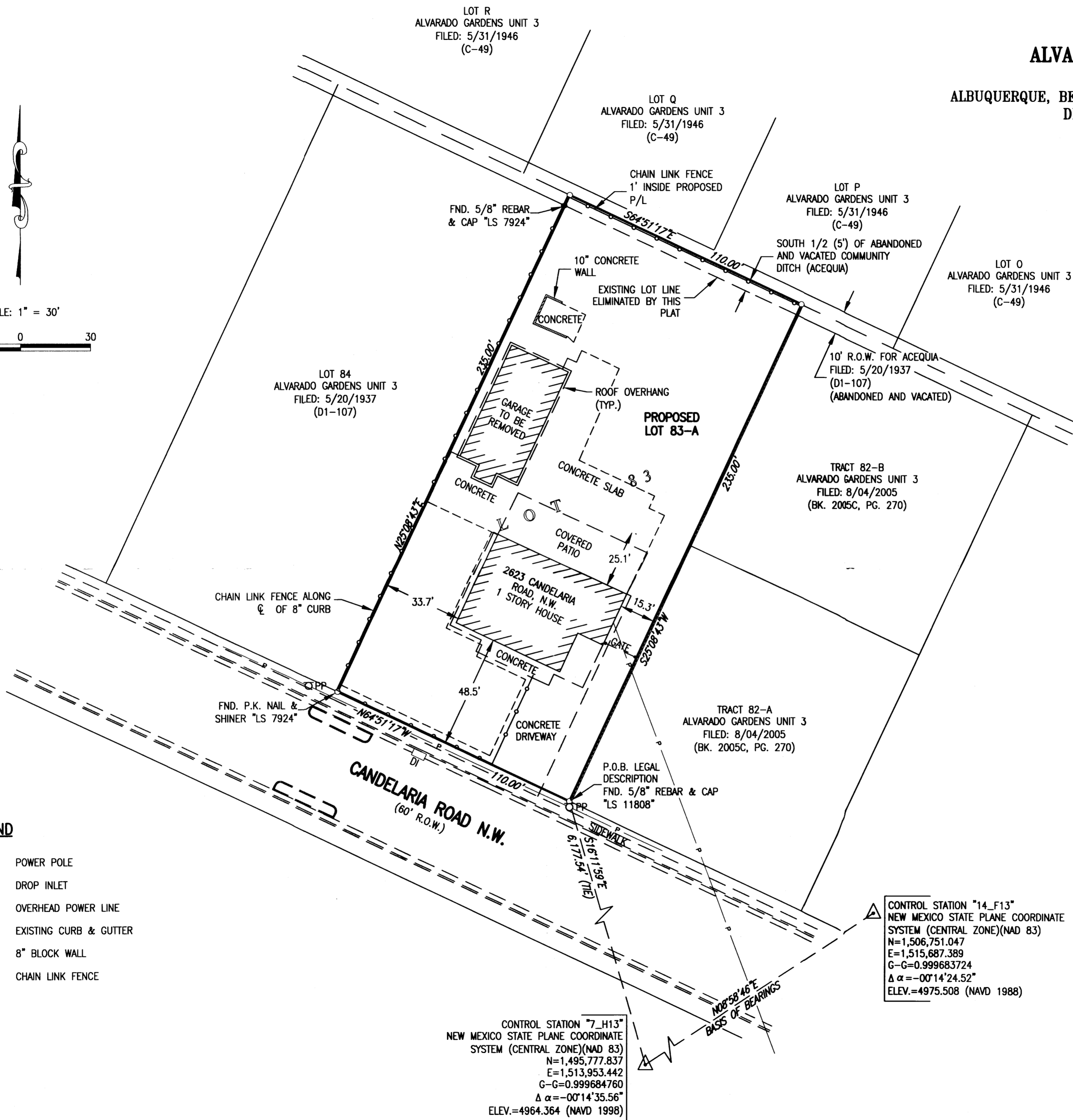
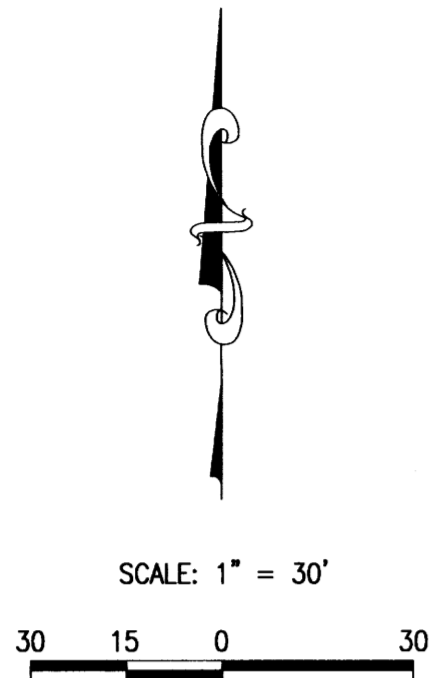


SKETCH
LOT 83-A
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2010

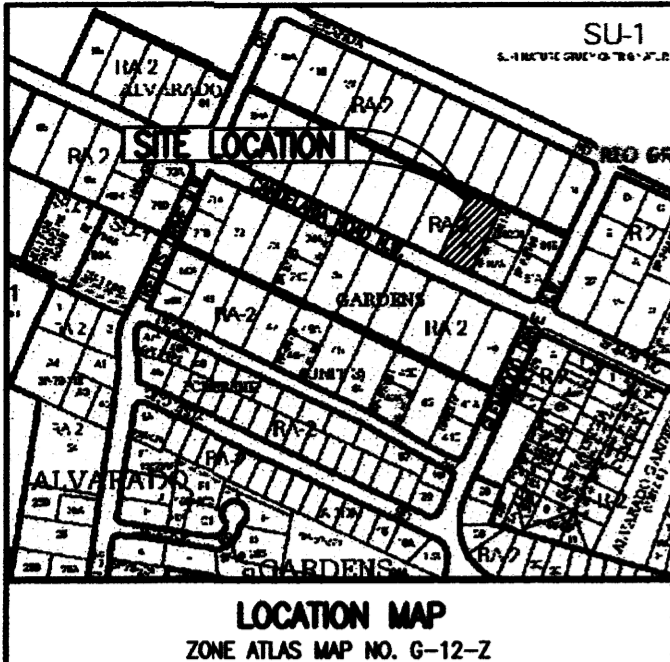


LEGEND

- POWER POLE
- DROP INLET
- OVERHEAD POWER LINE
- EXISTING CURB & GUTTER
- 8" BLOCK WALL
- CHAIN LINK FENCE

CONTROL STATION "14_F13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,506,751.047
 E=1,515,687.389
 G-G=0.999683724
 $\Delta \alpha = -00^{\circ}14'24.52''$
 ELEV.=4975.508 (NAVD 1988)

