

PROJECT: 1010161  
 DATE: 7-16-14  
 APP: 14-70232 (P/F)

Plat for  
**Tract 93-B-1**  
**MRGCD Map 34**  
 Being Comprised of

Portions of Tract No. 93, MRGCD Map 34 and a W/ly  
 Portion of Griegos Drain R.O.W. and Portions of Lots  
 8 and 10, Alvarado Gardens Unit 1, Section 6, T 10 N,  
 R 3 E, as Projected into Town of Albuquerque Land Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2014

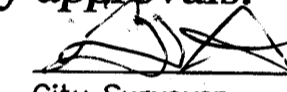
**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE  
 SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF  
 ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_


Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date
<b>City approvals:</b>		
City Surveyor		7-7-14 Date
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**Surveyor's Certificate**

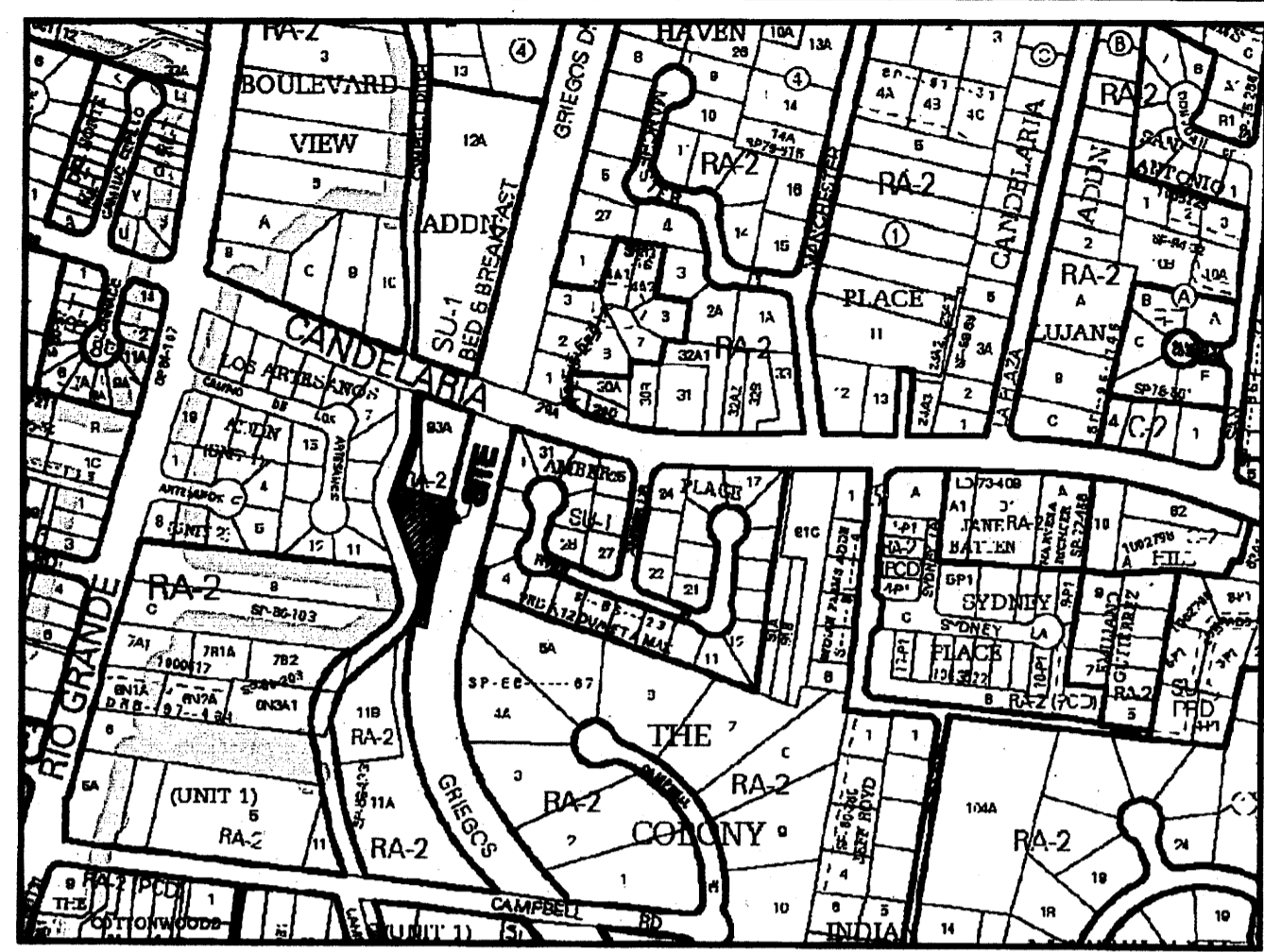
"I, BRIAN J. MARTINEZ, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND  
 SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY  
 THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY  
 SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR  
 MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION  
 SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND  
 MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE  
 ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM  
 STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE  
 AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

  
 BRIAN J. MARTINEZ  
 N.M.R.P.S. No. 18374  
 6/16/14  
 DATE



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Vicinity Map Zone Atlas G-13-Z**

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- ELIMINATE LOT LINES.

