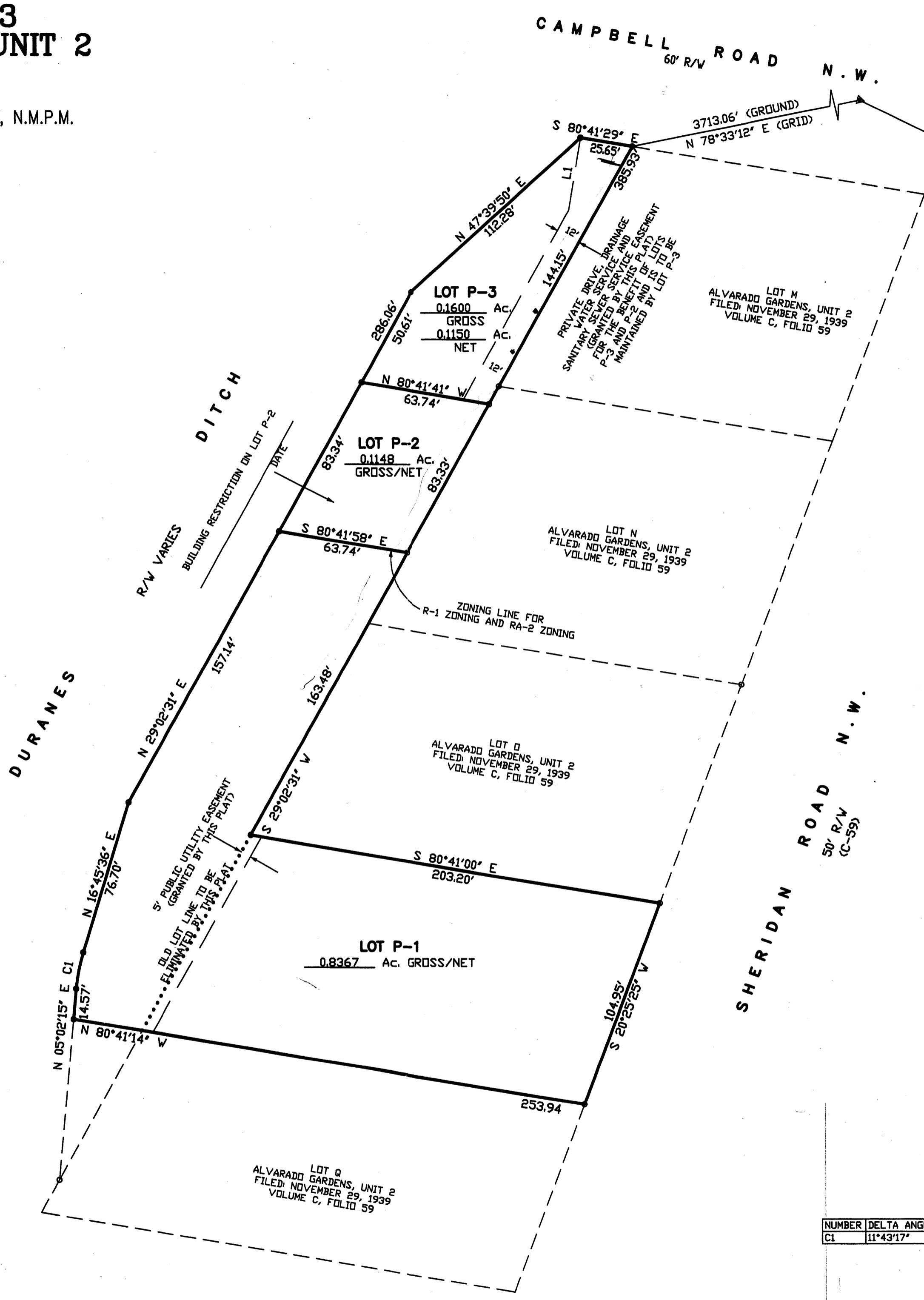
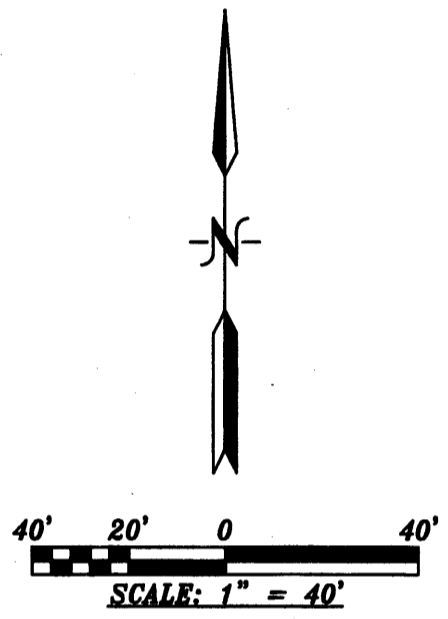