CONTROL STATION "7_H13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,495,777.837
 E=1,513,953.442
 G-G=0.999684760
 $\Delta \alpha = -00^{\circ}14'35.56''$
 ELEV.=4964.364 (NAVD 1998)



**PLAT OF
LOT 83-A
ALVARADO GARDENS
UNIT 3
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2010**

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, being identified as Lot 83 and the southerly Five feet (5') of vacated and abandoned 10 foot wide Community Ditch (Acequia) right-of-way, as shown and designated on the Replat of Alvarado Gardens, Unit No. 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Volume D1, Folio 107, and being more particularly described as follows;

Beginning at the southeast corner of the parcel of land herein described, being a point on the northerly right-of-way line of Candelaria Road N.W., whence the Control Station "7_H13" bears S16°11'59"E, 6,177.54 feet distance; thence,
 N64°51'17"W, 110.00 feet distance to the southwest corner of the parcel of land herein described; thence,
 N25°08'43"E, 235.00 feet distance to the northwest corner of the parcel of land herein described being a point at the centerline of vacated and abandoned Community Ditch (Acequia) right-of-way; thence,
 S64°51'17"E, 110.00 feet distance to the northeast corner of the parcel of land herein described; thence,
 S25°08'43"W, 235.00 feet distance to the southeast corner and point of beginning of the parcel of land herein described, and containing 25,850 square feet (0.5934 acre), more or less.

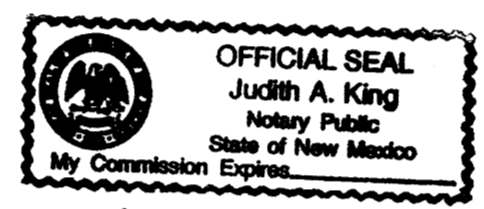
OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Raymond M. Aldrete
 RAYMOND M. ALDERETE
 6/26/11
 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS.
 COUNTY OF BERNALILLO)



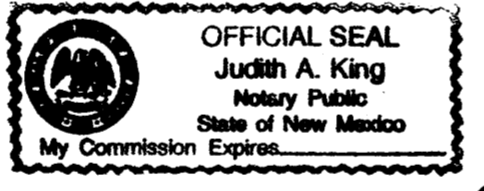
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jan 2011, BY Raymond Aldrete

MY COMMISSION EXPIRES: 9-25-2012
Judith A. King
 NOTARY PUBLIC
 01/26/11
 DATE

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 6/30/11

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS.
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jan 2011, BY Catherine R. Baca

MY COMMISSION EXPIRES: 9-25-2012
Judith A. King
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR 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.
- CABLE TV FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SUBMISSION DATA

- CASE NO.: 1008437
- ZONE ATLAS INDEX NO.: G-12-Z
- GROSS SUBDIVISION ACREAGE: 0.5934 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 1 LOT
- TOTAL NUMBER OF PROPOSED LOTS: 1 LOT
- DATE OF SURVEY: SEPTEMBER, 2010

PURPOSE OF PLAT

The purpose of this plat is to incorporate adjacent south half of abandoned and vacated Community Ditch (Acequia) right of way into the platted property, and to grant easements as shown.

NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone, NAD83 datum. Basis of bearings is bearing N08°58'46"E between Control Stations "7_H13" and "14_F13". Distances are ground, field and record values. Bearings shown in parentheses are record values.
- Unless shown otherwise all property corners were set with 1/2" rebar and cap stamped "PS 10464".
- The address of the subject property is 2623 Candelaria Road N.W., Albuquerque, NM 87107.
- The subject property lies within Zone "X" (Other Flood Areas, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.), as shown on FEMA Flood Insurance Rate Map No. 35001C0118G dated September 26, 2008.
- This plat shows all existing easements shown on the recorded plat of the subdivision and as provide by the owners and utility companies (none are shown).
- No property within the area of requested final action shall at any time be subject to 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 proposed plat. The forgoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

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 6/30/11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNERSHIP RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

APPROVED AND ACCEPTED BY

DRB #1008437
 CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____
[Signature]
 CITY SURVEYOR _____ DATE 2-15-11

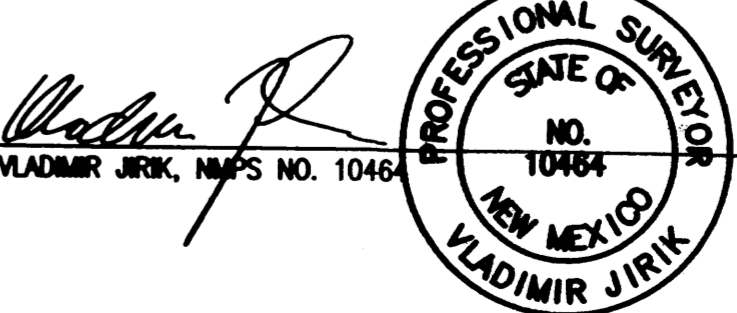
AMAFA _____ DATE _____
Fernando Vigil
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE 2-15-11

NEW MEXICO GAS COMPANY _____ DATE _____
[Signature]
 QWEST _____ DATE 02-15-11

COMCAST _____ DATE _____
A.K. Shal
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____ DATE 6/30/11