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2014.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

**Subdivision Data**

GROSS ACREAGE.....	0.5577 ACRES
ZONE ATLAS PAGE NO.....	G-13-Z
NUMBER OF EXISTING LOTS.....	1
NUMBER OF LOTS CREATED.....	1
MILES OF FULL WIDTH STREETS.....	0.00 MILES
MILES OF HALF WIDTH STREETS.....	0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.0000 ACRES
DATE OF SURVEY.....	MAY 2014

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME  
 BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT  
 PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED  
 ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING  
 REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Middle Rio Grande Conservancy District**

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 BY \_\_\_\_\_ DATE \_\_\_\_\_

**Indexing Information**

Section 6, Township 10 North, Range 3 East, N.M.P.M.,  
 as projected into Town of Albuquerque Land Grant  
 Subdivision: Alvarado Gardens  
 Owner: Charles and Mary Jane Fisher  
 UPC #: 101306007626031807

**Treasurer's Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE:  
 \_\_\_\_\_

**Legal**

A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A  
 PORTION OF TRACT NO. 93, AS SHOWN ON AMENDED MIDDLE RIO GRANDE CONSERVANCY DISTRICT  
 MAP NO. 34, TOGETHER WITH THOSE PORTIONS OF TRACT EIGHT (8) AND TEN (10) IN UNIT ONE  
 OF THE ALVARADO GARDENS ADDITION, A SUBDIVISION OF A TRACT OF LAND IN LOS  
 CANDELARIAS, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON  
 THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO  
 COUNTY, NEW MEXICO, ON AUGUST 15, 1932, LYING EAST OF THE RIGHT-OF-WAY OF THE  
 ALBUQUERQUE DITCH, CREATING A TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT  
 ON THE WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, MARKED WITH A 1/2" REBAR WITH  
 CAP "LS 8686", WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S 08°17'20" E, A DISTANCE  
 OF 4649.42 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID WESTERLY BANK OF THE GRIEGOS  
 INTERIOR DRAIN, N 72°53'52" W, A DISTANCE OF 36.08 FEET, TO A POINT ON THE EASTERLY  
 BANK OF THE ALBUQUERQUE DITCH, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

THENCE, COINCIDING THE EASTERLY BANK OF THE ALBUQUERQUE DITCH, THE FOLLOWING 6  
 COURSES:

- N 30°24'22" E, A DISTANCE OF 10.33 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- N 27°36'14" E, A DISTANCE OF 23.70 FEET, MARKED WITH A 5/8" REBAR WITH TAG ILLEGIBLE;
- N 05°11'09" E, A DISTANCE OF 54.21 FEET, MARKED WITH A 5/8" REBAR WITH TAG "LS 6446";
- N 20°26'20" W, A DISTANCE OF 196.36 FEET, MARKED WITH A 5/8" REBAR;
- N 18°21'12" E, A DISTANCE OF 157.72 FEET, MARKED WITH A 1/2" REBAR WITH TAG "LS 6446";
- N 02°21'02" E, A DISTANCE OF 96.54 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF  
 CANDELARIA ROAD NW, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY OF CANDELARIA ROAD NW AND  
 LEAVING THE WESTERLY BANK OF THE ALBUQUERQUE DITCH, 15.42 FEET, ALONG A CURVE TO THE  
 RIGHT, HAVING A RADIUS OF 6883.11, A DELTA OF 00°07'42", AND A CHORD BEARING S 71°06'59"  
 E, A DISTANCE OF 15.42 FEET, MARKED WITH A 1/2" REBAR;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF CANDELARIA ROAD NW,  
 S 02°10'53" W, A DISTANCE OF 92.98 FEET, TO AN ANGLE POINT, MARKED WITH A 1/2" REBAR  
 WITH TAG "LS 6446";

THENCE, S 18°25'51" W, A DISTANCE OF 127.38 FEET, TO AN ANGLE POINT, MARKED WITH A  
 BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°48'45" E, A DISTANCE OF 123.24 FEET TO A POINT ON THE WESTERLY BANK OF  
 THE GRIEGOS INTERIOR DRAIN, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

THENCE, COINCIDING WITH THE WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, THE FOLLOWING  
 7 COURSES:

- S 15°13'05" W, A DISTANCE OF 20.07 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- S 46°16'48" E, A DISTANCE OF 7.21 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- S 15°00'13" W, A DISTANCE OF 80.96 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- S 78°35'53" W, A DISTANCE OF 6.33 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- S 12°25'32" W, A DISTANCE OF 59.54 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";
- S 17°49'47" W, A DISTANCE OF 24.39 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 09°03'22" W, A DISTANCE OF 91.68 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5577  
 ACRES (24,294 SQ. FT.), MORE OR LESS.