**PLAT OF  
LOTS P-1, P-2 AND P-3  
ALVARADO GARDENS ADDITION, UNIT 2**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2014

PROJECT #: 1009924  
DATE: 12-31-13  
APP #: 13-70800  
(P&F)

ACS STATION "6-G13AR"  
N=1,500,719.134  
E=1,515,743.949  
GRD TO GRID=0.999684045  
 $\Delta\alpha = -00^{\circ}14'23.6"$   
CENTRAL ZONE, NAD 1983



LINE TABLE

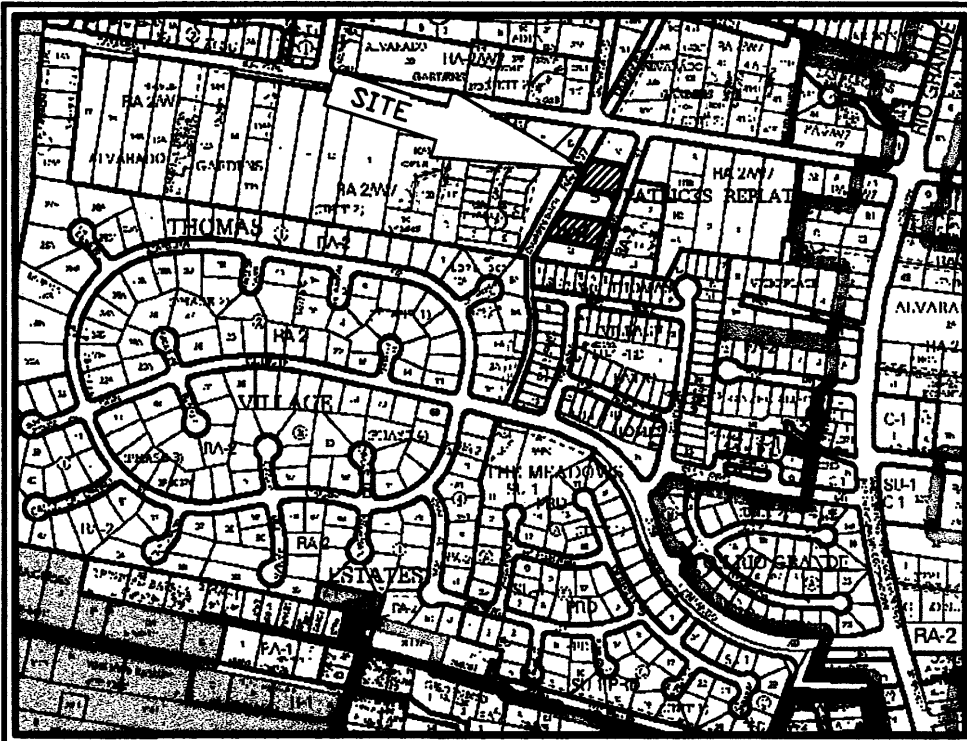
NUMBER	DIRECTION	DISTANCE
L1	N 09°18'31" E	35.97'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°43'17"	N 10°53'56" E	90.00	18.41	18.38

13-0069.DWG (MARCH, 2013)

**Harris Surveying, Inc.**  
2418-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645



VICINITY MAP No. G-12



**LEGAL DESCRIPTION**

LOT LETTERED 'P' OF S.V. PATRICK'S REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6 OF ALVARADO GARDENS ADDITION, NO. 2, 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 NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59, TOGETHER WITH A PORTION OF THE ABANDONED DURANES DITCH, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LIEN OF CAMPBELL ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '6-G13AR' HAVING N.M. STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,500,719.134 AND E=1,515,743.949 BEARS N. 78 DEG. 33' 12" E., A DISTANCE 3713.06 FEET, RUNNING THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 385.93 FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 41' 00" E., A DISTANCE OF 203.20 FEET TO A POINT ON THE WESTERLY LINE OF SHERIDAN ROAD; THENCE S. 20 DEG. 25' 25" W., ALONG THE WESTERLY LINE OF SHERIDAN ROAD, A DISTANCE OF 104.95 TO THE SOUTHEAST CORNER; THENCE N. 80 DEG. 41' 14" W., A DISTANCE OF 253.94 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE DURANES DITCH; THENCE ALONG THE EASTERLY LINE OF THE DURANES DITCH FOR THE NEXT 6 CALLS, N. 05 DEG. 02' 15" E., A DISTANCE OF 14.57 FEET TO A POINT OF CURVE; THENCE 18.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 11 DEG. 43' 17" AND HAVING A CHORD BEARING AND DISTANCE OF N. 10 DEG. 53' 56" E., 18.38 FEET TO A POINT OF TANGENCY; THENCE N. 16 DEG. 45' 36" E., A DISTANCE OF 76.70 FEET TO AN ANGLE POINT; THENCE N. 29 DEG. 02' 31" E., A DISTANCE OF 286.06 FEET TO AN ANGLE POINT; THENCE N. 47 DEG. 39' 50" E., A DISTANCE OF 112.28 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CAMPBELL ROAD; THENCE S. 80 DEG. 41' 29" E., ALONG THE SOUTHERLY LINE OF CAMPBELL ROAD, A DISTANCE OF 25.65 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING **1.1115** ACRES MORE OR LESS.