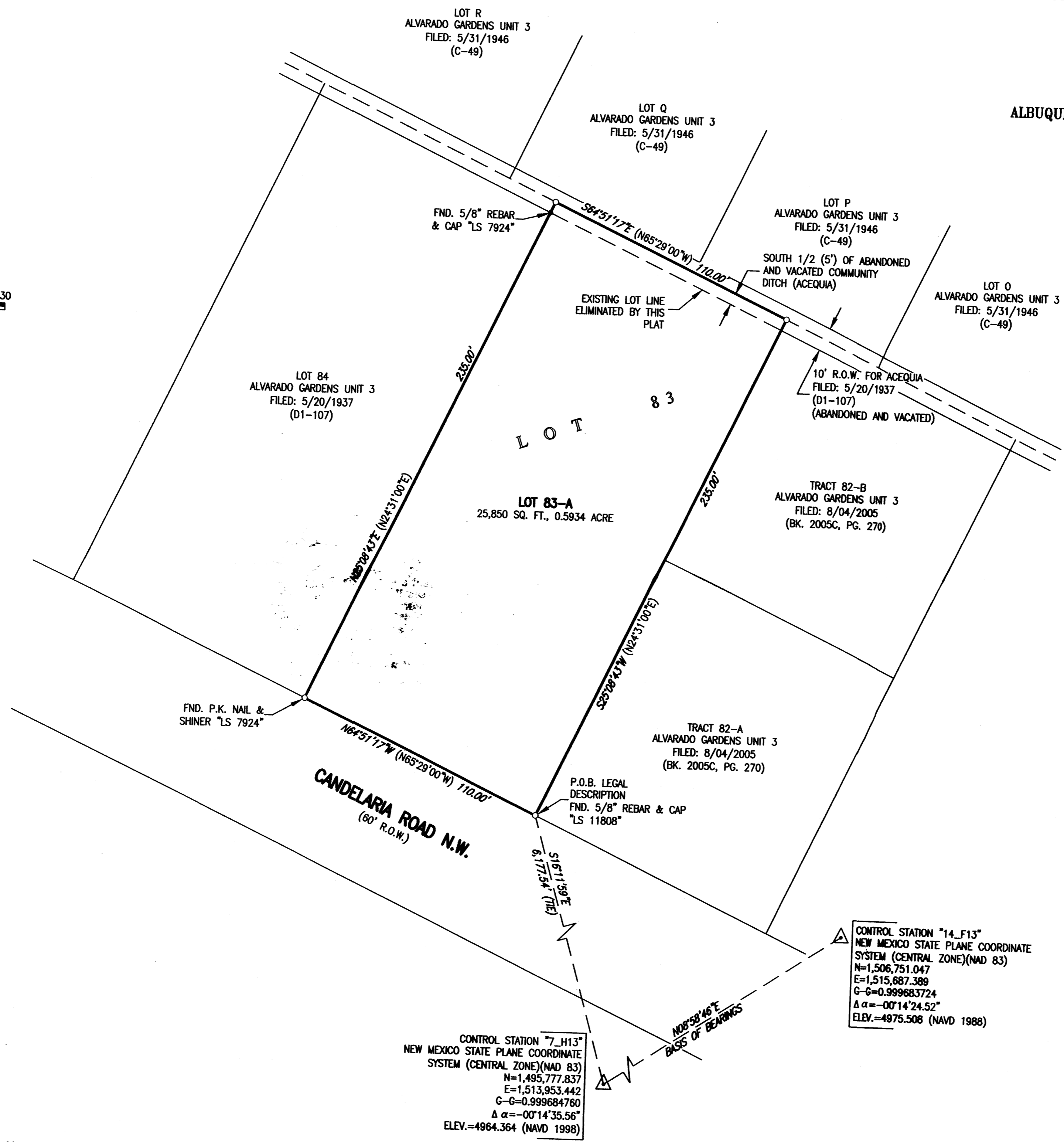
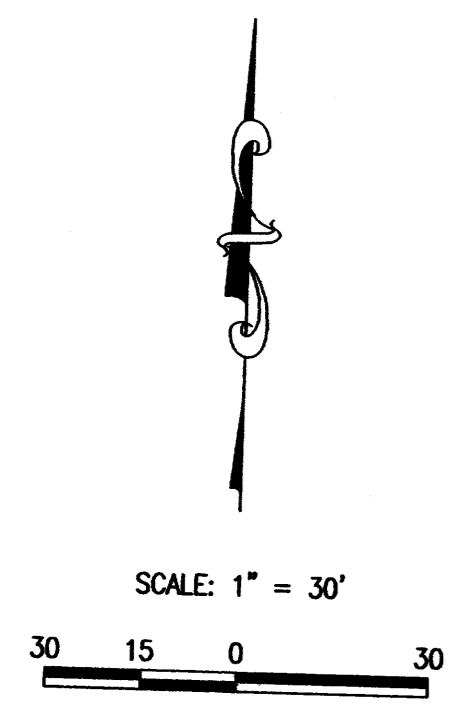
SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, 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.



Vladimir Jirik
 VLADIMIR JIRIK, N.M.S. NO. 10464
 DECEMBER 22, 2010
 DATE

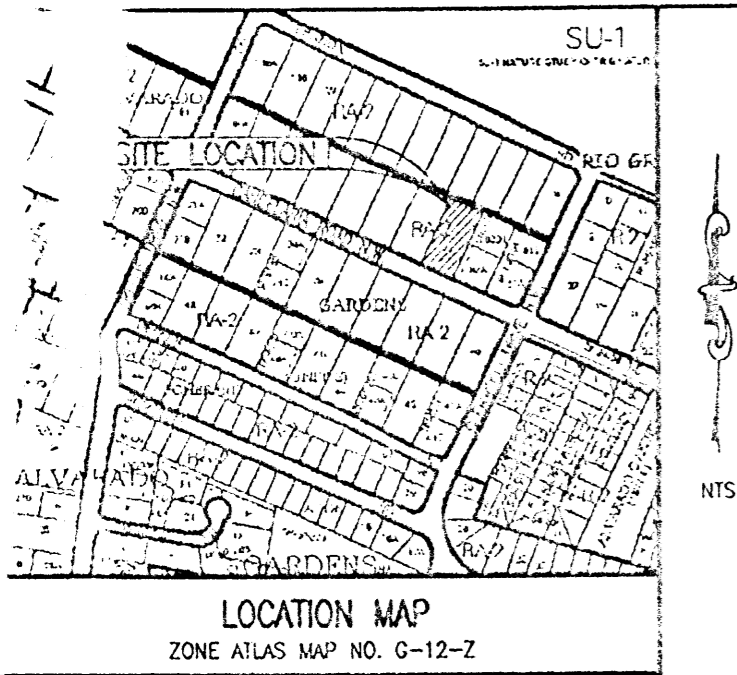
**PLAT OF
LOT 83
ALVARADO GARDENS
UNIT 3
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2010**



CONTROL STATION "7_H13"
NEW MEXICO STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE)(NAD 83)
N=1,495,777.837
E=1,513,953.442
G-G=0.999684760
 $\Delta \alpha = -00^{\circ}14'35.56''$
ELEV.=4964.364 (NAVD 1998)

