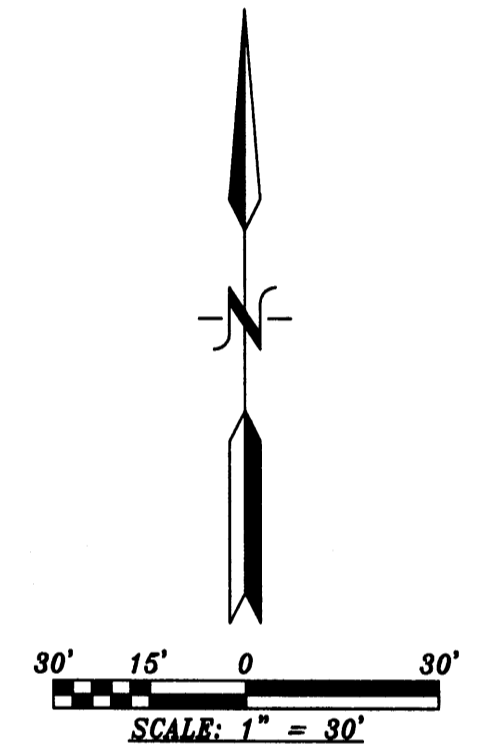
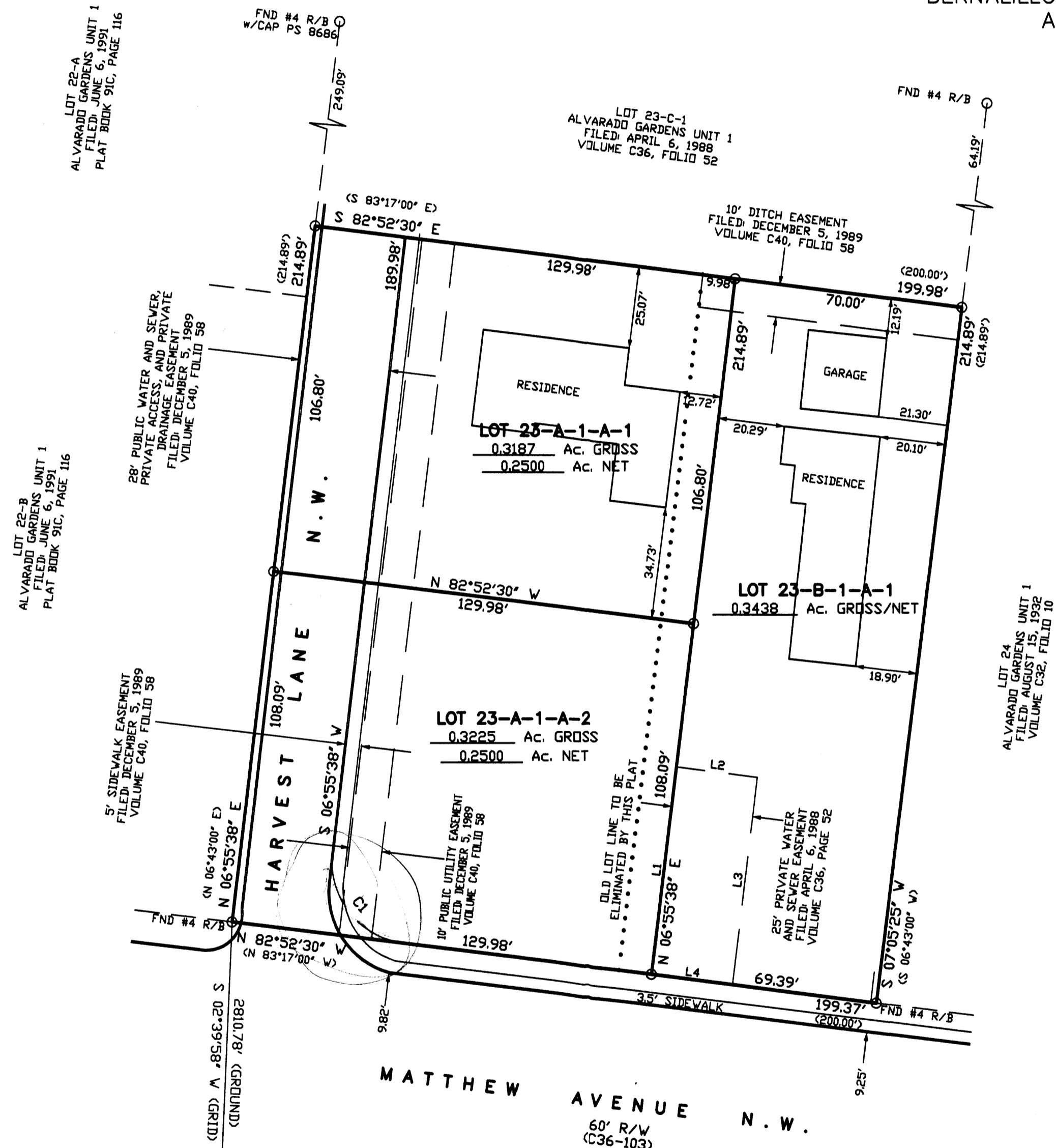