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO QUITCLAIM DEED (2/5/2003, A49-9249; DOC. #2003019283)
{N 90°00'00" E}	RECORD INFO WARRANTY DEED (4/4/96, BK. 96-9, PG. 9645)
((N 90°00'00" E))	RECORD INFO WARRANTY DEED (8/11/2003, A62-1400)
⊙	FOUND 1/2" REBAR WITH CAP "LS 8686" UNLESS MARKED OTHERWISE
○	SET BATHEY MARKER "LS 14271" UNLESS MARKED OTHERWISE

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.07' (20.06')	S 15°13'05" W (S 14°52'08" W)
L2	7.21' (7.02')	S 46°16'48" E (S 48°01'26" E)
L3	6.33' (6.37')	S 78°35'53" W (S 79°18'27" W)
L4	24.39' (24.32')	S 17°49'47" W (S 17°43'09" W)
L5	36.08' (36.37')	N 72°53'52" W (N 73°02'27" W)
L6	10.33' {10.39'}	N 30°24'22" E {N 31°42'58" E}
L7	23.70' {23.65'}	N 27°36'14" E {N 27°22'41" E}
L8	54.21' {54.10'}	N 05°11'09" E {N 04°57'36" E}
L9	92.98' {63.18'}	S 02°10'53" W {S 01°55'06" W}

**Plat for  
Tract 93-B-1  
MRGCD Map 34**

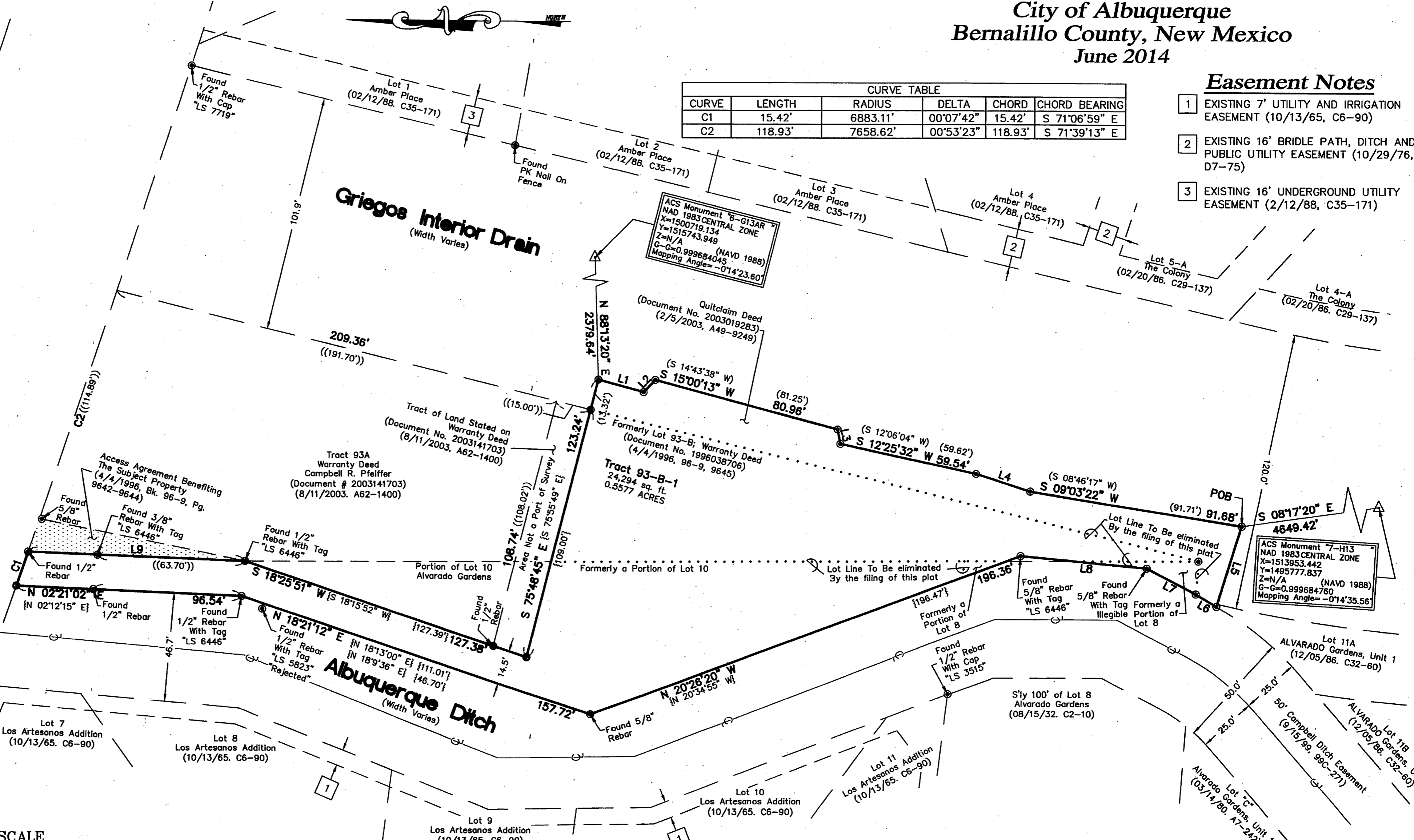
Being Comprised of  
Portions of Tract No. 93, MRGCD Map 34 and a W'y  
Portion of Griegos Drain R.O.W. and Portions of Lots  
8 and 10, Alvarado Gardens Unit 1, Section 6, T 10 N,  
R 3 E, as Projected into Town of Albuquerque Land Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2014