**PLAT OF  
LOTS P-1, P-2 AND P-3  
ALVARADO GARDENS ADDITION, UNIT 2  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2014**

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF THE ABANDONED DURANES DITCH WITH LOT P 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: 1.1115 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: MARCH, 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: DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: ALVARADO GARDENS, UNIT 2  
FILED: NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59
  - B: PLAT AND LEGAL DESCRIPTION PREPARED BY TIMOTHY ALDRICH  
DATED: MARCH 18, 2002

**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. **WEST 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), WEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, WEST 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.

Constantine Nello Feb 21-14  
DATE

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 11th DAY OF February, 2014

BY: Constantine Nello  
OWNERS NAME

MY COMMISSION EXPIRES: 10/25/2017 BY: [Signature]  
NOTARY PUBLIC

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:**

MRGCD \_\_\_\_\_ DATE \_\_\_\_\_  
Dail P. Acosta 2/10/14  
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 \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

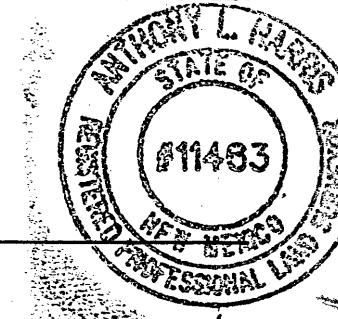
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

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.

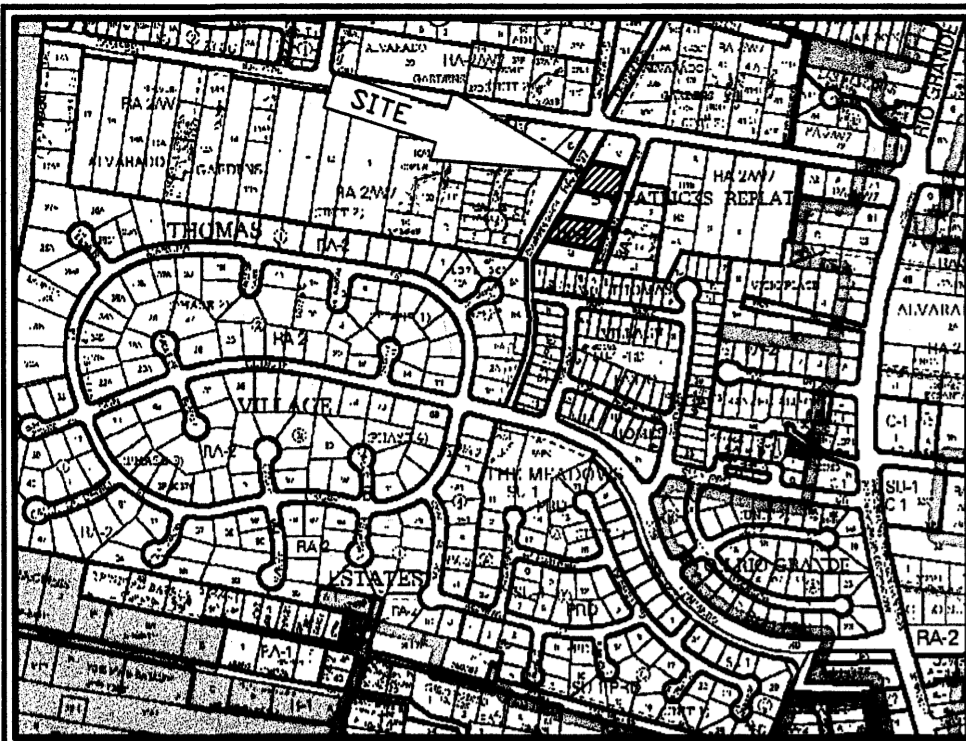
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 10th DAY OF February, 2014.