# PLAT OF LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1 ALVARADO GARDENS, UNIT 1

WITHIN  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2013

PROJECT #: 100984  
DATE: 9-11-13  
APP# 13-70666



ACS STATION "7-H13"  
N=1,495,777.837  
E=1,513,953.442  
GRD TO GRID=0.999684760  
Δα = -00° 14' 35.56"  
CENTRAL ZONE, NAD 1983

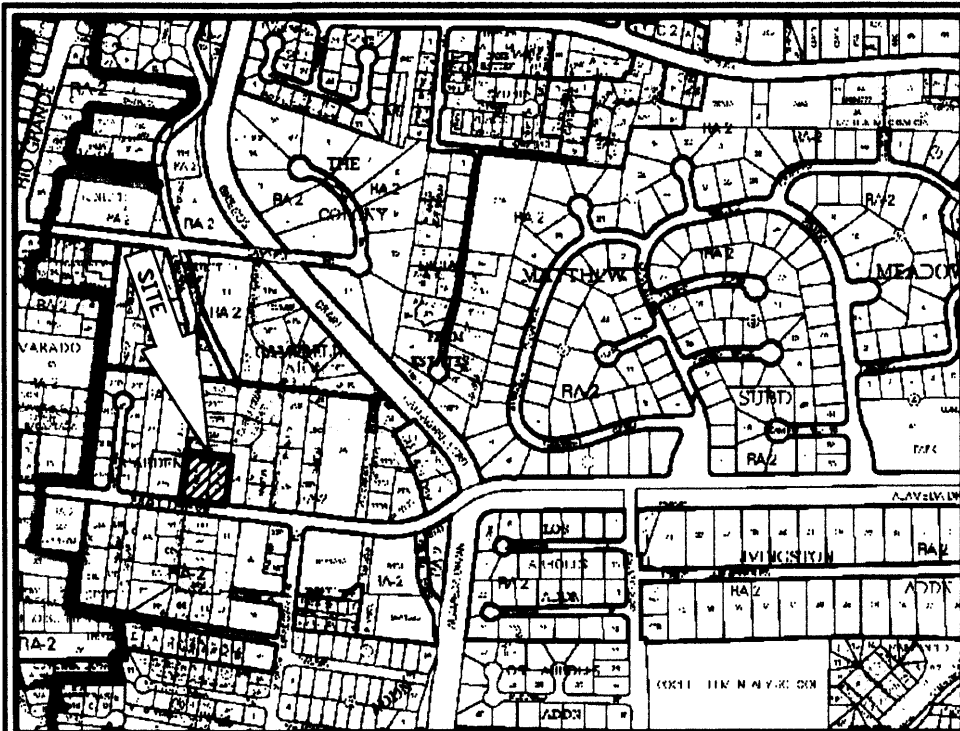
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°48'08"	S 37°58'26" E	25.00	39.18	35.29