CONTROL STATION "14_F13"
NEW MEXICO STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE)(NAD 83)
N=1,506,751.047
E=1,515,687.389
G-G=0.999683724
 $\Delta \alpha = -00^{\circ}14'24.52''$
ELEV.=4975.508 (NAVD 1988)

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036



LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, being identified as Lot 83 and the southerly five feet (S. 5') of vacated and abandoned 10 foot wide Community Ditch (Acequia) right-of-way, as shown and designated on the Replat of Alvarado Gardens, Unit No. 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Volume D1, Folio 107, and being more particularly described as follows:

Beginning at the southeast corner of the parcel of land herein described, being a point on the northerly right-of-way line of Candelaria Road N.W., whence the Control Station "7_H13" bears S16°11'59"E, 6,177.54 feet distance; thence,

N64°51'17"W, 110.00 feet distance to the southwest corner of the parcel of land herein described; thence,

N25°08'43"E, 235.00 feet distance to the northwest corner of the parcel of land herein described being a point at the centerline of vacated and abandoned Community Ditch (Acequia) right-of-way; thence,

S64°51'17"E, 110.00 feet distance to the northeast corner of the parcel of land herein described; thence,

S25°08'43"W, 235.00 feet distance to the southeast corner and point of beginning of the parcel of land herein described, and containing 25,850 square feet (0.5934 acre), more or less.

PLAT OF
LOT 83-A
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2010

DOCH 2011091158
 20110922 12:23 PM Page 1 of 2
 Toulous Oliveira Bernalillo Cour

SUBDIVISION DATA

1. CASE NO.: 1008437
2. ZONE ATLAS INDEX NO.: G-12-Z
3. GROSS SUBDIVISION ACREAGE: 0.5934 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 1 LOT
5. TOTAL NUMBER OF PROPOSED LOTS: 1 LOT
6. DATE OF SURVEY: SEPTEMBER, 2010

PURPOSE OF PLAT

The purpose of this plat is to incorporate adjacent south half of abandoned and vacated Community Ditch (Acequia) right of way into the platted property, and to grant easements as shown.

NOTES

1. Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone, NAD83 datum. Basis of bearings is bearing N08°58'46"E between Control Stations "7_H13" and "14_F13". Distances are ground, field and record values. Bearings shown in parentheses are record values.
2. Unless shown otherwise all property corners were set with 1/2" rebar and cap stamped "PS 10464".
3. The address of the subject property is 2623 Candelaria Road N.W., Albuquerque, NM 87107.
4. The subject property lies within Zone "X" (Other Flood Areas, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.), as shown on FEMA Flood Insurance Rate Map No. 35001C0118G dated September 26, 2008.
5. This plat shows all existing easements shown on the recorded plat of the subdivision and as provide by the owners and utility companies (none are shown).
6. No property within the area of requested final action shall at any time be subject to 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

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 6/30/11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10120604053010608
 PROPERTY OWNERSHIP RECORD:
Baca Catherine R
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 10-10-11

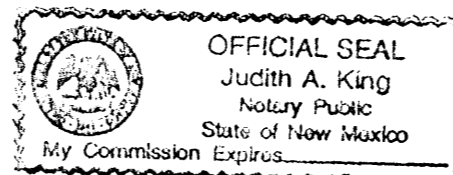
OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

[Signature] 6/26/11
 RAYMOND M. ALDERETE DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



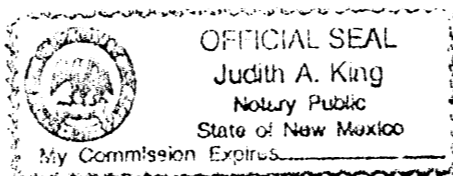
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jan 2011, BY RAYMOND ALDERETE

MY COMMISSION EXPIRES: 9-25-2012
[Signature] 01/26/11
 CATHERINE R. BACA DATE

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 6/30/11

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jan 2011, BY CATHERINE R. BACA

MY COMMISSION EXPIRES: 9-25-2012
[Signature]
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR 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. CABLE TV FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMCC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMCC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

APPROVED AND ACCEPTED BY

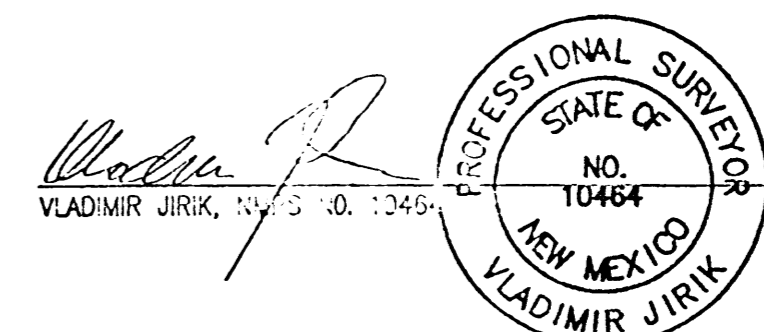
DRB #1008437

CASE NO.

- | | |
|---|--------------------------|
| <u>[Signature]</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT | <u>9-26-11</u>
DATE |
| <u>[Signature]</u>
CITY ENGINEER | <u>8-10-11</u>
DATE |
| <u>[Signature]</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <u>09-26-11</u>
DATE |
| <u>[Signature]</u>
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY | <u>08/10/11</u>
DATE |
| <u>[Signature]</u>
PARKS AND RECREATION DEPARTMENT | <u>8-10-11</u>
DATE |
| <u>[Signature]</u>
CITY SURVEYOR | <u>2-15-11</u>
DATE |
| <u>[Signature]</u>
AMAFA | <u>8-10-11</u>
DATE |
| <u>[Signature]</u>
PUBLIC SERVICE COMPANY OF NEW MEXICO | <u>2-15-11</u>
DATE |
| <u>[Signature]</u>
NEW MEXICO GAS COMPANY | <u>9-12-2011</u>
DATE |
| <u>[Signature]</u>
QWEST | <u>02-15-11</u>
DATE |
| <u>[Signature]</u>
COMCAST | <u>05-24-11</u>
DATE |
| <u>[Signature]</u>
MIDDLE RIO GRANDE CONSERVANCY DISTRICT | <u>6/30/11</u>
DATE |

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, 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.