[Signature]  
ANTHONY L. HARRIS, P.L.S. # 11463

**ALHARRIS SURVEYING, INC.**  
4472-2 SANDOZ STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 885-8858 FAX: (505) 885-8845



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



VICINITY MAP No. G-12



**LEGAL DESCRIPTION**

LOTS LETTERED "N" AND "P" OF S.V. PATRICK'S REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6 OF ALVARADO GARDENS ADDITION, NO. 2, 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 NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59, TOGETHER WITH A PORTION OF THE ABANDONED DURANES DITCH, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF SHERIDAN ROAD, WHENCE CITY OF ALBUQUERQUE, CENTRAL MONUMENT "6-G13AR" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,500,719.134 AND E=1,515,743.949 BEARS N. 76 DEG. 02' 08" E., A DISTANCE OF 3649.17 FEET, RUNNING THENCE S. 20 DEG. 25' 25" W., ALONG THE WESTERLY LINE OF SHERIDAN ROAD, A DISTANCE OF 127.02 FEET TO AN ANGLE POINT; THENCE N. 80 DEG. 41' 58" W., A DISTANCE OF 185.01 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 119.20 FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 41' 00" E., A DISTANCE OF 203.20 FEET TO A POINT ON THE WESTERLY LINE OF SHERIDAN ROAD; THENCE S. 20 DEG. 25' 25" W., ALONG THE WESTERLY LINE OF SHERIDAN ROAD, A DISTANCE OF 104.95 FEET TO AN ANGLE POINT; THENCE N. 80 DEG. 41' 14" W., A DISTANCE OF 219.91 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 83.42 FEET TO THE MOST SOUTHERLY POINT, BEING A POINT ON THE EASTERLY LINE OF THE DURANES DITCH; THENCE ALONG THE EASTERLY LINE OF THE DURANES DITCH FOR THE NEXT 6 CALLS; N. 05 DEG. 02' 15" E., A DISTANCE OF 93.31 FEET TO A POINT OF CURVE; THENCE 18.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 11 DEG. 43' 17" AND HAVING A CHORD BEARING AND DISTANCE OF N. 10 DEG. 53' 56" E., 18.38 FEET TO A POINT OF TANGENCY; THENCE N. 16 DEG. 45' 36" E., A DISTANCE OF 76.70 FEET TO AN ANGLE POINT; THENCE N. 29 DEG. 02' 31" E., A DISTANCE OF 286.06 FEET TO AN ANGLE POINT; THENCE N. 47 DEG. 39' 50" E., A DISTANCE OF 112.28 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CAMPBELL ROAD; THENCE S. 80 DEG. 41' 29" E., ALONG THE SOUTHERLY LINE OF CAMPBELL ROAD, A DISTANCE OF 25.65 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 134.30 FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 41' 41" E., A DISTANCE OF 164.78 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.6426 ACRES MORE OR LESS.

**PLAT OF  
LOTS N-1, N-2, P-1 AND P-2  
ALVARADO GARDENS ADDITION, UNIT 2**  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2013

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF THE ABANDONED DURANES DITCH WITH LOTS N AND P 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: 1.6426 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: MARCH, 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
- DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: ALVARADO GARDENS, UNIT 2  
FILED: NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59
  - B: PLAT AND LEGAL DESCRIPTION PREPARED BY TIMOTHY ALDRICH  
DATED: MARCH 18, 2002

**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 (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.

DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9 DAY OF December, 2013

BY: Anthony L. Harris  
OWNERS NAME

MY COMMISSION EXPIRES: Aug 29, 2016 BY: Rebecca Friedberg  
NOTARY PUBLIC

PROJECT #: 1009924  
DATE: 12-31-13  
APP#: 13-70800  
(P/F)

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:**

MRGCD \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR David P. Am 12-17-13  
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 \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

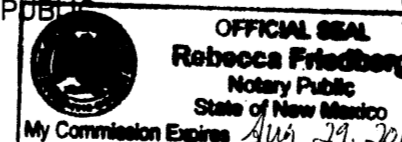
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

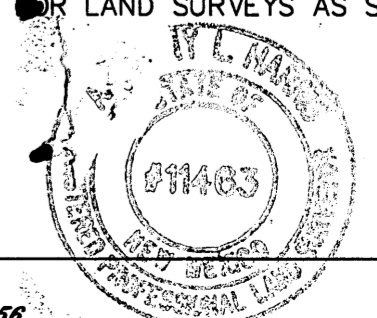
STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

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 6th DAY OF December, 2013.