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.42'	6883.11'	00°07'42"	15.42'	S 71°06'59" E
C2	118.93'	7658.62'	00°53'23"	118.93'	S 71°39'13" E

**Easement Notes**

- EXISTING 7' UTILITY AND IRRIGATION EASEMENT (10/13/65, C6-90)
- EXISTING 16' BRIDLE PATH, DITCH AND PUBLIC UTILITY EASEMENT (10/29/76, D7-75)
- EXISTING 16' UNDERGROUND UTILITY EASEMENT (2/12/88, C35-171)

**Candelaria Road NW**  
(80' R/W)



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244



## Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

A. Fisher  
ANDREW FISHER, TRUSTEE  
CHARLES R. FISHER AND MARY JANE FISHER REVOCABLE TRUST

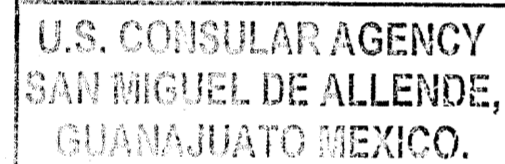
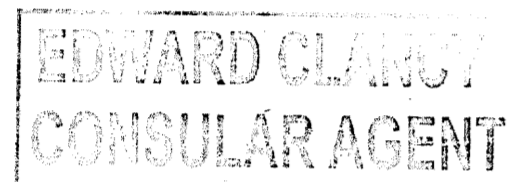
July 2, 2014  
DATE

## Acknowledgment

STATE OF Guanajuato, Mexico  
COUNTY OF San Miguel de Allende  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 2, 2014  
BY: ANDREW FISHER, TRUSTEE, CHARLES R. FISHER AND MARY JANE FISHER REVOCABLE TRUST

[Signature]  
NOTARY PUBLIC

PRESIDENTIAL COMMISSIONS ARE PERMANENT  
MY COMMISSION EXPIRES



## Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 01147-11751, EFFECTIVE DATE MAY 8, 2014.
2. QUITCLAIM DEED FOR CHARLES R. FISHER AND MARY JANE FISHER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 5, 2003, IN BOOK A49, PAGE 9249.
3. PLAT OF LOS ARTESANOS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 13, 1965, IN BOOK C6, PAGE 90.
4. PLAT OF ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 1932, IN BOOK C2, PAGE 10.
5. RIGHT OF WAY MAP OF CANDELARIA ROAD NW, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C3, PAGE 172.
6. WARRANTY DEED FOR CAMPBELL R. PFEIFFER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 2003, IN BOOK A62, PAGE 1400.
7. WARRANTY DEED FOR CHARLES R. FISHER AND MARY JANE FISHER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 1996, IN BOOK 96-9, PAGES 9645-9646.
8. MAP OF THE GRIEGOS DRAIN, PROJECT NO. A-328, DATED MARCH 10, 1932.
9. PLAT OF LOTS 4-A AND 5-A, THE COLONY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 20, 1986, IN VOLUME C29, FOLIO 137.
10. CORRECTED PLAT OF AMBER PLACE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 12, 1988, IN VOLUME C35, FOLIO 171.
11. PLAT OF LOT 11, ALVARADO GARDENS, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1986, IN VOLUME C32, FOLIO 60.
12. PLAT OF LOT "C" ALVARADO GARDENS, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 14, 1980, IN VOLUME A7, FOLIO 242.
13. NYGREN/PFEIFFER DRIVEWAY ACCESS AGREEMENT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 1996, IN BOOK 96-9, PAGES 9642-9644.

