

LOCATION MAP G-13-Z

PURPOSE OF PLAT

- To create Lots 24-A and 24-B as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- Project No.: PR-2022-006762
- Application No.: SD-2022-00043
- Zone Atlas Index No.: G-13-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 1
- Gross Subdivision Acreage: 0.5327 Acres

NOTES

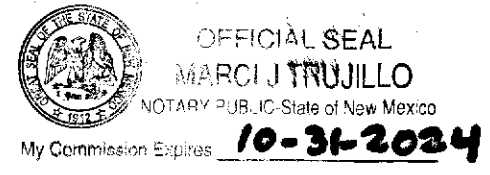
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "ALVARADO GARDENS", (08-15-1932, C02-010) all being records of Bernalillo County, New Mexico.
- Field Survey: October, 2021.
- Title Report(s): None provided
- Address of Property: 2217 Matthew Avenue NW, Albuquerque, New Mexico 87104
- City of Albuquerque, New Mexico IDO Zone: R-A
- 100 Year Flood Zone Designation: ZONE X (protected by levees), Panel 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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 the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all 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.

Steven R. Chamberlin and Susan Chamberlin, husband and wife
 Date 12-21-21

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 21 day of December, 2021, this instrument was acknowledged before me by Steven R. Chamberlin and Susan Chamberlin, husband and wife.
Marcia J. Trujillo
 Notary Public



DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 6, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being the West 85 feet of the South 1/2 of Lot 24, Alvarado Gardens, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932, in Plat Book C02, Page 010, and by Warranty Deed, filed July 29, 2011, as Document No. 2011069432, and containing 0.5327 acres more or less.

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) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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 requested final action 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 this plat.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

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 *Payton W. Street* DATE 3/21/2022

PLAT OF
 LOTS 24-A & 24-B
 ALVARADO GARDENS
 (A REPLAT OF THE WEST 85' OF THE
 SOUTH 1/2 OF LOT 24, ALVARADO GARDENS)
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 M.R.G.C.D. MAP NO. 34
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

PROJECT NUMBER: PR-2022-006762
 Application Number: SD-2022-00043

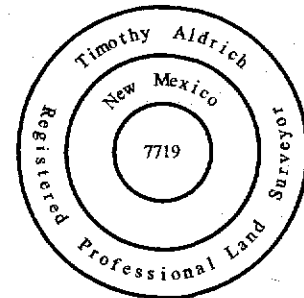
PLAT APPROVAL

- Utility Approvals:
- [Signature]* Public Service Company of New Mexico Date 1-28-22
 - [Signature]* New Mexico Gas Company Date 2/7/2022
 - [Signature]* Lumen Date 2/8/2022
 - [Signature]* Comcast Date 2/7/22
- City Approvals:
- Loren N. Risenhoover P.S.* 12/20/2021 City Surveyor Date
 - Real Property Division Date
 - Traffic Engineering, Transportation Division Date
 - Albuquerque-Bernalillo County Water Utility Authority Date
 - Parks and Recreation Department Date
 - [Signature]* AMAFCA 1/31/2022 Date
 - City Engineer/Hydrology Date
 - Code Enforcement Date
 - Solid Waste Management Date
 - DRB Chairperson, Planning Department Date

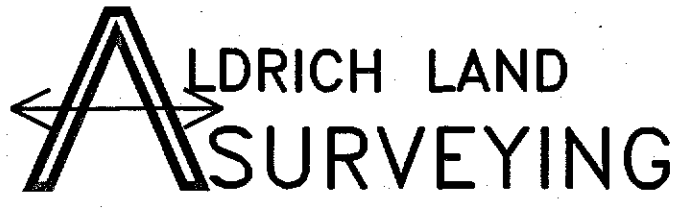
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, utility companies and other parties expressing an interest 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] Timothy Aldrich, P.S. No. 7719 12/13/2021 Date



