

## VICINITY MAP

NOT TO SCALE

## ZONE ATLAS MAP

G-12-Z

## PURPOSE OF PLAT :

The purpose of this plat is to divide existing Lot 10-A-3 into two new lots and to grant easements.

## LEGAL DESCRIPTION:

Lot numbered Ten-A-Three (10-A-3), Alvarado Gardens Unit 2, Albuquerque, New Mexico, being a replat of Lot 10-A, Alvarado Gardens Unit 2, 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 July 15, 2003, in Plat Book 2003C, Page 213.

## 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.

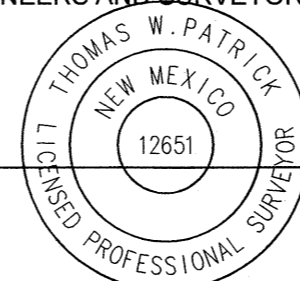
## MONUMENT LEGEND

- SET NAIL/TAG "PATRICK PS12651" OR SCRIBED "X"
- ACS CONTROL STATION OR CL MONUMENT

## 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 TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

THOMAS W. PATRICK  
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



DATE 6-06-2016

# SKETCH PLAT 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.10., R.2., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2016

## SITE DATA

FEMA MAP NO.	35001C0326G
ZONING	R-D
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

NEW 30' WIDE FIRE APPARATUS ACCESS EASEMENT "Y" TURNAROUND GRANTED BY THIS PLAT

NEW PRIVATE ROADWAY, WATERLINE AND SEWER EASEMENT, NEW PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (HATCHED AREA).

EXISTING PRIVATE SEPTIC TANK EASEMENT (C25-77,BENEFITS LOT 10-B; NOW ABANDONED) VACATED BY VACATION ACTION 13DRB-70638

EXISTING PRIVATE TURNAROUND EASEMENT (7/15/2002; 2003C-213)

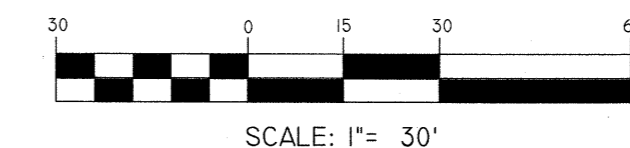
EXISTING 24' WIDE PUBLIC UTILITY EASEMENT, PRIVATE WATERLINE EASEMENT, PRIVATE SEWER EASEMENT AND PRIVATE ROADWAY EASEMENT (12/18/1981; C19-52 AND 7/15/2003; 2003C-213)

EXISTING PRIVATE TURNAROUND EASEMENT (12/18/1981; C19-52)

FOUND 1/2"REBAR W/CAP "WAYJOHN LS 14269"

EXISTING 24' WIDE PUBLIC UTILITY EASEMENT, PRIVATE WATERLINE EASEMENT, PRIVATE SEWER EASEMENT AND PRIVATE ROADWAY EASEMENT (12/18/1981; C19-52 AND 7/15/2003; 2003C-213)

LOT BB-2  
ALVARADO GARDENS UNIT 2  
(5/04/2005;2005C-136)



SCALE: 1"= 30'

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	26.00'	40.81'	89°56'07"	25.97'	N35°42'15"W	36.75'

SHEET 1 OF 1

## SKETCH PLAT

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

DWG PATH: AUTOCAD F:\2016-032\SURVEY  
PROJECT:  
DATE: 06/06/2016  
SCALE: 1"=30'  
CREW: TWP  
DRAWN: TWP  
JOB NO.:

community  
sciences  
corporation

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