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

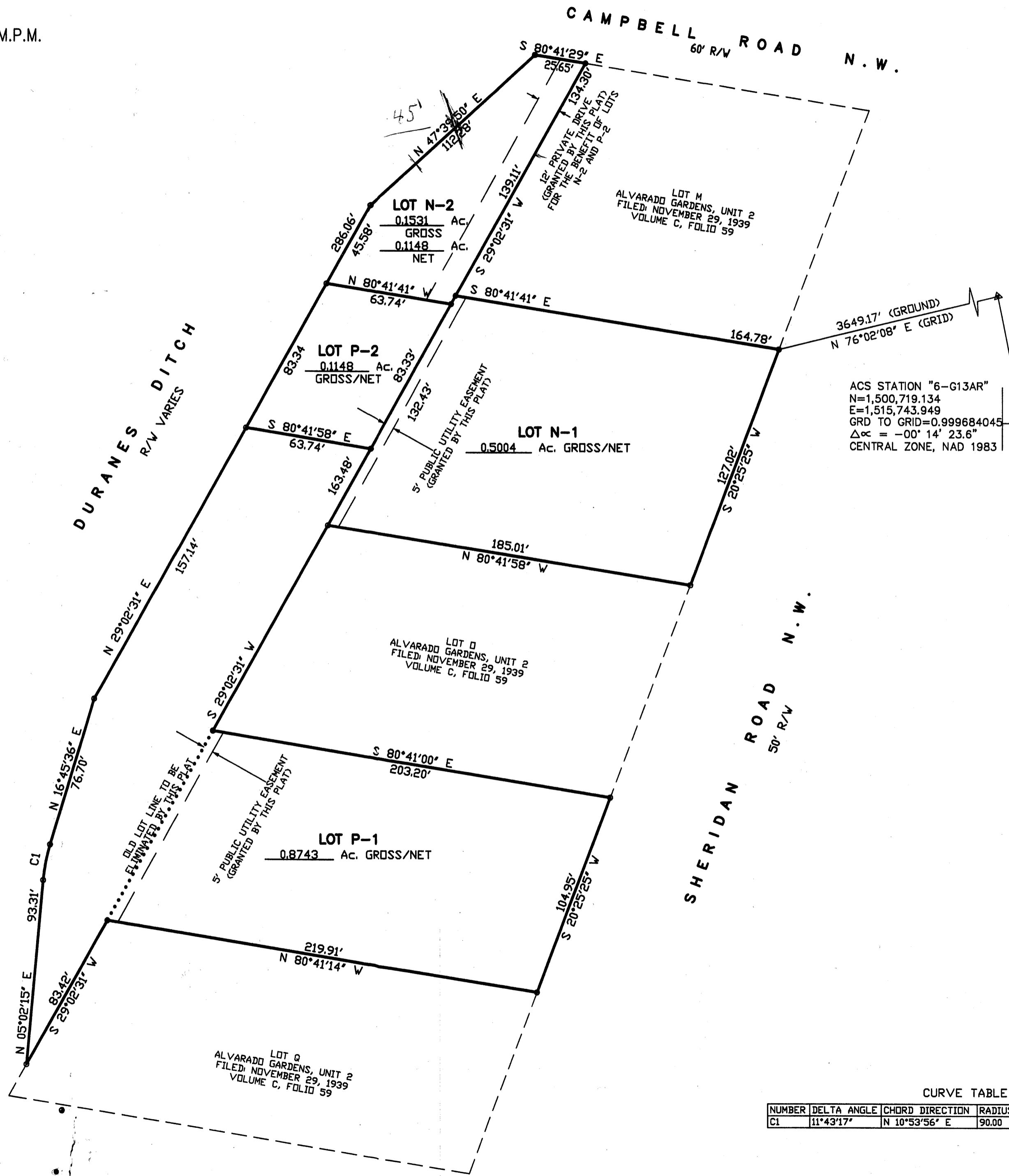
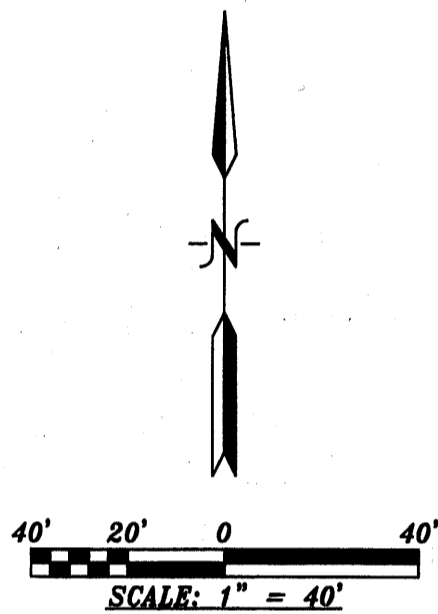


