



VICINITY MAP

NOT TO SCALE

ZONE ATLAS MAP
G-12-Z

NOTES:

- The basis of bearings is the line between ACS Control Stations 7_H13 and 6_13AR as shown. Bearings are grid bearings. Distances are ground distances.
- Bearings and distances shown in () are per record plat of Lots 10-A-1 through 10-A-3, Alvarado Gardens Unit 2 recorded 7/15/2003 in Plat Bk. 2003C, Pg. 213.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Lots 10-A-1 through 10-A-3 as noted above.
 - Warranty Deed (Joint Tenant) recorded as Doc. No. 2008069959
 - Plat of Lots 10-A, 10-B, 10-C and 10-D, Bk.C19, Folio 52
 - Plat of Lot 10-E, Bk.C36, Folio 25.
- This property is located in Zone X (area protected by levees from 1% annual chance flood.) per FEMA Flood Insurance Rate Map 35001C0326H.
- All easements of record are shown hereon.
- The 24' wide private roadway easement was created by the Plat of Lots 10-A, 10-B, 10-C and 10-D, Alvarado Gardens Unit 2 (12/18/1981; C19-52). This road was originally for the benefit of said lots. Subsequently, Lots C and D were combined into Lot E (3/16/1988; C36-25) which continued to benefit from the 24' wide road easement. Maintenance of this road easement is the responsibility of the owners of Lots 10-A, 10-B and 10-E.
Lot 10-A was then divided into Lots 10-A-1, 10-A-2 and 10-A-3 (7/15/2003;2003C-213).
Note 5 of that plat states that maintenance of the 24' road easement was the responsibility of the owners of Lots 10-A-1 through 10-A-3. The owners of Lots 10-B and 10-E also continue to bear responsibility for the maintenance of the road per the earlier plat (C36-25).
A 24' wide public utility, private waterline and private sewer easement for the benefit of Lots 10-A-3, 10-B and 10-E was also granted by the aforementioned plat (2003C-213) and Note 8 of that plat states that maintenance of these easements is the responsibility of the owners of Lots 10-B and 10-E.
Maintenance of the 15' wide private waterline and sewer easement located in Lots 10-A-1-A and 10-A-2-A-1 is the responsibility of the owner of Lot 10-A-3 (2003C-213).
The owners of new Lots 10-A-3-A and 10-A-3-B will continue to be responsible for the maintenance of those easements that benefit their properties.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba Century Link QC (Qwest) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Qwest 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.

SOLAR NOTE:

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 the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

LEGAL DESCRIPTION

Lot 10-A-3 of the Plat of Lots 10-A-1 through 10-A-3, Alvarado Gardens Unit 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 July 15, 2003 in Book 2003C, Page 213.

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Lot 10-A-3 into two new Lots 10-A-3-A and 10-A-3-B, to grant an overhead utility easement and to vacate an existing private septic tank easement.

FREE CONSENT TO SUBDIVISION

The subdivision, granting of easement, and vacation of easement shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof and said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted.

by: John L. Freed, owner (joint tenant)

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) SS

ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July, 2016

BY: John L. Freed

NOTARY PUBLIC: Thomas W. Patrick

MY COMMISSION EXPIRES: 10-06-2018

OFFICIAL SEAL

Thomas W. Patrick

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires: 10-06-2018

by: Laura J. Freed, owner (joint tenant)

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) SS

ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July, 2016

BY: Laura J. Freed

NOTARY PUBLIC: Thomas W. Patrick

MY COMMISSION EXPIRES: 10-06-2018

OFFICIAL SEAL

Thomas W. Patrick

NOTARY PUBLIC

STATE OF NEW MEXICO

My Commission Expires: 10-06-2018

FREE CONSENT TO VACATION

The vacation of the private septic tank easement shown hereon is with the free consent and in accordance with the desires of the undersigned easement beneficiary thereof and said beneficiary does hereby certify that this vacation is of her free act and deed.

by: Anne Rosemary Davies
Anne Rosemary Davies, owner of adjoining Lot 10B
and beneficiary of private septic tank easement being vacated.

