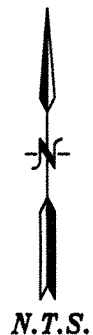


VICINITY MAP No. G-13



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.

**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
ABCWUA _____ 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:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.9850 ACRES.
- 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: JULY, 2013
- 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
- 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:

- 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** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 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.
- 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 (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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

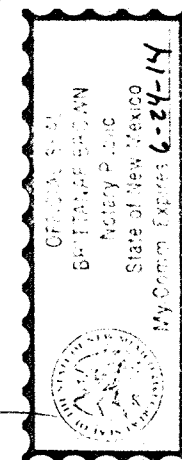
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

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

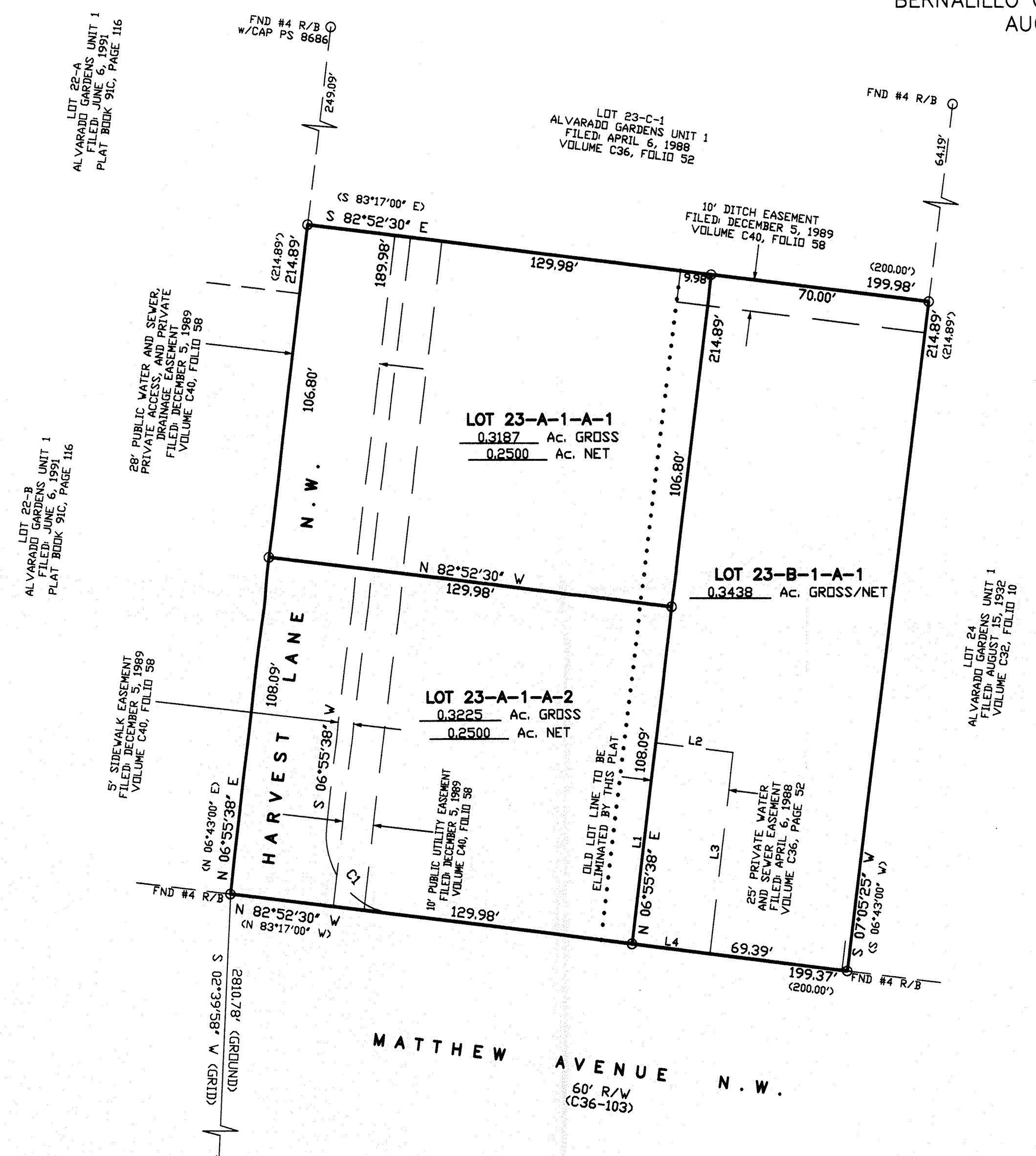


HARRIS SURVEYING, INC. PHONE: (505) 889-8066
8412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

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
E=1,513,953.442
GRD TO GRID=0.999684760
 $\Delta\alpha = -00^{\circ} 14' 35.56''$
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
L1	S 06°55'38" W	64.00'
L2	S 82°52'30" E	25.00'
L3	N 06°55'38" E	64.00'
L4	N 82°52'29" W	25.00'

13-0448.DWG (JULY, 2013)