

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.

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, 2013

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 a 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 replated.

by: John L. Freed, owner (joint tenant) 7-22-13 Date

ACKNOWLEDGEMENT

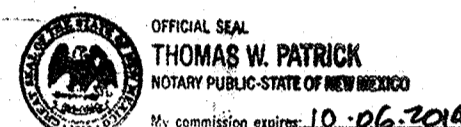
STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2013

BY: John L. Freed

NOTARY PUBLIC: Thomas W. Patrick

MY COMMISSION EXPIRES: 10-06-2014



by: Laura J. Freed, owner (joint tenant) 7/22/2013 Date

ACKNOWLEDGEMENT

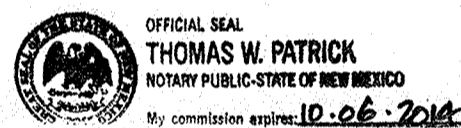
STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2013

BY: Laura J. Freed

NOTARY PUBLIC: Thomas W. Patrick

MY COMMISSION EXPIRES: 10-06-2014



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, owner of adjoining Lot 10B and beneficiary of private septic tank easement being vacated. 7/22/2013 Date

ACKNOWLEDGEMENT

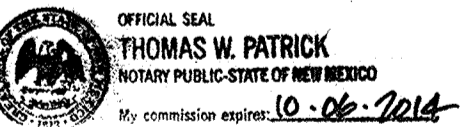
STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2013

BY: Anne Rosemary Davies

NOTARY PUBLIC: Thomas W. Patrick

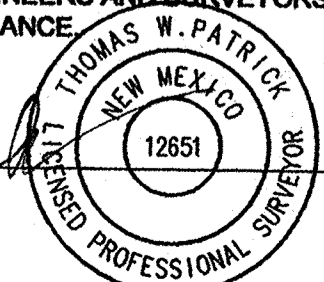
MY COMMISSION EXPIRES: 10-06-2014



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 7-22-2013 DATE



TREASURERS CERTIFICATION:

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

LOT 10-A-3, ALVARADO GARDENS UNIT 2 UPC # 10126033119740721

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: DATE:



VICINITY MAP NOT TO SCALE ZONE ATLAS MAP G-12-Z

NOTES:

- 1. 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.
2. 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.
3. Documents used (on file at Bernalillo County Clerk unless noted):
a. Plat of Lots 10-A-1 through 10-A-3 as noted above.
b. Warranty Deed (Joint Tenant) recorded as Doc. No. 2008069959
c. Plat of Lots 10-A, 10-B, 10-C and 10-D, Bk.C19, Folio 52
d. Plat of Lot 10-E, Bk.C36, Folio 25.
4. This property is located in Zone X (area protected by levees from 1% annual chance flood.) per FEMA Flood Insurance Rate Map 35001C0326H.
5. All easements of record are shown hereon.
6. 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.

SITE DATA

Table with 2 columns: Item and Value. Items include FEMA MAP NO., ZONING, MILES OF FULL WIDTH STREETS CREATED, NO. OF EXISTING LOTS, NO. OF EXISTING TRACTS, NO. OF LOTS CREATED, NO. OF TRACTS CREATED, TOTAL AREA, and ACREAGE OF DEDICATED RIGHT-OF-WAY.

PROJECT NUMBER: 1009721
SUBDIVISION APPLICATION NUMBER: 13DRB-70569

PLAT APPROVAL

Table for utility and city approvals. Columns include Agency Name and Date. Agencies listed include PNM Electric Services, New Mexico Gas Company, Qwest Corporation, Comcast, and City Surveyor.

PLAT LOTS 10-A-3-A AND 10-A-3-B ALVARADO GARDENS UNIT 2. Includes project details, community sciences corporation logo, and contact information for land planning, engineering, and 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, 2013

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= -0°14'23.60"

ACS CONTROL STATION 7_H13
 NEW MEXICO STATE PLAN COORDINATES
 CENTRAL ZONE, NAD83:
 N1495777.837
 E1513953.442
 GROUND TO GRID FACTOR= 0.999684760
 MAPPING ANGLE= -0°14'35.56"

SHEET 2 OF 2

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

DWG PATH: F:/N2013-016/JACK FREED REPLAT/SURVEY/FREED REPLAT 071713.DWG

PROJECT:

DATE: 07/17/2013

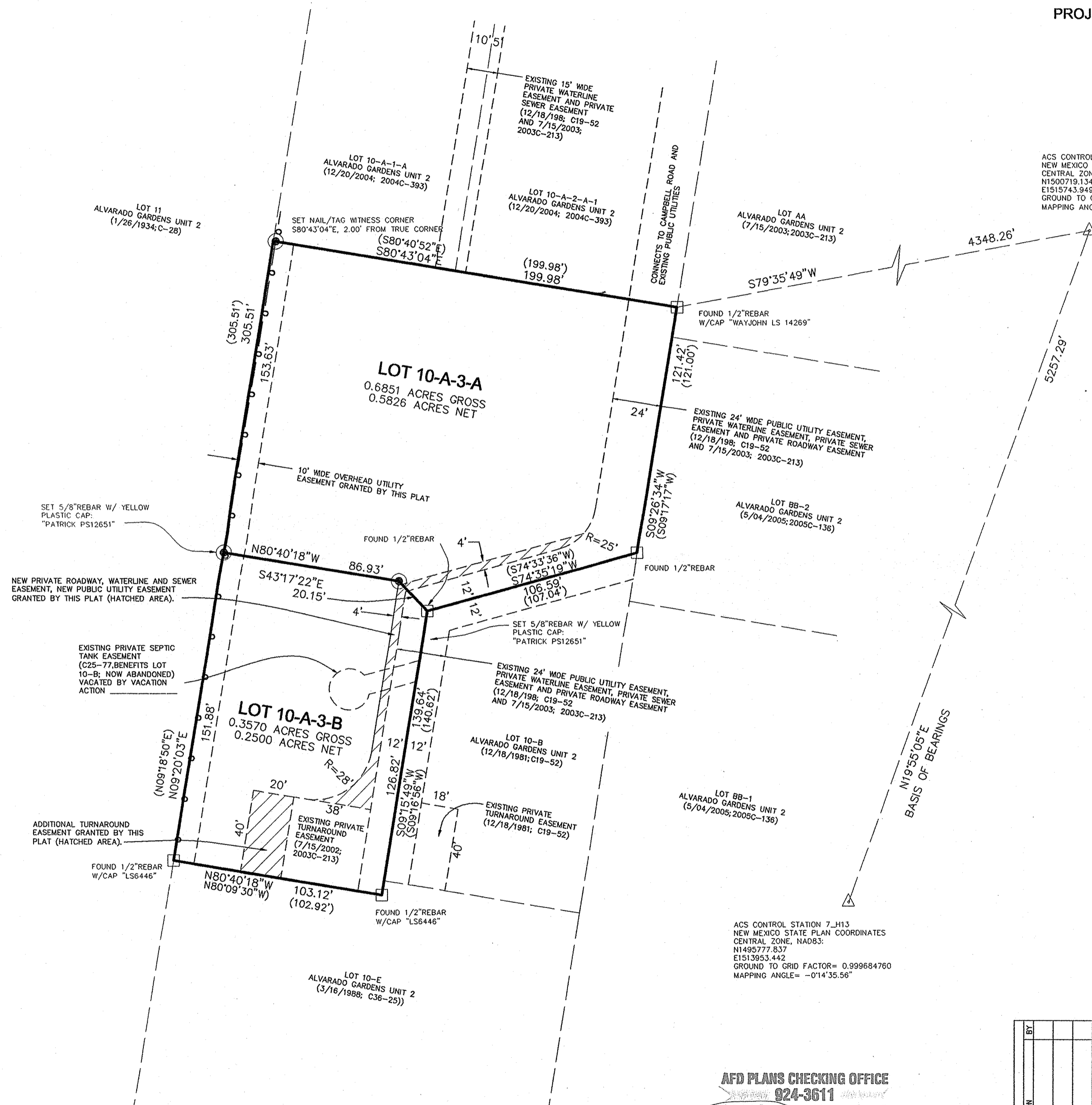
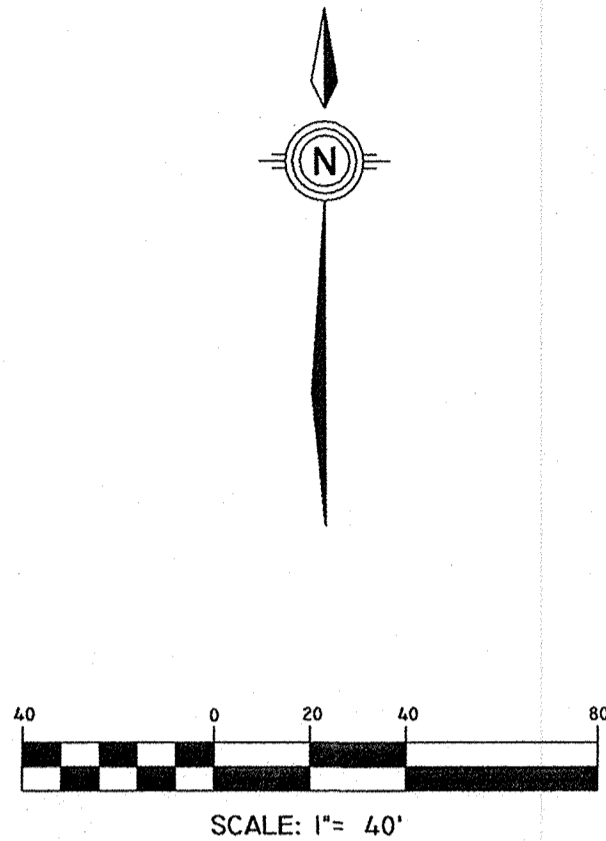
SCALE: 1"=40'

CREW: TWP

DRAWN: TWP

community
 sciences
 corporation

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 7/11/13
 SIGNATURE & DATE



NO.	DATE	DESCRIPTION	BY