## Plat for Tract 93-B-1 MRGCD Map 34 Being Comprised of

Portions of Tract No. 93, MRGCD Map 34 and a W'y  
Portion of Griegos Drain R.O.W. and Portions of Lots  
8 and 10, Alvarado Gardens Unit 1, Section 6, T 10 N,  
R 3 E, as Projected into Town of Albuquerque Land Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2014

## 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 Corp. d/b/a CenturyLink QC 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.

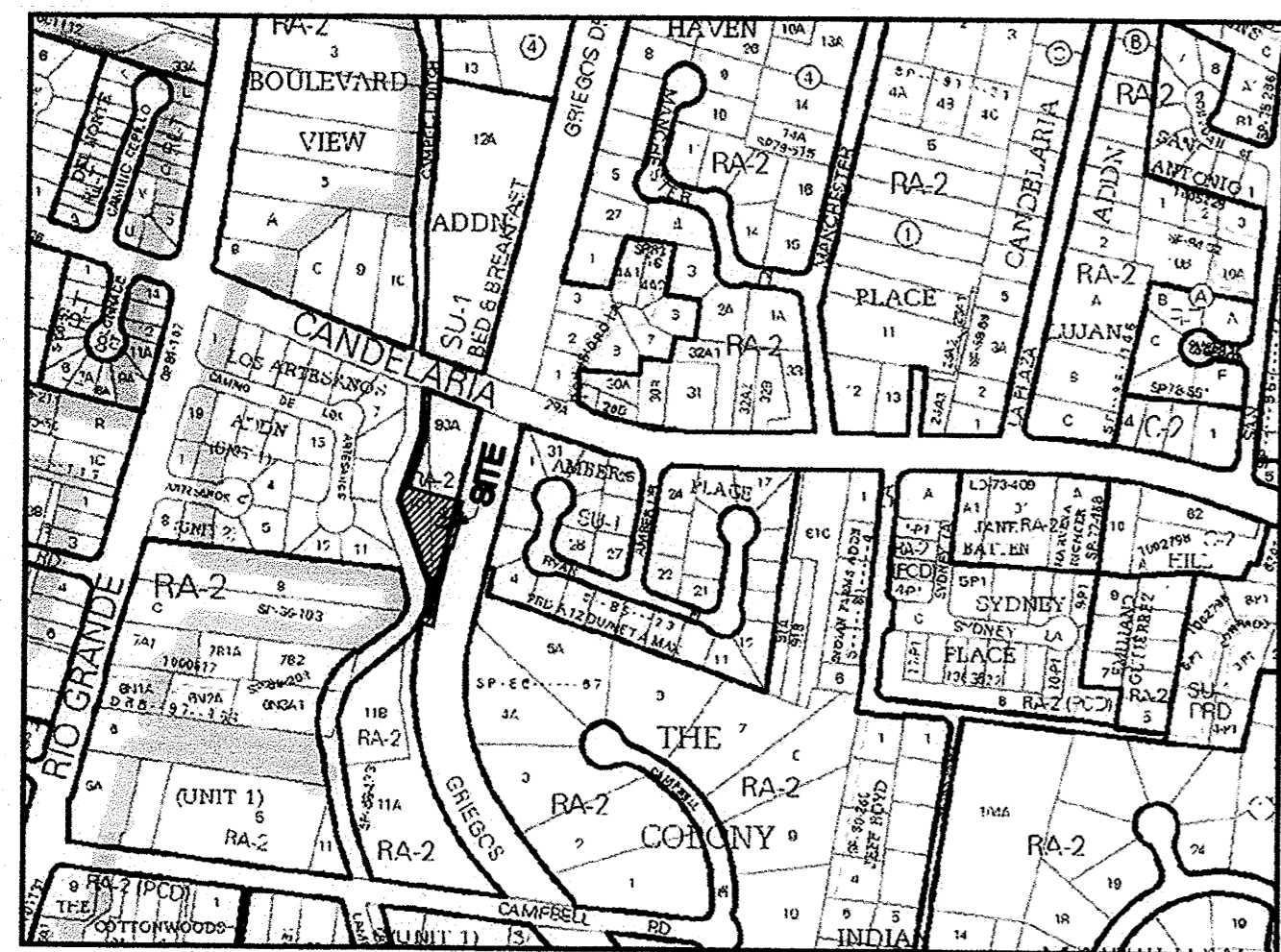
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

### Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas G-13-Z

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. ELIMINATE LOT LINES.