DECEMBER 22, 2010
 DATE

PLAT OF
LOT 83
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2010

DOCH 2011091158
 12/10/2011 12:23 PM Page 2 of 2
 Type: R 125 00 5 2010 0 0105 M Toluque Olivares, Bernalillo Cour

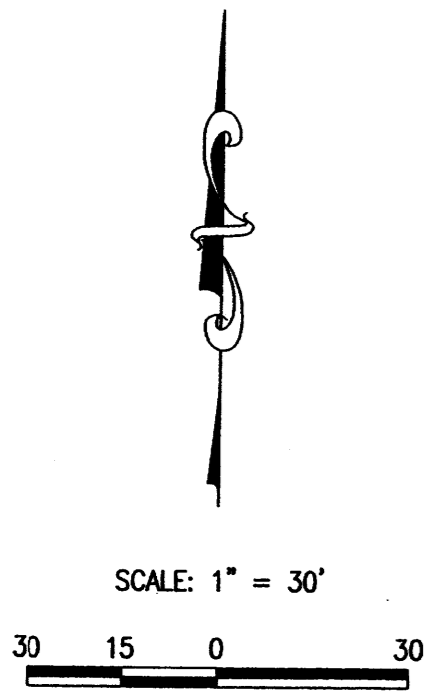
SCALE: 1" = 30'
 30 15 0 30



CONTROL STATION "7_H13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,495,777.637
 E=1,513,953.442
 G-G=0.999684760
 $\Delta \alpha = -00^{\circ}14'35.55''$
 ELEV.=4964.364 (NAVD 1996)

CONTROL STATION "14_L13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,505,751.047
 E=1,515,557.359
 G-G=0.999683724
 $\Delta \alpha = -00^{\circ}14'24.52''$
 ELEV.=4975.508 (NAVD 1988)

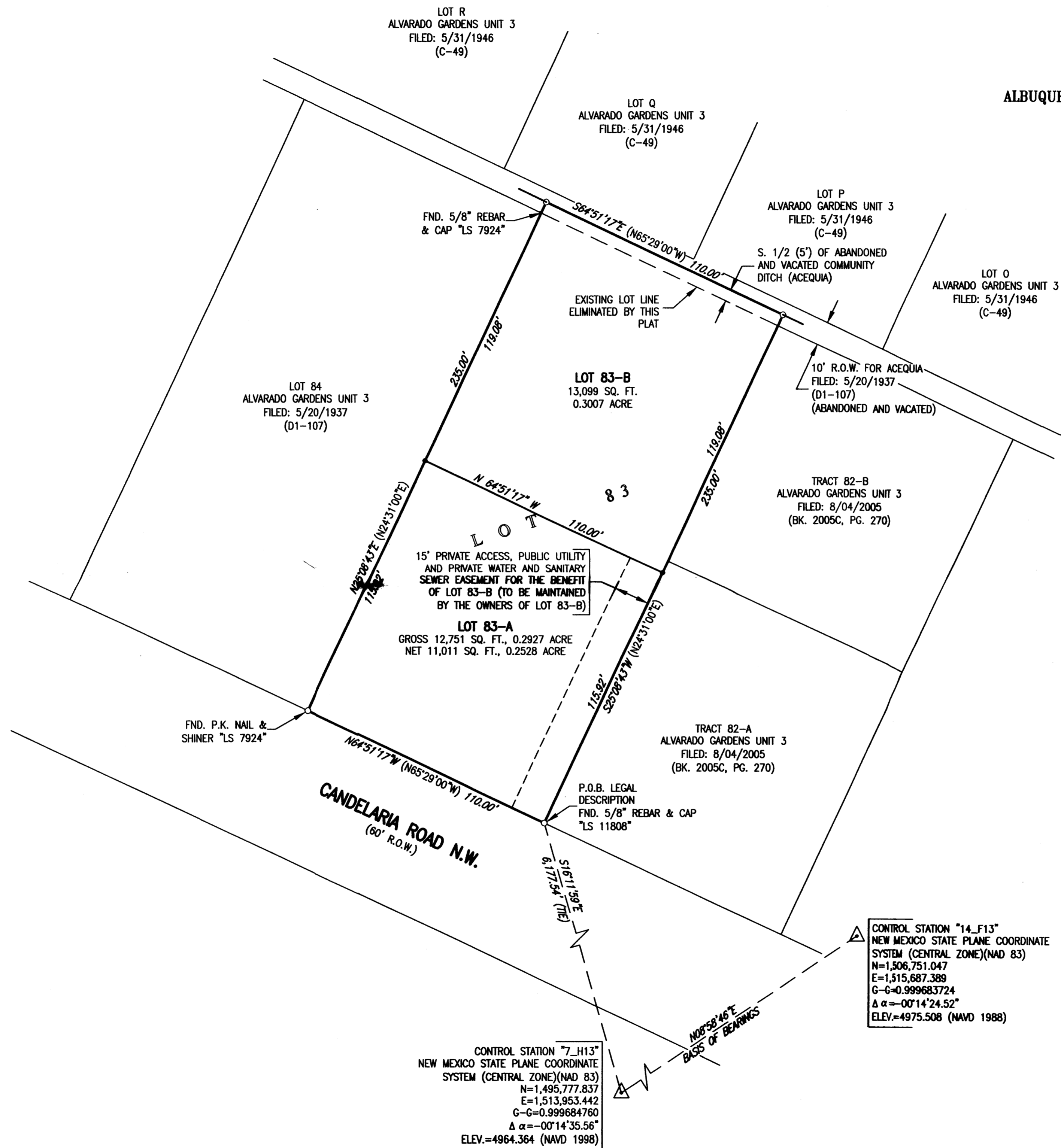
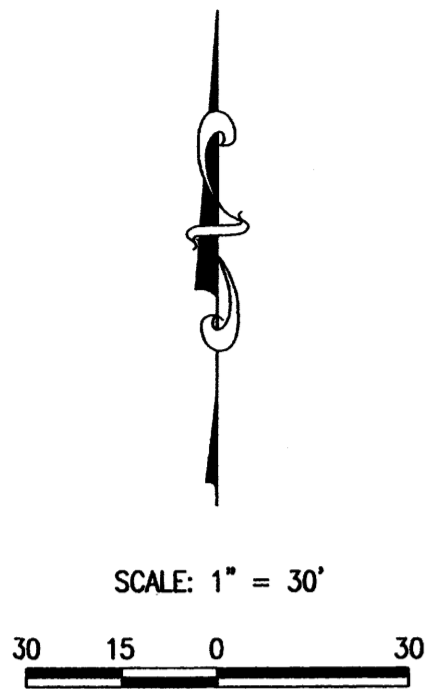
SKETCH PLAT
LOTS 83-A AND 83-B
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2010