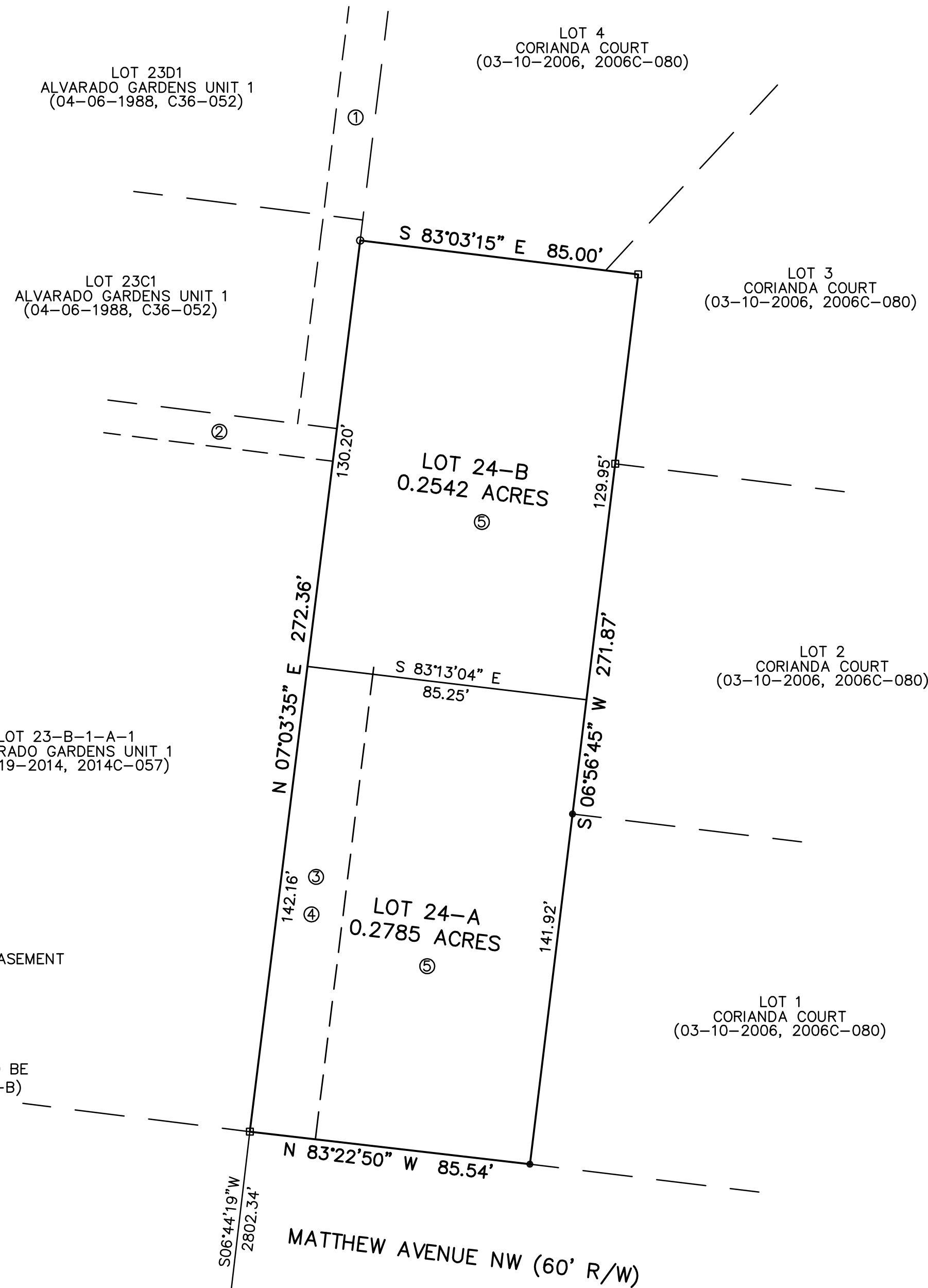
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Job No.:	21-191	Sheet:	1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 (A REPLAT OF THE WEST 85' OF THE
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 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

