

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 2023 2024

1012060243 19840742
Matthew Sanchez & Mcaloney Crystal

Jmo Pille 11/1/24
 Bernalillo County Treasurer Date

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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

PURPOSE OF PLAT

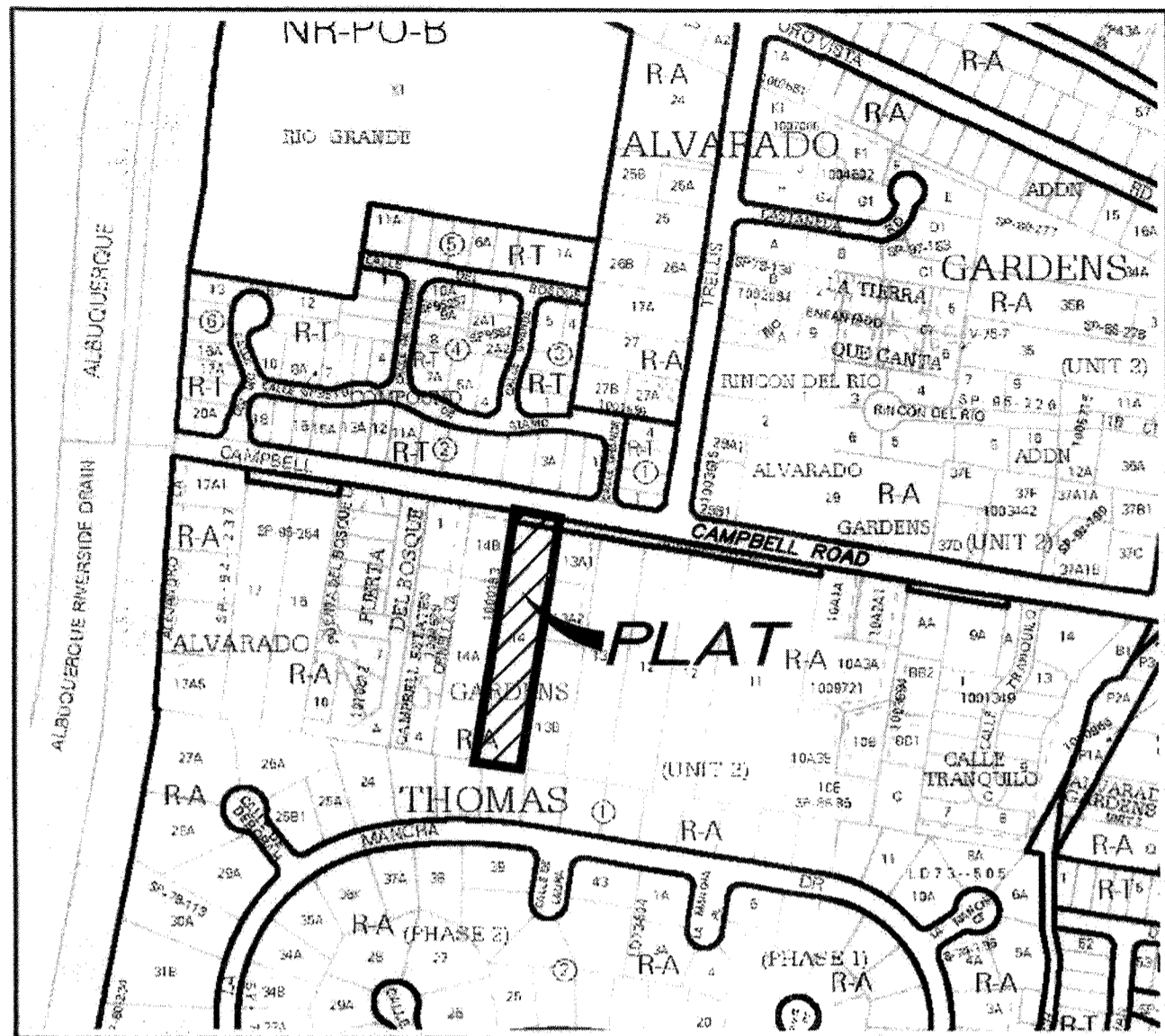
The purpose of this plat is to:

- a. Show the Vacated portions of Campbell Road N.W and Duranes Ditch VACATED By SD-2024-00084 & SD-2024-00085 as shown hereon.
- b. Divide One (1) existing Lot into Two (2) new Lots as shown hereon.
- c. Grant the new Public and Private Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 March 21, 2024



VICINITY MAP
 Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Common cross lot surface drainage easements for Lots 14-A1 and 14-B1 are hereby granted by this plat for the benefit and use of the owners of said Lots. Each owner shall be responsible for maintenance of the easement areas located on their lot.
8. City of Albuquerque Zone Atlas Page G-12.
9. DHO Project PR-2022-006847; SD-2024-00083 Preliminary Final Plat; SD-2024-00084 and SD-2024-00085 Vacation of right of way and VA-2024-00112 Sidewalk Waiver. Approved May 8, 2024.

SUBDIVISION DATA

1. Total number of existing Lots: 1
2. Total number of Lots created: 2
3. No Public Street right of way dedicated by this plat.
4. Gross Subdivision acreage: 1.2949 acres.

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 11/01/2024 01:53 PM Page: 1 of 4
 PLAT R: \$25.00 B: 2024C P: 0104 Linda Stover, Bernalillo County

PLAT OF
LOTS 14-A1 AND 14-B1
ALVARADO GARDENS UNIT NO. 2
 (BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)
 SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
 IN
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2024

PROJECT NUMBER: PR-2022-00 684 7
SD-2024-00083

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 4-4-24
 Public Service Company of New Mexico Date

[Signature] 3/25/2024
 New Mexico Gas Company Date

[Signature] 03/26/2024
 QWest Corporation d/b/a CenturyLink QC Date

[Signature] 4/6/2024
 Comcast Date

CITY APPROVALS:

[Signature] 4/2/2024
 City Surveyor Date
 Department of Municipal Development

Aaron W. Fowler 10/28/24
 Aaron W. Fowler (Oct 28, 2024 09:36 MDT) Date
 Real Property Division

[Signature] Aug 9, 2024
 Hydrology Date

[Signature] Aug 9, 2024
 Ernest Umeyer Date
 Traffic Engineering, Transportation Division

[Signature] Aug 28, 2024
 ABCWUA Date

[Signature] Aug 28, 2024
 Parks and Recreation Department Date

[Signature] 3/26/2024
 AMAFCA Date

[Signature] 10/31/24
 City Engineer Date

[Signature] Aug 12, 2024
 Code Enforcement Date

[Signature] Aug 9, 2024
 Planning Department Date

M.R.G.C.D.

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 [Signature] 2/13/24 DATE

SURV TEK, INC.
 Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

PLAT OF
LOTS 14-A1 AND 14-B1

ALVARADO GARDENS UNIT NO. 2

(BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH, 2024

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising (1) The East half (E1/2) of Lot numbered Fourteen (14), Alvarado Gardens Unit No. 2 as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934 in Volume C, Folio 28; and (2) a portion of the abandoned Duranes Ditch adjacent to the Northerly boundary of said Lot 14, more particularly described as follows:

BEGINNING at the Northeast corner of the parcel herein described, (a 1/2" Rebar and cap stamped "L.S. 7923" found in place) said point being a point on the Southerly right of way line of Campbell Road N.W. and the Northwest corner of Tract 13A1, Alvarado Gardens Unit 2 as the same is shown and designated on the plat entitled "REPLAT OF LOT 13A, ALVARADO GARDENS UNIT 2, LOTS 13A1, 13A2", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in Volume A6, folio 217, whence the Albuquerque Central Survey Monument "6-G13AR" bears N 84°15'28"E, 5067.60 feet distant; Thence,

S 09°22'18" W, 563.79 feet along the Easterly line of said Lot 14, Alvarado Gardens Unit No. 2 to the Southeast corner of said Lot 14 (a 1/2" Rebar and cap stamped "L.S. 7923" found in place), said point being a point on the Northerly line of Phase II, Thomas Village Estates as the same is shown and designated on the plat entitled "PHASE II, THOMAS VILLAGE ESTATES", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 25, 1975 in Volume C11, folio 36, Thence,