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2016

BY: Anne Rosemary Davies

NOTARY PUBLIC: Thomas W. Patrick

MY COMMISSION EXPIRES: 10-06-2018

OFFICIAL SEAL

Thomas W. Patrick

NOTARY PUBLIC

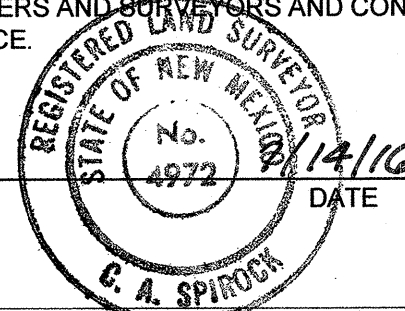
STATE OF NEW MEXICO

My Commission Expires: 10-06-2018

SURVEYOR'S CERTIFICATION:

I, CLIFFORD A. SPIROCK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972, 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.

CLIFFORD A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972



TREASURERS CERTIFICATION:

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

LOT 10-A-3, ALVARADO GARDENS UNIT 2
UPC # 101208033119740721

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

PLAT OF LOTS 10-A-3-A and 10-A-3-B ALVARADO GARDENS UNIT 2

BEING A REPLAT OF
LOT 10-A-3, ALVARADO GARDENS UNIT 2
SITUATE WITHIN
PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2016

SITE DATA

FEMA MAP NO.	35001C0326G
ZONING	RA-2/W7
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	1
NO. OF EXISTING TRACTS	0
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
TOTAL AREA	1.0420 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: 1009721

SUBDIVISION APPLICATION NUMBER: 16DRB-70199

PLAT APPROVAL

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION d/b/a CENTURY LINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

Jean N. Rimbauer P.S. 7/18/16
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER, _____ DATE _____

DRB CHAIR, PLANNING DEPARTMENT _____ DATE _____

SHEET 1 OF 2

PLAT

LOTS 10-A-3-A AND 10-A-3-B
ALVARADO GARDENS UNIT 2

DWG PATH: F:/N2016-032/FREED REPLAT/SURVEY/FREED 2016 FINAL PLAT 070616.dwg

PLATFORM: AUTOCAD

DATE: 07/06/2016

SCALE:

CREW: TWP

DRAWN: TWP

JOB NO.: N2016-032

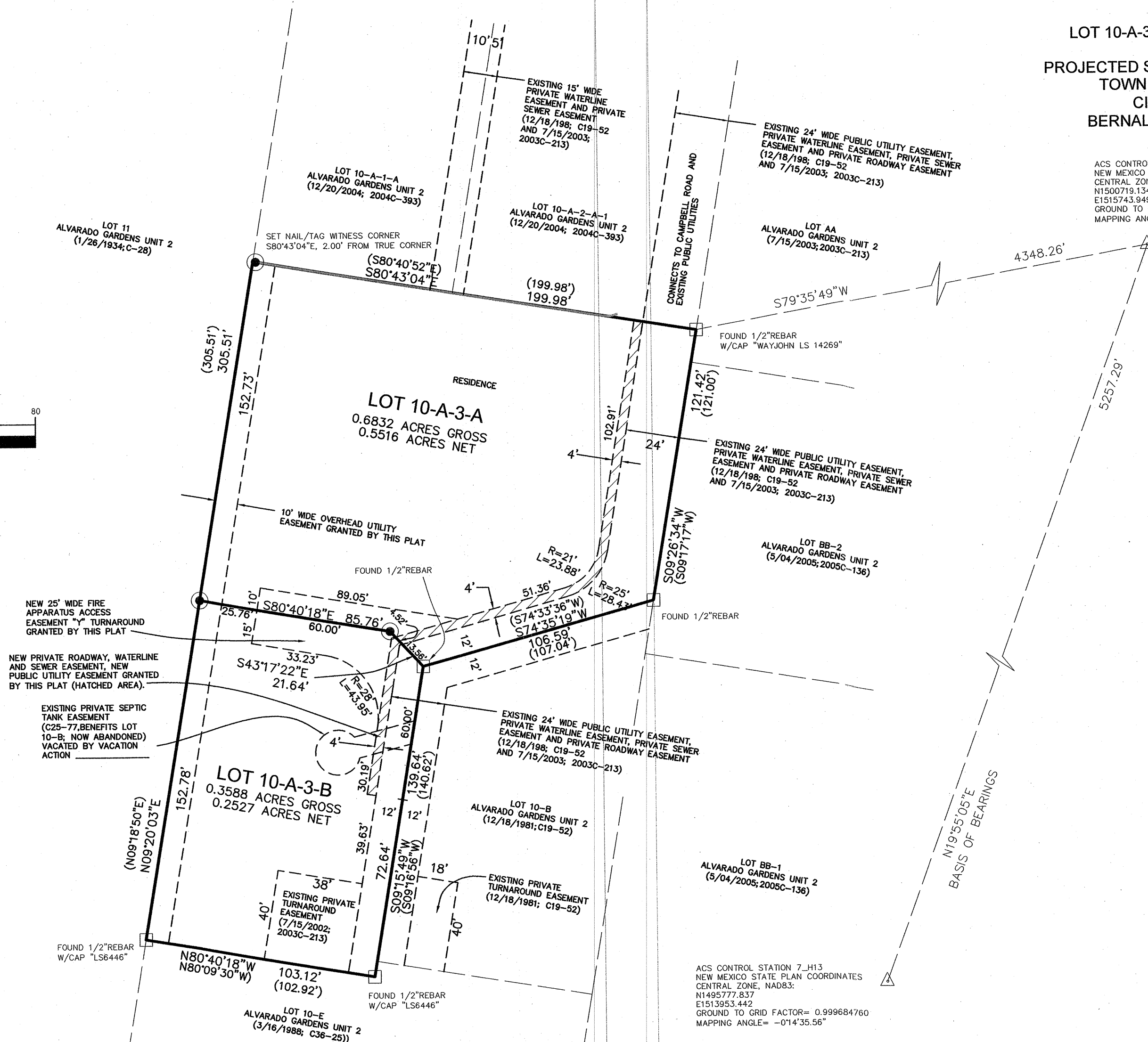
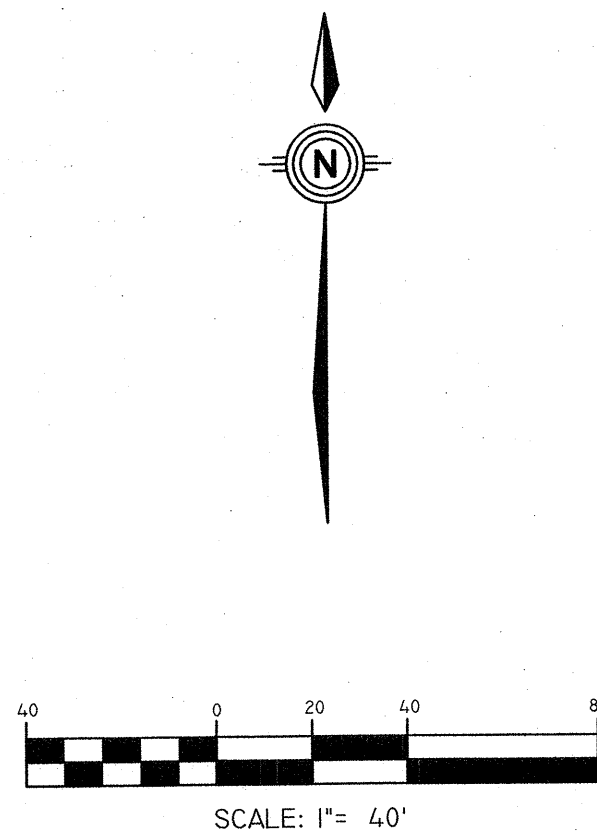
community
sciences
corporation

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

PLAT OF LOTS 10-A-3-A and 10-A-3-B ALVARADO GARDENS UNIT 2

BEING A REPLAT OF
LOT 10-A-3, ALVARADO GARDENS UNIT 2
SITUATE WITHIN
PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2016

ACS CONTROL STATION 6_G13AR
NEW MEXICO STATE PLAN COORDINATES
CENTRAL ZONE, NAD83:
N1500719.134
E1515743.949
GROUND TO GRID FACTOR= 0.999684045
MAPPING ANGLE= -014'23.60"



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 (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.
- New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- CableOne 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 within the easement, 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 Grantee, 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 subsurface), 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

SHEET 2 OF 2

REVISIONS		BY		DATE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DATE
1	QTY SURVEYOR'S CORRECTIONS	1	TWP	1	7/07/16
2		2		2	
3		3		3	
4		4		4	

PLAT	
LOTS 10-A-3-A AND 10-A-3-B ALVARADO GARDENS UNIT 2	
DWG PATH: F:\N2016-032\FREED REPLAT\SURVEY\FREED 2016 FINAL PLAT 070616.DWG	
PLATFORM:	AUTOCAD
DATE:	07/06/2016
SCALE:	1"=40'
CREW:	TWP
DRAWN:	TWP
JOB NO.:	N2016-032

community sciences corporation

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

SURVEYING
CORRALES, N.M. 87048 (505)897-0000