**Notes**

1. FIELD SURVEY PERFORMED IN MAY 2014.
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**Subdivision Data**

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 NUMBER OF LOTS CREATED, .....1  
 MILES OF FULL WIDTH STREETS, .....0.00 MILES  
 MILES OF HALF WIDTH STREETS, .....0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, ....0.0000 ACRES  
 DATE OF SURVEY, .....MAY 2014

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**Middle Rio Grande Conservancy District**

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 BY A. J. Shel DATE 7-16-14

**Indexing Information**

Section 6, Township 10 North, Range 3 East, N.M.P.M.,  
 as projected into Town of Albuquerque Land Grant  
 Subdivision: Alvarado Gardens  
 Owner: Charles and Mary Jane Fisher  
 UPC #: 101306007626031807

**Treasurer's Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC# 101306007626031807  
 PROPERTY OWNER OF RECORD:

Fisher, Charles R + Mary Jane  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
Stt. 07-17-2014

**Legal**

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BEGINNING AT THE MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686", WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S 03°33'33" W, A DISTANCE OF 4551.80 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, N 72°53'52" W, A DISTANCE OF 36.08 FEET, TO A POINT ON THE EASTERLY BANK OF THE ALBUQUERQUE DITCH, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

THENCE, COINCIDING THE EASTERLY BANK OF THE ALBUQUERQUE DITCH, THE FOLLOWING 6 COURSES:

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N 05°11'09" E, A DISTANCE OF 54.21 FEET, MARKED WITH A 5/8" REBAR WITH TAG "LS 6446";

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THENCE, S 18°25'51" W, A DISTANCE OF 127.38 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°48'45" E, A DISTANCE OF 123.24 FEET TO A POINT ON THE WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

THENCE, COINCIDING WITH THE WESTERLY BANK OF THE GRIEGOS INTERIOR DRAIN, THE FOLLOWING 7 COURSES:

S 15°13'05" W, A DISTANCE OF 20.07 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 46°16'48" E, A DISTANCE OF 7.21 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 15°00'13" W, A DISTANCE OF 80.96 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 78°35'53" W, A DISTANCE OF 6.33 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 12°25'32" W, A DISTANCE OF 59.54 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 17°49'47" W, A DISTANCE OF 24.39 FEET, MARKED WITH A 1/2" REBAR WITH CAP "LS 8686";

S 09°03'22" W, A DISTANCE OF 91.68 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5577 ACRES (24,294 SQ. FT.), MORE OR LESS.

Plat for  
**Tract 93-B-1**  
**MRGCD Map 34**  
 Being Comprised of

Portions of Tract No. 93, MRGCD Map 34 and a W/ly Portion of Griegos Drain R.O.W. and Portions of Lots 8 and 10, Alvarado Gardens Unit 1, Section 6, T 10 N, R 3 E, as Projected into Town of Albuquerque Land Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2014

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1010161

Application Number 14 Dec - 70232

**Plat approval:**

<u>[Signature]</u> PNM Electric Services	<u>7-9-14</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>7/9/14</u> Date
<u>[Signature]</u> Qwest Corporation d/b/a CenturyLink QC	<u>7/10/14</u> Date
<u>[Signature]</u> Comcast	<u>7/9/14</u> Date

**City approvals:**

<u>[Signature]</u> City Surveyor	<u>7-7-14</u> Date
<u>[Signature]</u> Traffic Engineer	<u>07-16-14</u> Date
<u>[Signature]</u> ABCWUA	<u>07/16/14</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>7-16-14</u> Date
<u>[Signature]</u> AMAFCA	<u>7-16-14</u> Date
<u>[Signature]</u> City Engineer	<u>7-16-14</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>7-17-14</u> Date

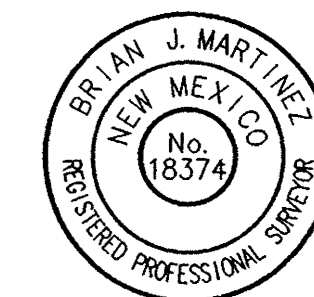
**Surveyor's Certificate**

"I, BRIAN J. MARTINEZ, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

[Signature] 6/16/14  
 BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. No. 18374

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244





**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO QUITCLAIM DEED (2/5/2003, A49-9249; DOC. #2003019283)
{N 90°00'00" E}	RECORD INFO WARRANTY DEED (4/4/96, BK. 96-9, PG. 9645)
((N 90°00'00" E))	RECORD INFO WARRANTY DEED (8/11/2003, A62-1400)
⊙	FOUND 1/2" REBAR WITH CAP "LS 8686" UNLESS MARKED OTHERWISE
○	SET BATHEY MARKER "LS 14271" UNLESS MARKED OTHERWISE

LINE	LENGTH	BEARING
L1	20.07' (20.06')	S 15°13'05" W (S 14°52'08" W)
L2	7.21' (7.02')	S 46°16'48" E (S 48°01'26" E)
L3	6.33' (6.37')	S 78°35'53" W (S 79°18'27" W)
L4	24.39' (24.32')	S 17°49'47" W (S 17°43'09" W)
L5	36.08' (36.37')	N 72°53'52" W (N 73°02'27" W)
L6	10.33' (10.39')	N 30°24'22" E (N 31°42'58" E)
L7	23.70' (23.65')	N 27°36'14" E (N 27°22'41" E)
L8	54.21' (54.10')	N 05°11'09" E (N 04°57'36" E)
L9	92.98' (93.18')	S 02°10'53" W (S 01°55'06" W)