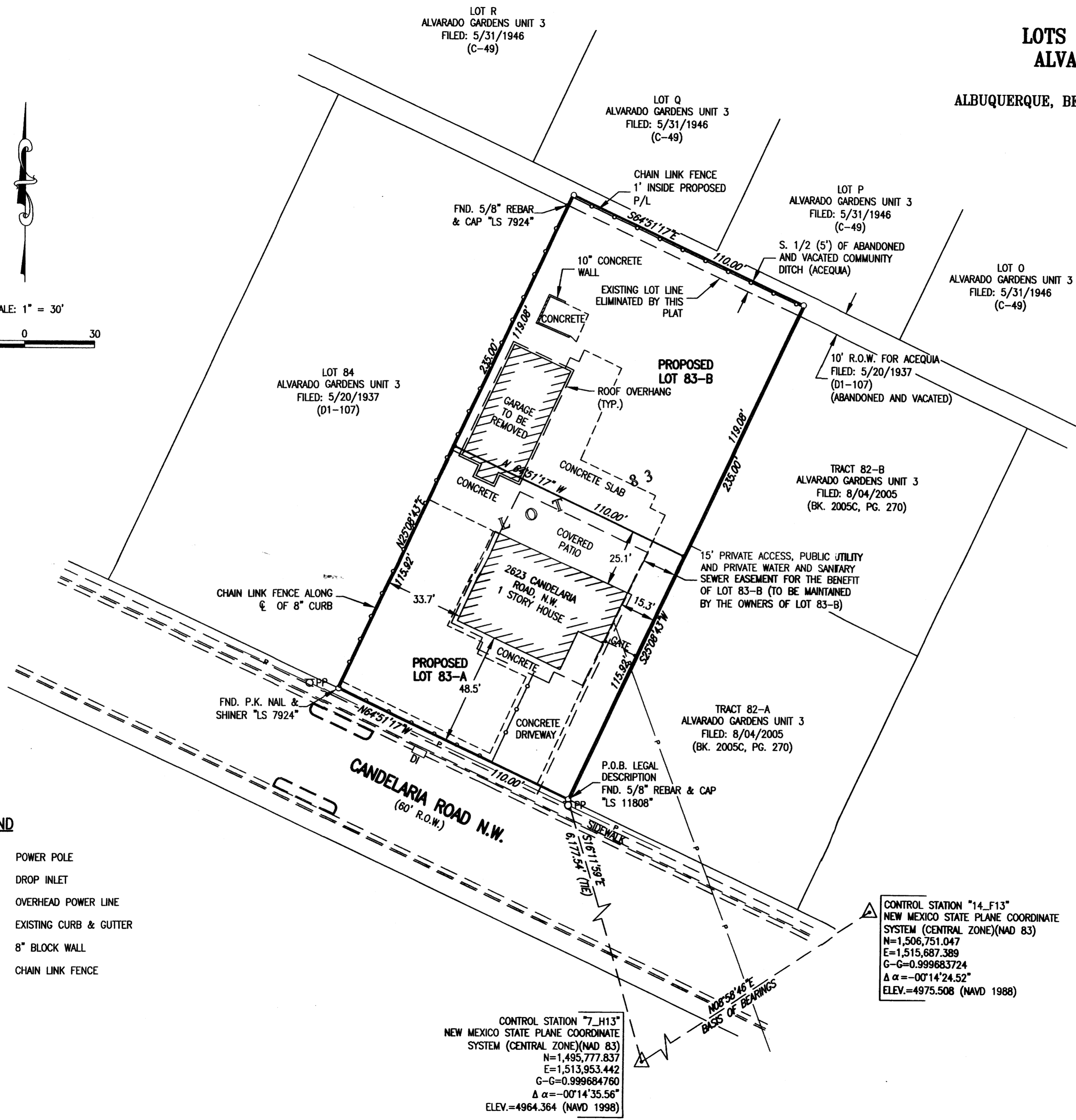
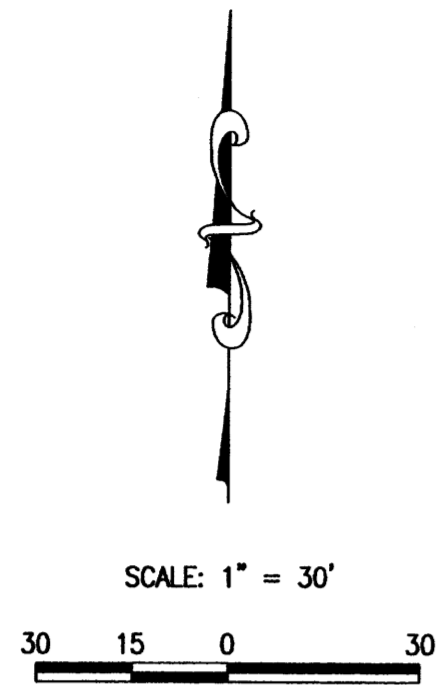
CONTROL STATION "7_H13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,495,777.837
 E=1,513,953.442
 G=0.999684760
 Δα=-00°14'35.56"
 ELEV.=4964.364 (NAVD 1998)

CONTROL STATION "14_F13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,506,751.047
 E=1,515,687.389
 G=0.999683724
 Δα=-00°14'24.52"
 ELEV.=4975.508 (NAVD 1988)

SKETCH PLAT
LOTS 83-A AND 83-B
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2010