LINE TABLE

NUMBER	DIRECTION	DISTANCE
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L4	N 82°52'29" W	25.00'

13-0448.DWG (JULY, 2013)



VICINITY MAP No. G-13



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING LOTS TWENTY-THREE-A-ONE-A (23-A-1-A) AND TWENTY-THREE-B-ONE-A (23-B-1-A) OF THE PLAT OF LOTS 23-A-1-A AND 23-B-1-A, ALVARADO GARDENS, UNIT 1, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1989 IN VOLUME C40, FOLIO 58 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT BEING A POINT ON THE NORTHERLY LINE OF MATTHEW AVENUE N.W. WHENCE TRACT OF ALBUQUERQUE CONTROL MONUMENT "7-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1988) N=1,495,777.837 AND E=1,513,953.442 BEARS S. 02 DEG. 39' 58" W., A DISTANCE OF 2810.78 FEET, RUNNING THENCE N. 06 DEG. 55' 38" E., A DISTANCE OF 214.89 FEET TO THE NORTHWEST CORNER; THENCE S. 82 DEG. 52' 30" E., A DISTANCE OF 199.98 FEET TO THE NORTHEAST CORNER; THENCE S. 07 DEG. 05' 25" W., A DISTANCE OF 214.89 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MATTHEW AVENUE; THENCE N. 82 DEG. 52' 30" W., ALONG THE NORTHERLY LINE OF MATTHEW AVENUE; A DISTANCE OF 199.37 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.9850 ACRES MORE OR LESS.

PLAT OF LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1 ALVARADO GARDENS, UNIT 1

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST, 2013

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

*Paul P. Acosta* 8/26/13  
CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 23-A-1-A INTO 2 LOTS AND ADJUST THE WEST LOT LINE OF LOT 23-B-1-A AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 0.9850 ACRES.
4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7: DATE OF FIELD WORK: JULY, 2013
8: 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
9: PLATS USED TO ESTABLISH BOUNDARY
A: ALVARADO GARDENS, UNIT 1 FILED: MAY 3, 1988 IN VOLUME C36, FOLIO 103
B: ALVARADO GARDENS, UNIT 1 FILED: DECEMBER 5, 1989 IN VOLUME C40, FOLIO 58

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 facilities reasonably necessary to provide natural gas services.
C. QWEST D/B/A CENTURYLINK 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 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 transformer/switchgears, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGCO 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.

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.

*Pamela J. Smith* August 26, 2013  
PAMELA J. SMITH DATE

ACKNOWLEDGMENT

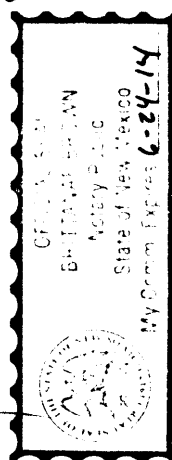
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 26 DAY OF August 2013

BY: *Pamela J. Smith*  
OWNERS NAME

MY COMMISSION EXPIRES: 6-24-14

BY: *[Signature]*  
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 21st DAY OF August 2013.