- PROPERTY CORNERS
- FOUND 1/2" REBAR WITH CAP "LS 14269"
 - FOUND 1/2" REBAR
 - FOUND 3/4" STEEL PIN

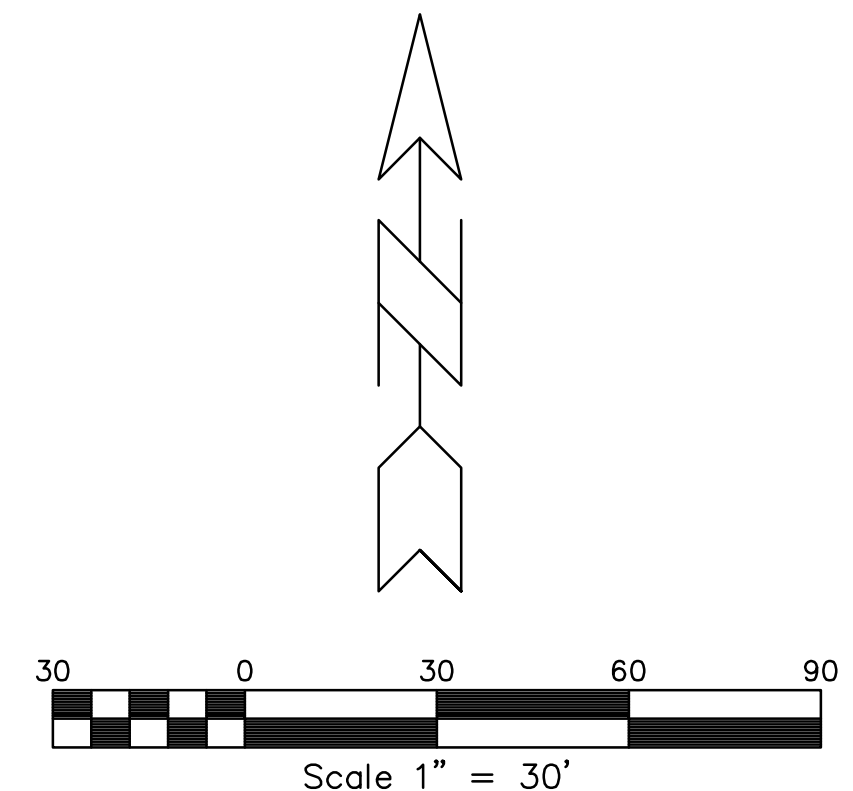


NOTES (continued from page 1)

11. A deviation from 5-1(C)(2)(b) of the IDO pertaining to lot size for Contextual Residential Development in Areas of Consistency was approved on _____, 2022 by the DRB for the lots as depicted on this Plat.

EASEMENTS

- ① - 12' DITCH EASEMENT
(04-06-1988, C36-052)
- ② - 10' DITCH EASEMENT
(12-05-1989, C40-058)
- ③ - 20' PRIVATE ACCESS EASEMENT AND PUE
(FOR THE BENEFIT OF AND TO BE MAINTAINED
BY THE OWNERS OF LOT 24-A AND 24-B)
(GRANTED BY THIS PLAT)
- ④ - 20' PRIVATE SANITARY SEWER AND WATER SERVICE EASEMENT
(FOR THE BENEFIT OF AND TO BE MAINTAINED
BY THE OWNERS OF LOT 24-B)
(GRANTED BY THIS PLAT)
- ⑤ - BLANKET CROSS LOT DRAINAGE EASEMENT
(FOR THE BENEFIT OF LOTS 24-A AND 24-B AND TO BE
MAINTAINED BY THE OWNERS OF LOTS 24-A AND 24-B)
(GRANTED BY THIS PLAT)



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