**HARRIS SURVEYING, INC.**  
2415-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645

13-0069.DWG (MARCH, 2013)

**PLAT OF  
LOTS N-1, N-2, P-1 AND P-2  
ALVARADO GARDENS ADDITION, UNIT 2**

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2013



3649.17' (GROUND)  
N 76°02'08" E (GRID)

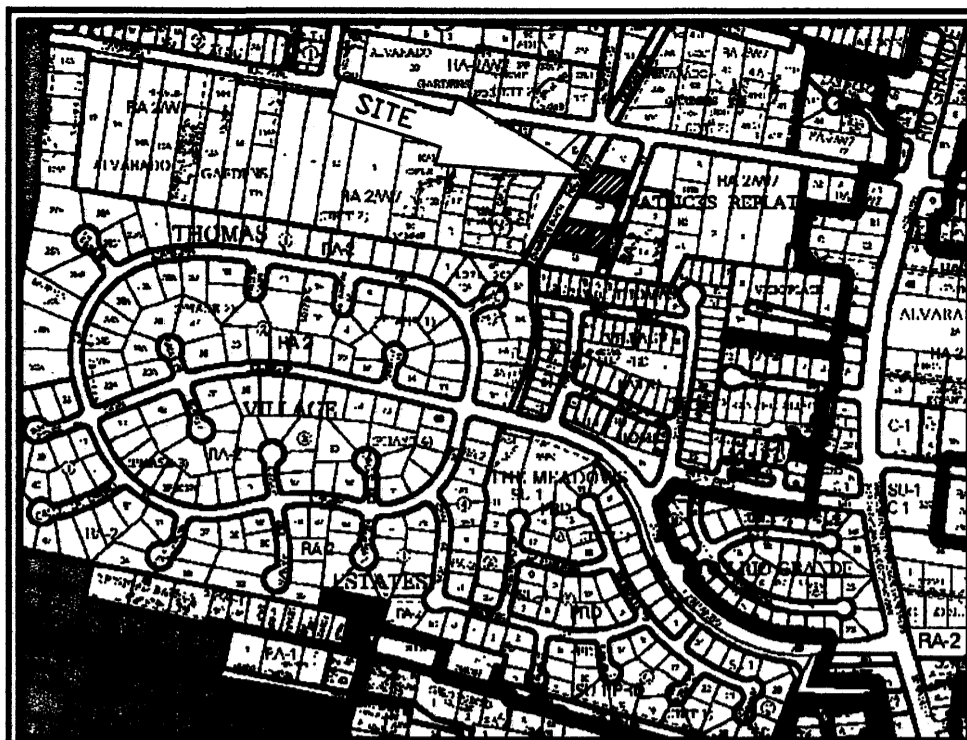
ACS STATION "6-G13AR"  
N=1,500,719.134  
E=1,515,743.949  
GRD TO GRID=0.999684045  
 $\Delta\alpha = -00^{\circ} 14' 23.6''$   
CENTRAL ZONE, NAD 1983

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°43'17"	N 10°53'56" E	90.00	18.41	18.38

13-0069.DWG (MARCH, 2013)