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463



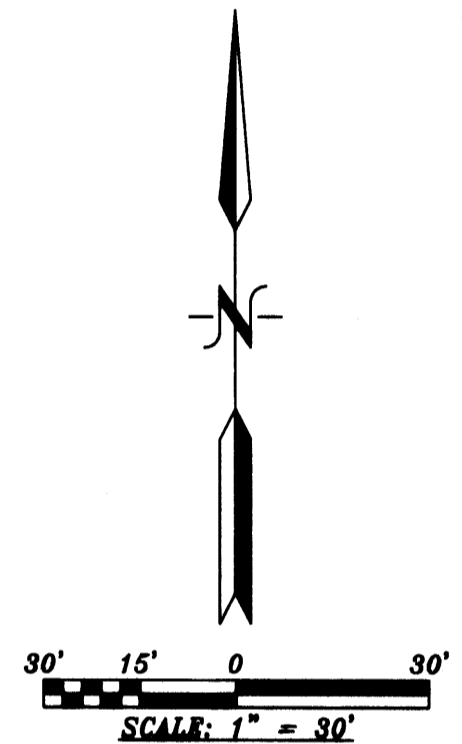
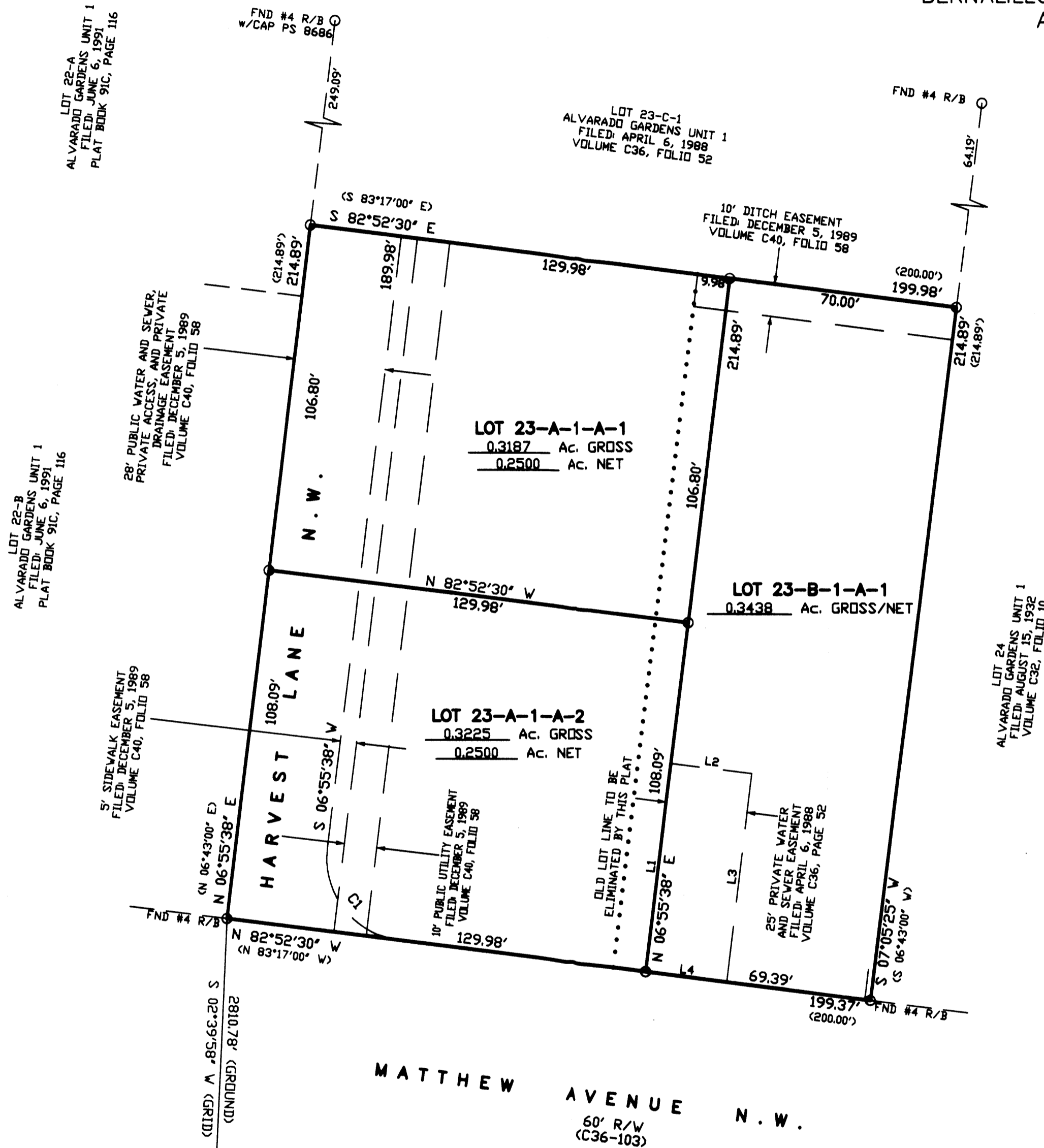
HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
2412-D MONROE STREET N.E. FAX: (505) 889-8645  
ALBUQUERQUE, NEW MEXICO 87110