Plat for  
**Tract 93-B-1**  
**MRGCD Map 34**

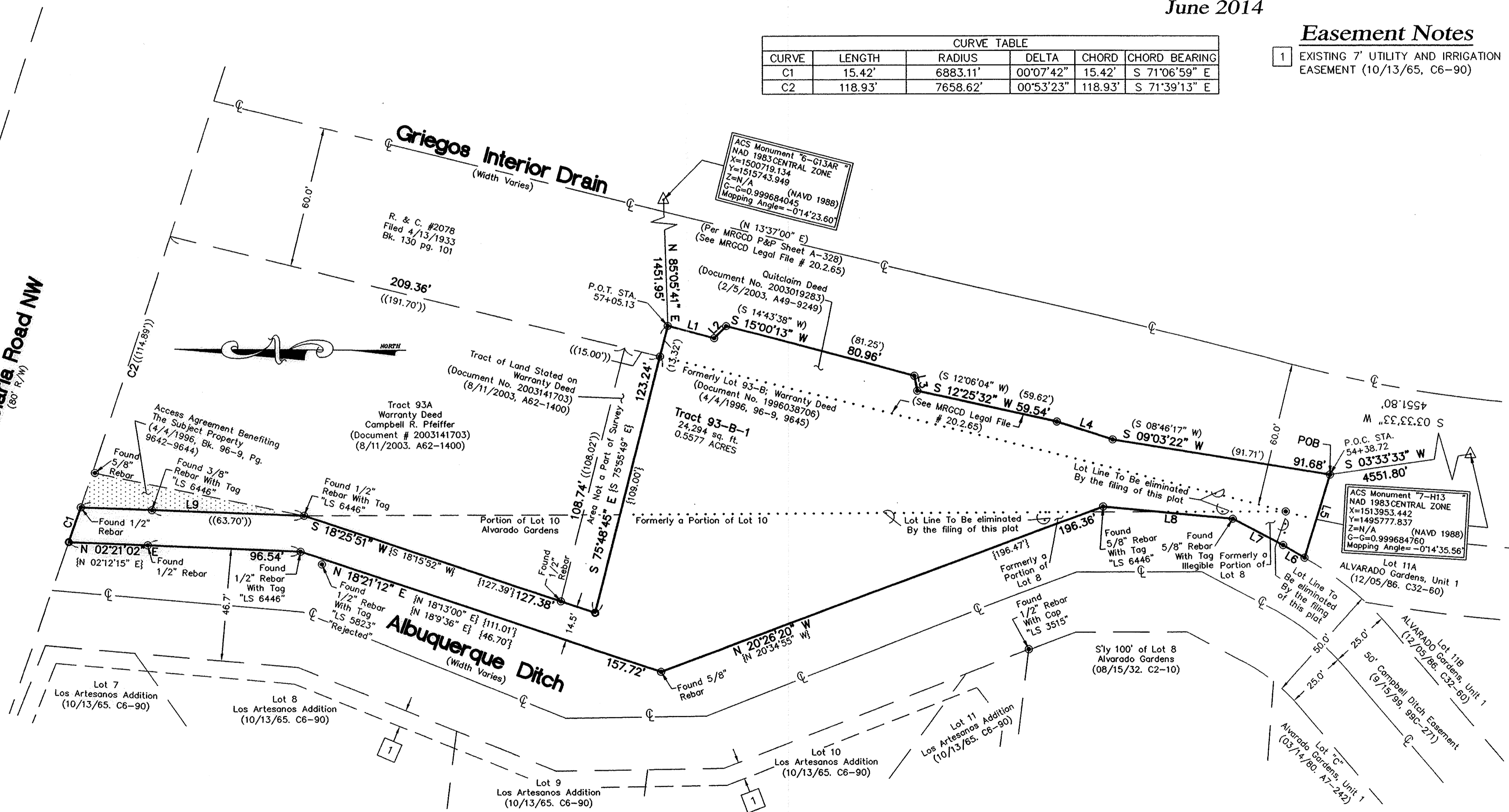
Being Comprised of  
Portions of Tract No. 93, MRGCD Map 34 and a W'ly  
Portion of Griegos Drain R.O.W. and Portions of Lots  
8 and 10, Alvarado Gardens Unit 1, Section 6, T 10 N,  
R 3 E, as Projected into Town of Albuquerque Land Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2014

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.42'	6883.11'	00°07'42"	15.42'	S 71°06'59" E
C2	118.93'	7658.62'	00°53'23"	118.93'	S 71°39'13" E