SKETCH
LOTS 83-A AND 83-B
ALVARADO GARDENS
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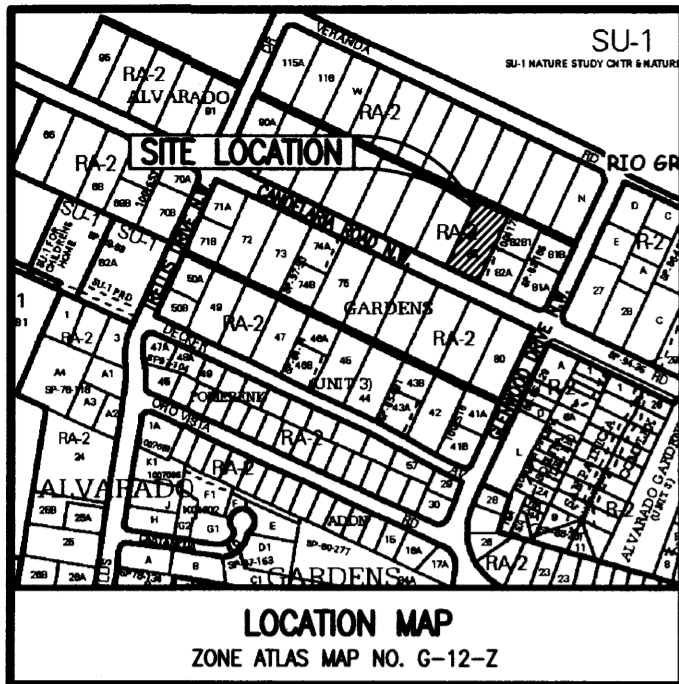


LEGEND

- POWER POLE
- DROP INLET
- OVERHEAD POWER LINE
- EXISTING CURB & GUTTER
- 8" BLOCK WALL
- CHAIN LINK FENCE

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**PLAT OF
LOT 83-A
ALVARADO GARDENS
UNIT 3
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2010**

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, being identified as Lot 83 and the southerly Five feet (S. 5') of vacated and abandoned 10 foot wide Community Ditch (Acequia) right-of-way, as shown and designated on the Replat of Alvarado Gardens, Unit No. 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Volume D1, Folio 107, and being more particularly described as follows;

Beginning at the southeast corner of the parcel of land herein described, being a point on the northerly right-of-way line of Candelaria Road N.W., whence the Control Station "7_H13" bears S16°11'59"E, 6,177.54 feet distance; thence,

N64°51'17"W, 110.00 feet distance to the southwest corner of the parcel of land herein described; thence,

N25°08'43"E, 235.00 feet distance to the northwest corner of the parcel of land herein described being a point at the centerline of vacated and abandoned Community Ditch (Acequia) right-of-way; thence,

S64°51'17"E, 110.00 feet distance to the northeast corner of the parcel of land herein described; thence,

S25°08'43"W, 235.00 feet distance to the southeast corner and point of beginning of the parcel of land herein described, and containing 25,850 square feet (0.5934 acre), more or less.

PUBLIC UTILITY EASEMENTS

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR 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.
- CABLE TV FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

RAYMOND M. ALDERETE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2010 BY _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CATHERINE R. BACA _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2010, BY _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SUBDIVISION DATA

- CASE NO.:
- ZONE ATLAS INDEX NO.: G-12-Z
- GROSS SUBDIVISION ACREAGE: 0.5934 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 1 LOT
- TOTAL NUMBER OF PROPOSED LOTS: 1 LOT
- DATE OF SURVEY: SEPTEMBER, 2010
- ZONING: CITY RA-2

PURPOSE OF PLAT

The purpose of this plat is to incorporate adjacent south half of abandoned and vacated Community Ditch (Acequia) right of way into the platted property, and to grant easements as shown.

NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone, NAD83 datum. Basis of bearings is bearing N08°58'46"E between Control Stations "7_H13" and "14_F13". Distances are ground, field and record values. Bearings shown in parentheses are record values.
- Unless shown otherwise all property corners were set with 1/2" rebar and cap stamped "PS 10464".
- The address of the subject property is 2623 Candelaria Road N.W., Albuquerque, NM 87107.
- The subject property lies within Zone "X" (Other Flood Areas), as shown on FEMA Flood Insurance Rate Map No. 35001C0118G dated September 26, 2008.
- This plat shows all existing easements shown on the recorded plat of the subdivision and as provide by the owners and utility companies (none are shown).

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNERSHIP RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

APPROVED AND ACCEPTED BY

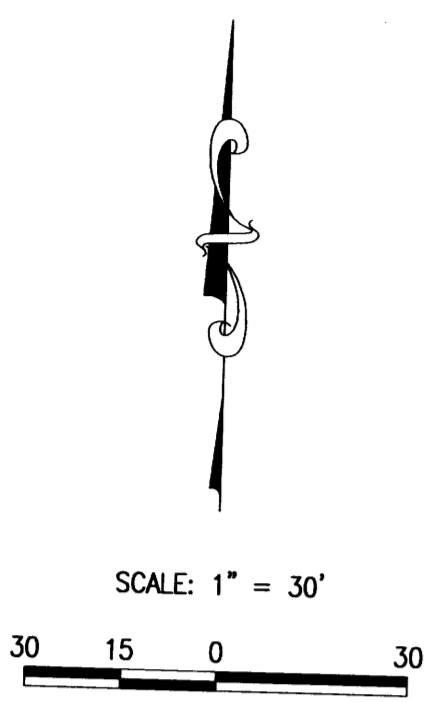
CASE NO. _____
_____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT
CITY ENGINEER _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
CITY SURVEYOR _____ DATE _____
AMAFCA _____ DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST _____ DATE _____
COMCAST _____ DATE _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, 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.

VLADIMIR JIRIK, NMPS NO. 10464 _____ DATE _____

PLAT OF
LOT 83
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2010



FND. P.K. NAIL & SHINER "LS 7924"

FND. 5/8" REBAR & CAP "LS 7924"

EXISTING LOT LINE ELIMINATED BY THIS PLAT

SOUTH 1/2 (5') OF ABANDONED AND VACATED COMMUNITY DITCH (ACEQUIA)

10' R.O.W. FOR ACEQUIA FILED: 5/20/1937 (D1-107) (ABANDONED AND VACATED)

P.O.B. LEGAL DESCRIPTION FND. 5/8" REBAR & CAP "LS 11808"

CANDELARIA ROAD N.W.
 (60' R.O.W.)