13-0448.DWG (JULY, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1 ALVARADO GARDENS, UNIT 1

WITHIN  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2013



ACS STATION "7-H13"  
N=1,495,777.837  
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GRD TO GRID=0.999684760  
 $\Delta\kappa = -00^{\circ} 14' 35.56''$   
CENTRAL ZONE, NAD 1983

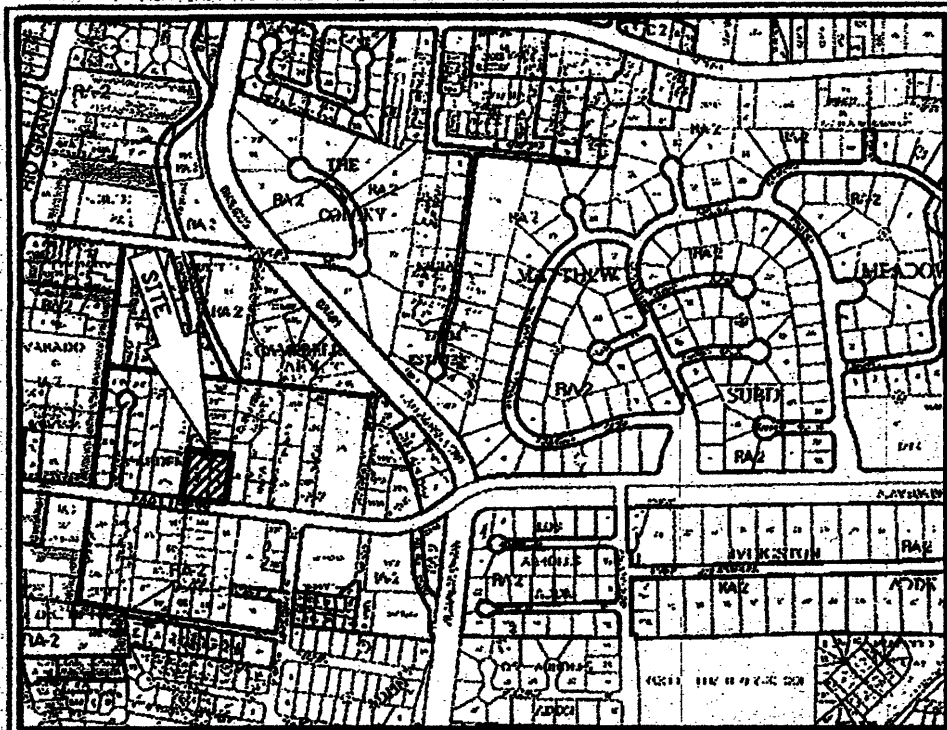
CURVE TABLE

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LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 06°55'38" W	64.00'
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13-0448.DWG (JULY, 2013)



VICINITY MAP No. G-13

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED TWENTY-THREE-A-ONE-A (23-A-1-A) AND TWENTY-THREE-B-ONE-A (23-B-1-A) OF THE PLAT OF LOTS 23-A-1-A AND 23-B-1-A, ALVARADO GARDENS, UNIT 1, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1989 IN VOLUME C40, FOLIO 58 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT BEING A POINT ON THE NORTHERLY LINE OF MATTHEW AVENUE N.W. WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "7-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1988) N=1,495,777.837 AND E=1,513,953.442 BEARS S. 02 DEG. 39' 58" W., A DISTANCE OF 2810.78 FEET, RUNNING THENCE N. 06 DEG. 55' 38" E., A DISTANCE OF 214.89 FEET TO THE NORTHWEST CORNER; THENCE S. 82 DEG. 52' 30" E., A DISTANCE OF 199.98 FEET TO THE NORTHEAST CORNER; THENCE S. 07 DEG. 05' 25" W., A DISTANCE OF 214.89 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MATTHEW AVENUE; THENCE N. 82 DEG. 52' 30" W., ALONG THE NORTHERLY LINE OF MATTHEW AVENUE; A DISTANCE OF 199.37 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.9850 ACRES MORE OR LESS.

