

PLAT OF
LOTS 26-A AND 26-B
ALVARADO GARDENS, UNIT 1

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2010

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 04/19/2011 03:43 PM Page: 1 of 2
 10/19/10 10:00 AM 2010 P. Jones 2
 Toulson Oliveira, Bernalillo Co

PROJECT NUMBER: 1008492
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
Fernando Vajel 4-12-11
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
Subhika 4/15/2011
 NEW MEXICO GAS COMPANY DATE
Michael Ramuel 04-13-11
 QWEST TELECOMMUNICATIONS DATE
Robert 04-15-11
 COMCAST DATE

CITY APPROVALS:
M.B. Hat 11-4-10
 CITY SURVEYOR DATE
 REAL PROPERTY DIVISION (CONDITIONAL) DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
N.S.S. 03-30-11
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Allen Pate 12/15/10
 ABCWA DATE
Christina Sandoval 12/15/10
 PARKS AND RECREATION DEPARTMENT DATE
Bradley A. Simpson 12/15/10
 AMAFCA DATE
Bradley A. Simpson 12/15/10
 CITY ENGINEER DATE
Paul Ch 4-18-11
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
A. Subul 12/14/10
 M.R.G.C.D. DATE



VICINITY MAP No. G13

LEGAL DESCRIPTION
 LOT NUMBERED TWENTY-SIX (26) OF ALVARADO GARDENS, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 IN VOLUME C2, FOLIO 10 TOGETHER WITH THE VACATED DITCH RIGHT-OF-WAY AND VACATED MEADOW ROAD, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTH LINE OF MATTHEW ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL STATION 47-H19 HAVING NEW MEXICO STATE PLANE COORDINATES OF CENTRAL ZONE, NAD 1983) X=1,513,953.442 AND Y=1,495,777.837 BEARS S. 14 DEG. 41' 59" W., A DISTANCE OF 2830.33 FEET RUNNING THENCE N. 06 DEG. 51' 46" E., A DISTANCE OF 549.00 FEET TO THE NORTHWEST CORNER; THENCE S. 83 DEG. 08' 14" E., A DISTANCE OF 192.25 FEET TO A POINT; THENCE S. 80 DEG. 16' 54" E., A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER; THENCE S. 10 DEG. 34' 52" W., A DISTANCE OF 58.27 FEET TO A POINT; THENCE S. 00 DEG. 56' 56" E., A DISTANCE OF 69.47 FEET TO A POINT; THENCE S. 06 DEG. 51' 46" W., A DISTANCE OF 420.43 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTH LINE OF MATTHEW ROAD; THENCE N. 83 DEG. 08' 14" W., ALONG THE NORTH LINE OF MATTHEW ROAD, A DISTANCE OF 229.89 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 2.8790 ACRES MORE OR LESS.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 26 INTO 2 LOTS
 VACATE MEADOW DRIVE AND VACATE THE 5' DITCH RIGHT-OF-WAY
 AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 2.8790 ACRES.
 - TALOS LOG NO. N/A
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: OCTOBER, 2010
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
 - A Private Access Agreement was entered into between the owner of Lot 26-B and Campbell Farms Homeowners Assoc. on Feb. 19 2011 (Document No. 2011029198)

PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and related facilities reasonably necessary to provide natural gas services.
 C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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 Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
 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, report or other document and which are not shown on this plat.

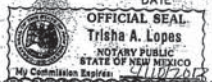
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION 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: *A. Subul* DATE: 12/14/10

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Norm Atkins 11-2-10
 NORMAN ATKINS DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 My Commission Expires: 4/10/2013



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 21st DAY OF November, 2010

BY: *Norm Atkins*
 OWNERS NAME

MY COMMISSION EXPIRES: 4/10/2013 BY: *Trisha A. Lopes*
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 14th DAY OF October, 2010.

Anthony L. Harris
 ANTHONY L. HARRIS P.S. # 11483



10-0326.DWG (JULY, 2010)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 101302014000430010
 PROPERTY OWNER OF RECORD: NORMAN ATKINS
 BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 11-29-11