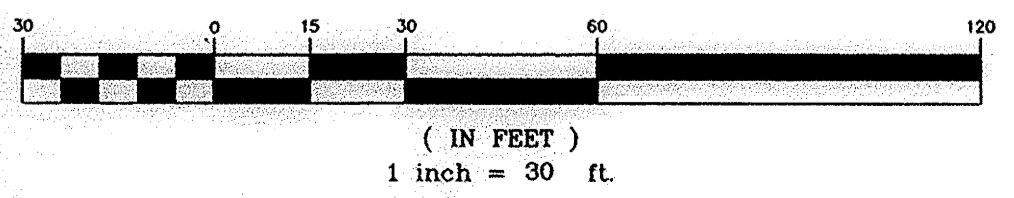
**Easement Notes**

- EXISTING 7' UTILITY AND IRRIGATION EASEMENT (10/13/65, C6-90)

Candelaria Road NW  
(80' R/W)



GRAPHIC SCALE



DOC# 2014056335

07/17/2014 10:56 AM Page: 2 of 3  
Toulous Oliver, Bernalillo Co

**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244

**Free Consent**

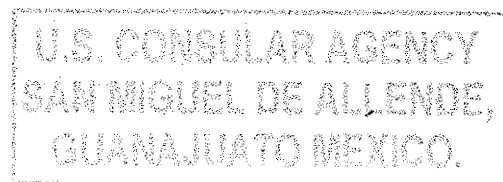
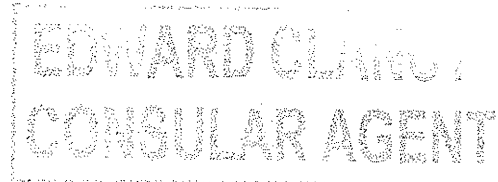
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*A. Fisher*  
ANDREW FISHER, TRUSTEE  
CHARLES R. FISHER AND MARY JANE FISHER REVOCABLE TRUST  
*July 2, 2014*  
DATE

**Acknowledgment**

STATE OF *Guanajuato, Mexico*  
COUNTY OF *San Miguel de Allende*  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *July 2, 2014*  
BY: ANDREW FISHER, TRUSTEE, CHARLES R. FISHER AND MARY JANE FISHER REVOCABLE TRUST

*[Signature]*  
NOTARY PUBLIC  
PRESIDENTIAL COMMISSIONS ARE PERMANENT  
MY COMMISSION EXPIRES



**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 01147-11751, EFFECTIVE DATE MAY 8, 2014.
2. QUITCLAIM DEED FOR CHARLES R. FISHER AND MARY JANE FISHER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 5, 2003, IN BOOK A49, PAGE 9249.
3. PLAT OF LOS ARTESANOS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 13, 1965, IN BOOK C6, PAGE 90.
4. PLAT OF ALVARADO GARDENS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 1932, IN BOOK C2, PAGE 10.
5. RIGHT OF WAY MAP OF CANDELARIA ROAD NW, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C3, PAGE 172.
6. WARRANTY DEED FOR CAMPBELL R. PFEIFFER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 2003, IN BOOK A62, PAGE 1400.
7. WARRANTY DEED FOR CHARLES R. FISHER AND MARY JANE FISHER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 1996, IN BOOK 96-9, PAGES 9645-9646.
8. MAP OF THE GRIEGOS DRAIN, PROJECT NO. A-328, DATED MARCH 10, 1932.
9. PLAT OF LOTS 4-A AND 5-A, THE COLONY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 20, 1986, IN VOLUME C29, FOLIO 137.
10. CORRECTED PLAT OF AMBER PLACE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 12, 1988, IN VOLUME C35, FOLIO 171.
11. PLAT OF LOT 11, ALVARADO GARDENS, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1986, IN VOLUME C32, FOLIO 60.
12. PLAT OF LOT "C" ALVARADO GARDENS, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 14, 1980, IN VOLUME A7, FOLIO 242.
13. NYGREN/PFEIFFER DRIVEWAY ACCESS AGREEMENT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 1996, IN BOOK 96-9, PAGES 9642-9644.

**Plat for  
Tract 93-B-1  
MRGCD Map 34**

**Being Comprised of  
Portions of Tract No. 93, MRGCD Map 34 and a W'ly  
Portion of Griegos Drain R.O.W. and Portions of Lots  
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R 3 E, as Projected into Town of Albuquerque Land Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2014**

**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 Corp. d/b/a CenturyLink QC 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

DOC# 2014056335  
07/17/2014 10:56 AM Page 3 of 3  
PLAT R: \$25.00 8: 2014C P: 0069 M: Toulous Olivero, Bernalillo Co

**CARTESIAN SURVEYS INC.**  
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Phone (505) 896-3050 Fax (505) 891-0244