VICINITY MAP No. G-12



**LEGAL DESCRIPTION**

LOTS LETTERED "N" AND "P" OF S.V. PATRICK'S REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6 OF ALVARADO GARDENS ADDITION, NO. 2, 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 NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59, TOGETHER WITH A PORTION OF THE ABANDONED DURANES DITCH, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF SHERIDAN ROAD, WHENCE CITY OF ALBUQUERQUE, CONTROL MONUMENT "6-G13AR" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,500,719.134 AND E=1,515,743.949 BEARS N. 76 DEG. 02' 08" E., A DISTANCE OF 3649.17 FEET, RUNNING THENCE S. 20 DEG. 25' 25" W., ALONG THE WESTERLY LINE OF SHERIDAN ROAD, A DISTANCE OF 127.02 FEET TO AN ANGLE POINT; THENCE N. 80 DEG. 41' 58" W., A DISTANCE OF 185.01 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 119.20 FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 41' 00" E., A DISTANCE OF 203.20 FEET TO A POINT ON THE WESTERLY LINE OF SHERIDAN ROAD; THENCE S. 20 DEG. 25' 25" W., ALONG THE WESTERLY LINE OF SHERIDAN ROAD, A DISTANCE OF 104.95 FEET TO AN ANGLE POINT; THENCE N. 80 DEG. 41' 14" W., A DISTANCE OF 219.91 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 83.42 FEET TO THE MOST SOUTHERLY POINT, BEING A POINT ON THE EASTERLY LINE OF THE DURANES DITCH; THENCE ALONG THE EASTERLY LINE OF THE DURANES DITCH FOR THE NEXT 6 CALLS; N. 05 DEG. 02' 15" E., A DISTANCE OF 93.31 FEET TO A POINT OF CURVE; THENCE 18.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 11 DEG. 43' 17" AND HAVING A CHORD BEARING AND DISTANCE OF N. 10 DEG. 53' 56" E., 18.38 FEET TO A POINT OF TANGENCY; THENCE N. 16 DEG. 45' 36" E., A DISTANCE OF 76.70 FEET TO AN ANGLE POINT; THENCE N. 29 DEG. 02' 31" E., A DISTANCE OF 286.06 FEET TO AN ANGLE POINT; THENCE N. 47 DEG. 39' 50" E., A DISTANCE OF 112.28 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CAMPBELL ROAD; THENCE S. 80 DEG. 41' 29" E., ALONG THE SOUTHERLY LINE OF CAMPBELL ROAD, A DISTANCE OF 25.65 FEET TO AN ANGLE POINT; THENCE S. 29 DEG. 02' 31" W., A DISTANCE OF 134.30 FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 41' 41" E., A DISTANCE OF 164.78 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.6426 ACRES MORE OR LESS.

**PLAT OF  
LOTS N-1, N-2, P-1 AND P-2  
ALVARADO GARDENS ADDITION, UNIT 2**  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 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:  
MRGCD \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SURVEYOR Dail P. Acosta 12-17-13 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 \_\_\_\_\_

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

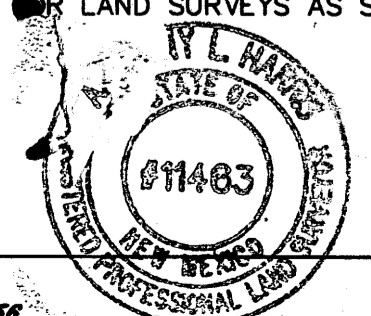
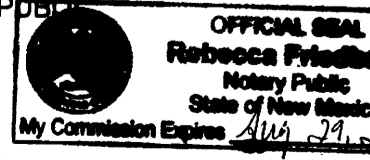
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**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 6th DAY OF December, 2013.

ANTHONY L. HARRIS, P.S. # 11463



**HARRIS SURVEYING, INC.**  
2415-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8058  
FAX: (505) 889-8645

**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF THE ABANDONED DURANES DITCH WITH LOTS N AND P 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: 1.6426 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: MARCH, 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
  - DOCUMENTS USED TO ESTABLISH BOUNDARY
    - A: ALVARADO GARDENS, UNIT 2  
FILED: NOVEMBER 29, 1939 IN VOLUME C, FOLIO 59
    - B: PLAT AND LEGAL DESCRIPTION PREPARED BY TIMOTHY ALDRICH  
DATED: MARCH 18, 2002

**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/switchgear, 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.  
Anthony L. Harris DATE 9-Dec-2013