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Plat & Survey By:
 ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

Francis Conner

SKETCH
LOT 83-A
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2010

LOT R
 ALVARADO GARDENS UNIT 3
 FILED: 5/31/1946
 (C-49)

LOT Q
 ALVARADO GARDENS UNIT 3
 FILED: 5/31/1946
 (C-49)

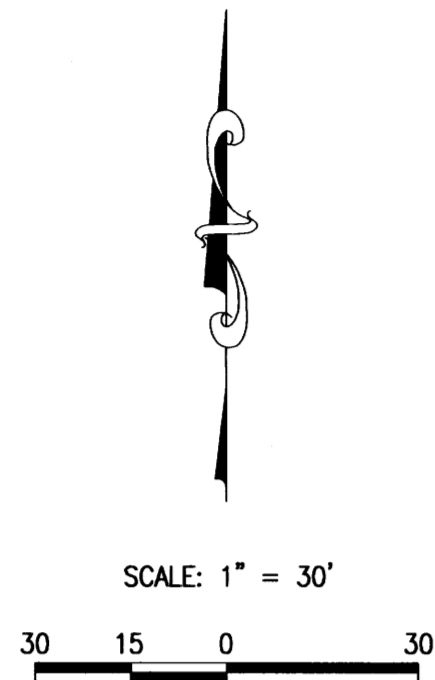
LOT P
 ALVARADO GARDENS UNIT 3
 FILED: 5/31/1946
 (C-49)

LOT O
 ALVARADO GARDENS UNIT 3
 FILED: 5/31/1946
 (C-49)

LOT 84
 ALVARADO GARDENS UNIT 3
 FILED: 5/20/1937
 (D1-107)

TRACT 82-B
 ALVARADO GARDENS UNIT 3
 FILED: 8/04/2005
 (BK. 2005C, PG. 270)

TRACT 82-A
 ALVARADO GARDENS UNIT 3
 FILED: 8/04/2005
 (BK. 2005C, PG. 270)



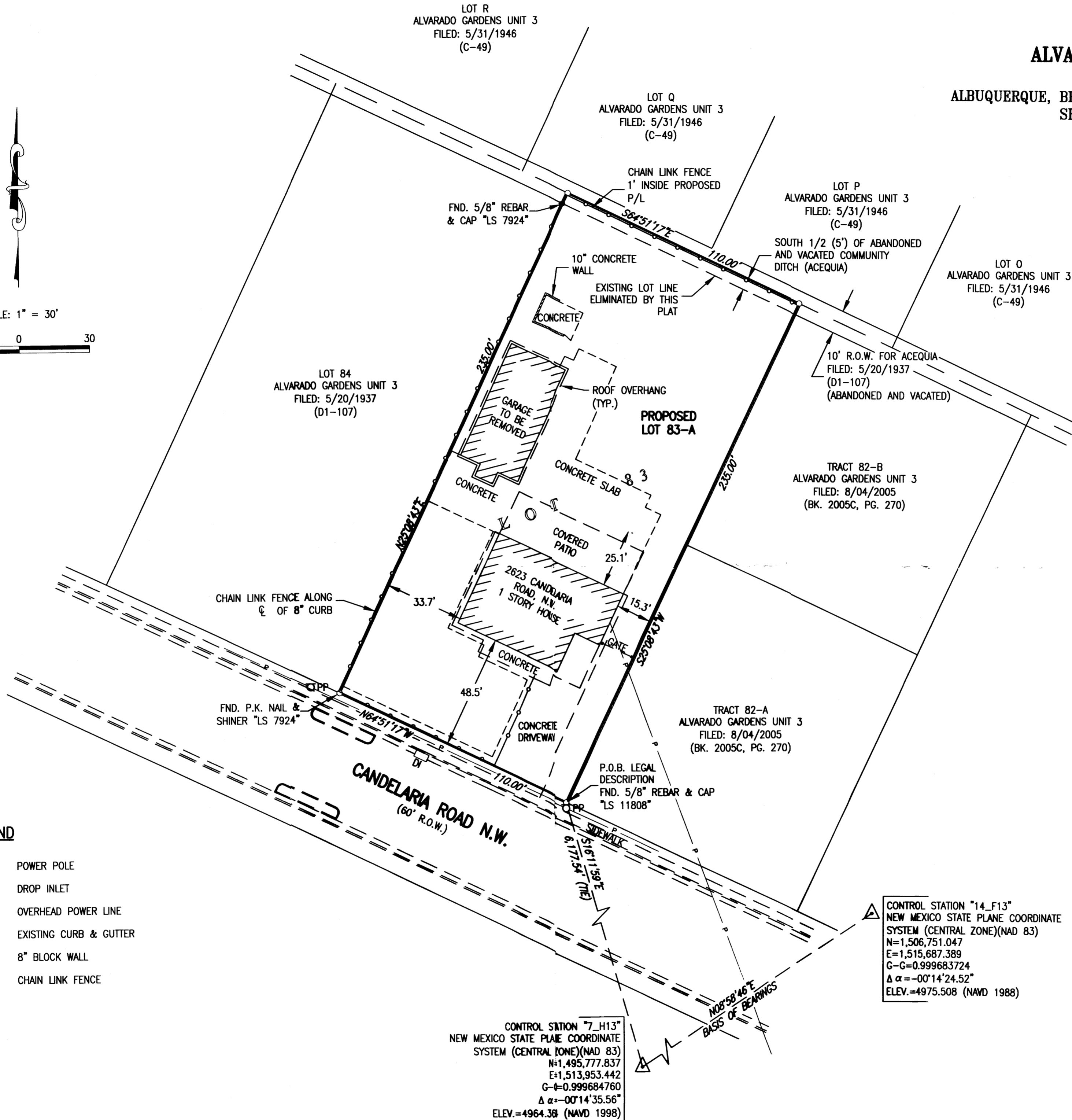
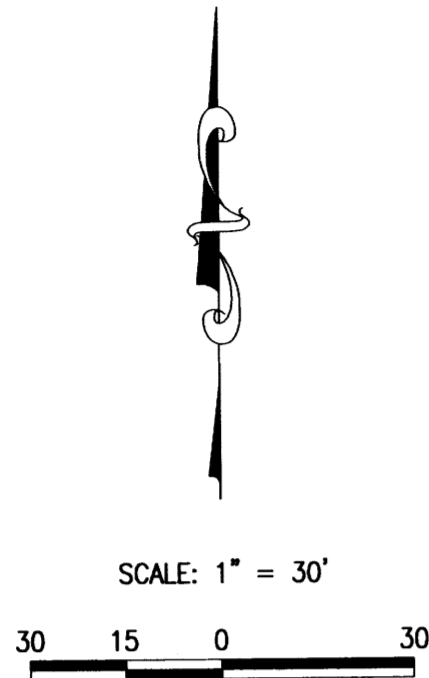
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