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WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST, 2013

PROJECT NUMBER: 1009814 APPLICATION NUMBER: 13DRB 70666

UTILITY APPROVALS:

Public Service Company of New Mexico (9-5-2013), New Mexico Gas Company (9/5/2013), QWEST CORPORATION, D/B/A CENTURYLINK QC (10/15/13), COMCAST (9/4/13)

CITY APPROVALS:

City Surveyor (8/26/13), Real Property Division (N/A), Environmental Health Department (N/A), Traffic Engineering, Transportation Division (10-15-13), Parks and Recreation Department (09/11/13), AMAFCA (9-4-13), City Engineer (9-11-13), DRB Chairperson, Planning Department (10-16-13)

PURPOSE OF PLAT:

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GENERAL NOTES:

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Pamela J. Smith August 26, 2013 PAMELA J. SMITH DATE

ACKNOWLEDGMENT

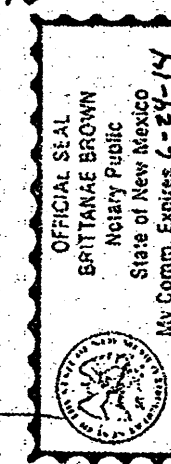
STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 26 DAY OF August 2013

BY: Pamela J. Smith OWNERS NAME

MY COMMISSION EXPIRES: 6-24-14

NOTARY PUBLIC



SURVEYORS CERTIFICATE:

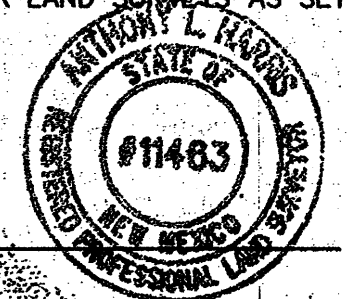
STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

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 21st DAY OF August 2013.

ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. 2415 S MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8066 FAX: (505) 889-8046