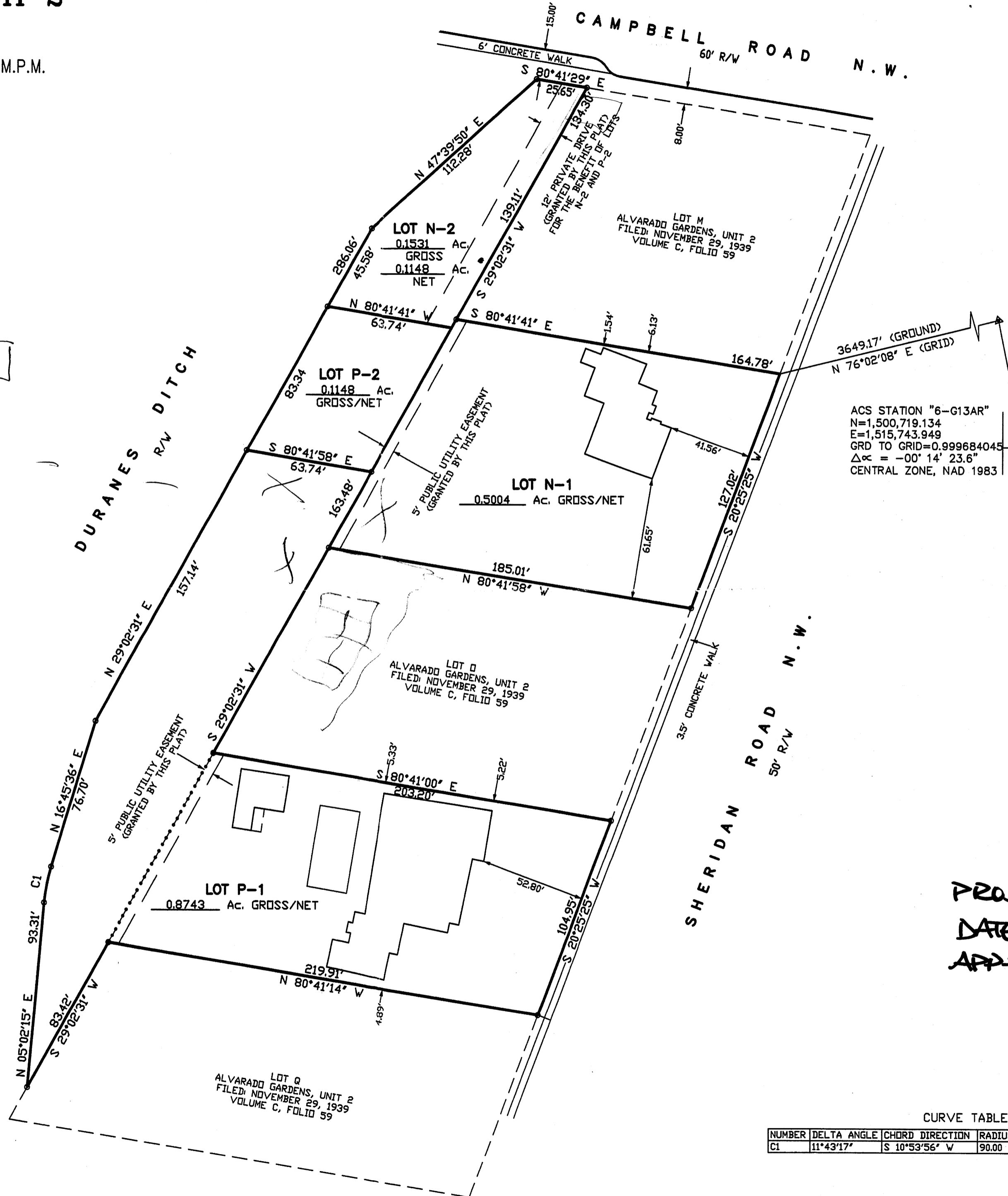
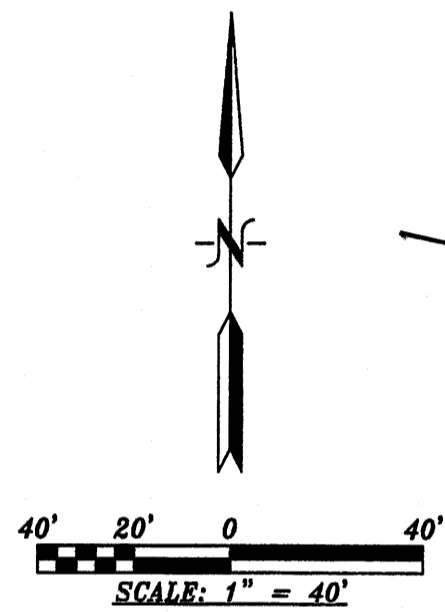
**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9 DAY OF December, 2013  
BY: Anthony L. Harris  
OWNERS NAME  
MY COMMISSION EXPIRES: Aug 29, 2016 BY: Ann Andberg  
NOTARY PUBLIC

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

13-0069.DWG (MARCH, 2013)

PLAT OF  
**LOTS N-1 AND P-1**  
**ALVARADO GARDENS ADDITION, UNIT 2**

WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2013



ACS STATION "6-G13AR"  
 N=1,500,719.134  
 E=1,515,743.949  
 GRD TO GRID=0.999684045  
 $\Delta\alpha = -00^{\circ} 14' 23.6''$   
 CENTRAL ZONE, NAD 1983

PROJECT #: 1009924  
 DATE: 12-31-13  
 APP#: 13-70800  
 (P.F.)

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°43'17"	S 10°53'56" W	90.00	18.41	18.38

13-0069.DWG (MARCH, 2013)