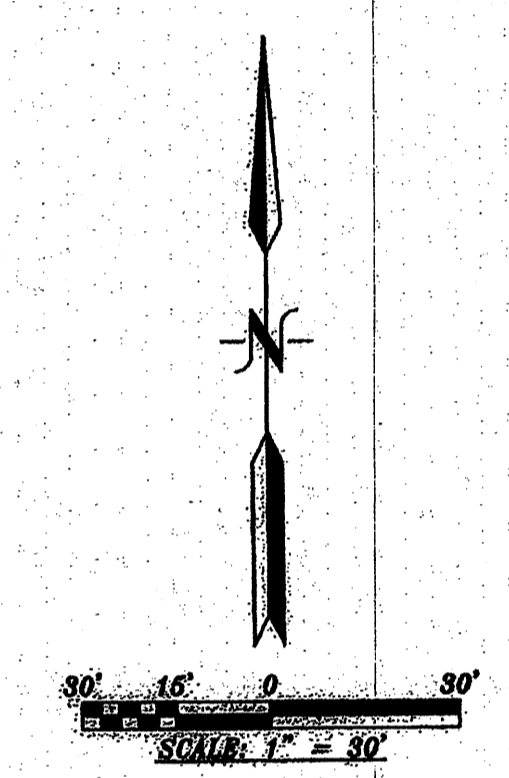
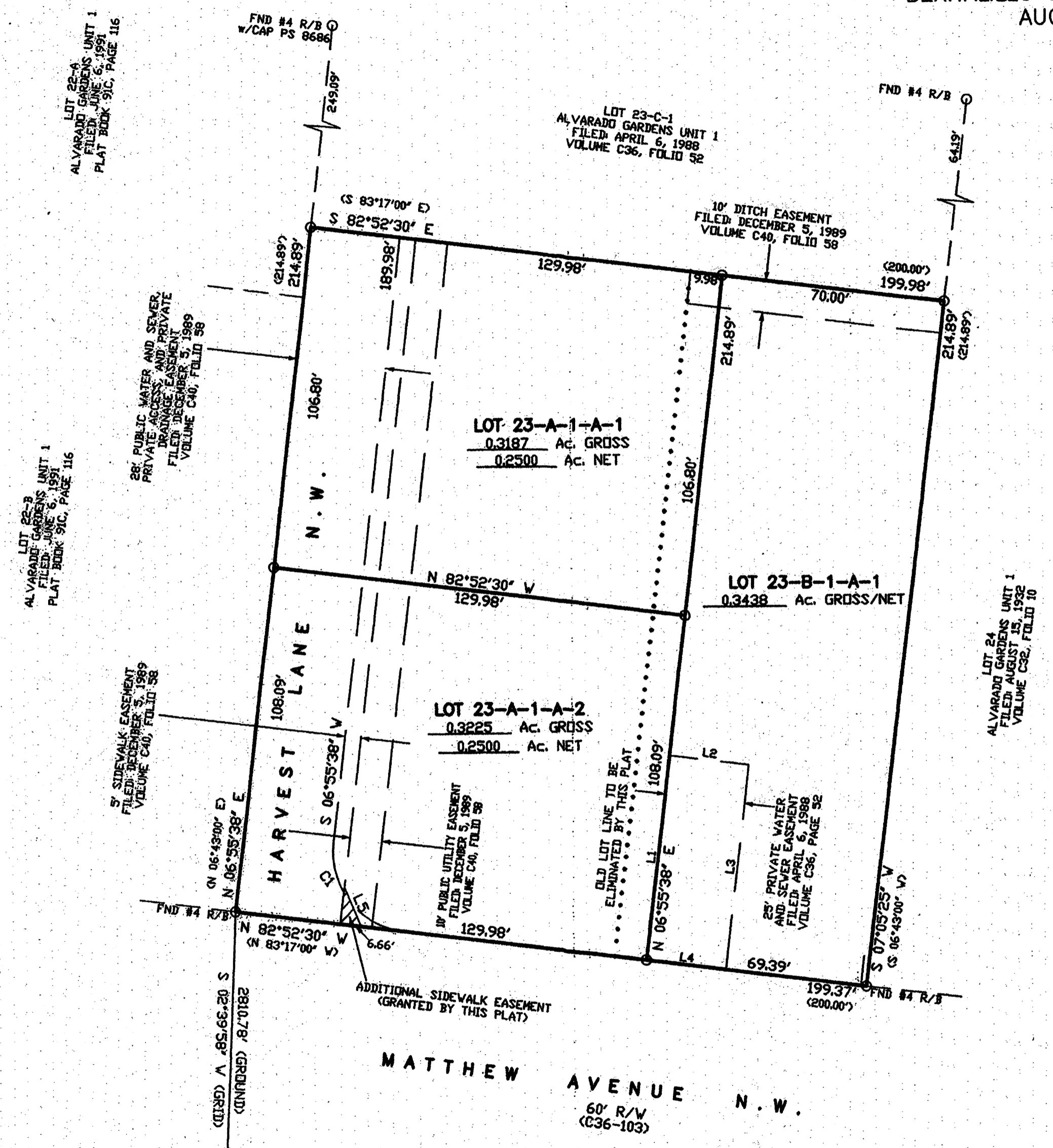
13-044B.DWG (JULY, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# Two Listed Above

PROPERTY OWNER OF RECORD: Pam Smith & Rick Martinez BERNALILLO CO. TREASURER'S OFFICE: JTH! 06-19-2014

# PLAT OF LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1 ALVARADO GARDENS, UNIT 1

WITHIN  
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TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2013



ACS STATION "7-H13"  
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GRD. TO GRID=0.999684760  
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CENTRAL ZONE, NAD 1983

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13-0448.DWG (JULY, 2013)