N 81°14'48" W, 99.97 feet along a line common to said Lot 14 and Phase II, Thomas Village Estates to the Southwest corner of said Lot 14 (a 1/2" Rebar and cap stamped "L.S. 7002" found in place) said point also being the Southeast corner of Lot 14-A, Alvarado Gardens Unit 2 as the same is shown and designated on the plat entitled "PLAT OF LOTS 14-A AND 14-B, ALVARADO GARDENS UNIT NO. 2", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 27, 2000 in Plat Book 2000C, Page 168; Thence,

N 09°22'18" W, 564.79 feet along the Easterly line of said Lots 14-A and 14-B, Alvarado Gardens Unit 2 to the Northwest corner of the parcel herein described, said point being the Northeast corner of said Lot 14-B, Alvarado Gardens Unit 2 and a point on the Southerly right of way line of Campbell Road N.W.; Thence,

S 80°40'30" E, 99.96 feet along said Southerly right of way line of Campbell Road N.W. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.2949 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 14-A1, 14-B1 AND 14-C1, ALVARADO GARDENS UNIT NO. 2 (BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT NO. 2 AND VACATED PORTION OF DURANES DITCH) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

East 1/2 of Lot 14
Matthew Sanchez and Crystal McAlerney Revocable Trust
under Trust Agreement dated August 23, 2023


Matt Sanchez Co-Trustee


Crystal McAlerney Co-Trustee


ACKNOWLEDGMENT

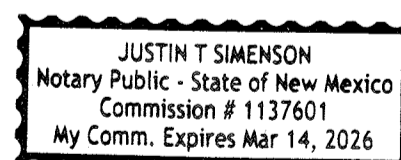
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29th

day of March, 2024, by Matt Sanchez and Crystal

McAlerney.


Notary Public My commission expires Mar. 14, 2026



DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- Plat entitled "PLAT OF ALVARADO GARDENS UNIT NO. 2", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934 in Volume C, Folio 28.
- Plat entitled "PLAT OF LOTS 14-A AND 14-B, ALVARADO GARDENS UNIT NO. 2", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 27, 2000 in Plat Book 2000C, Page 168.
- Plat entitled "REPLAT OF LOT 13A, ALVARADO GARDENS UNIT 2, LOTS 13A1, 13A2", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in Volume A6, folio 217.
- Plat entitled "PHASE II, THOMAS VILLAGE ESTATES", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 25, 1975 in Volume C11, folio 36.
- Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on 7-10-2013 as Doc No. 2013077360.
- Title Commitment prepared by Stewart Title Guaranty Company, Commitment File Number 01147-2943, dated June 28, 2013.

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area with reduced flood risk due to levee) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0331 H, dated August 16, 2012.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



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PLAT R: \$25.00 B: 202407 P: 0104 Linda Stover, Bernalillo County

210006_PLAT.DWG

SHEET 2 OF 4

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

CAMPBELL ROAD N.W.

4.5' of Campbell Road right of way Vacated by project 1000153.
4.5' Public Utility Easement by plat filed Book 2000C, page 168.

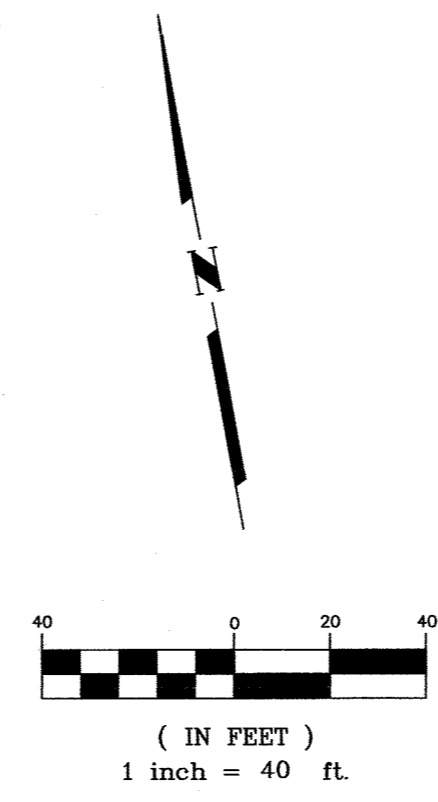
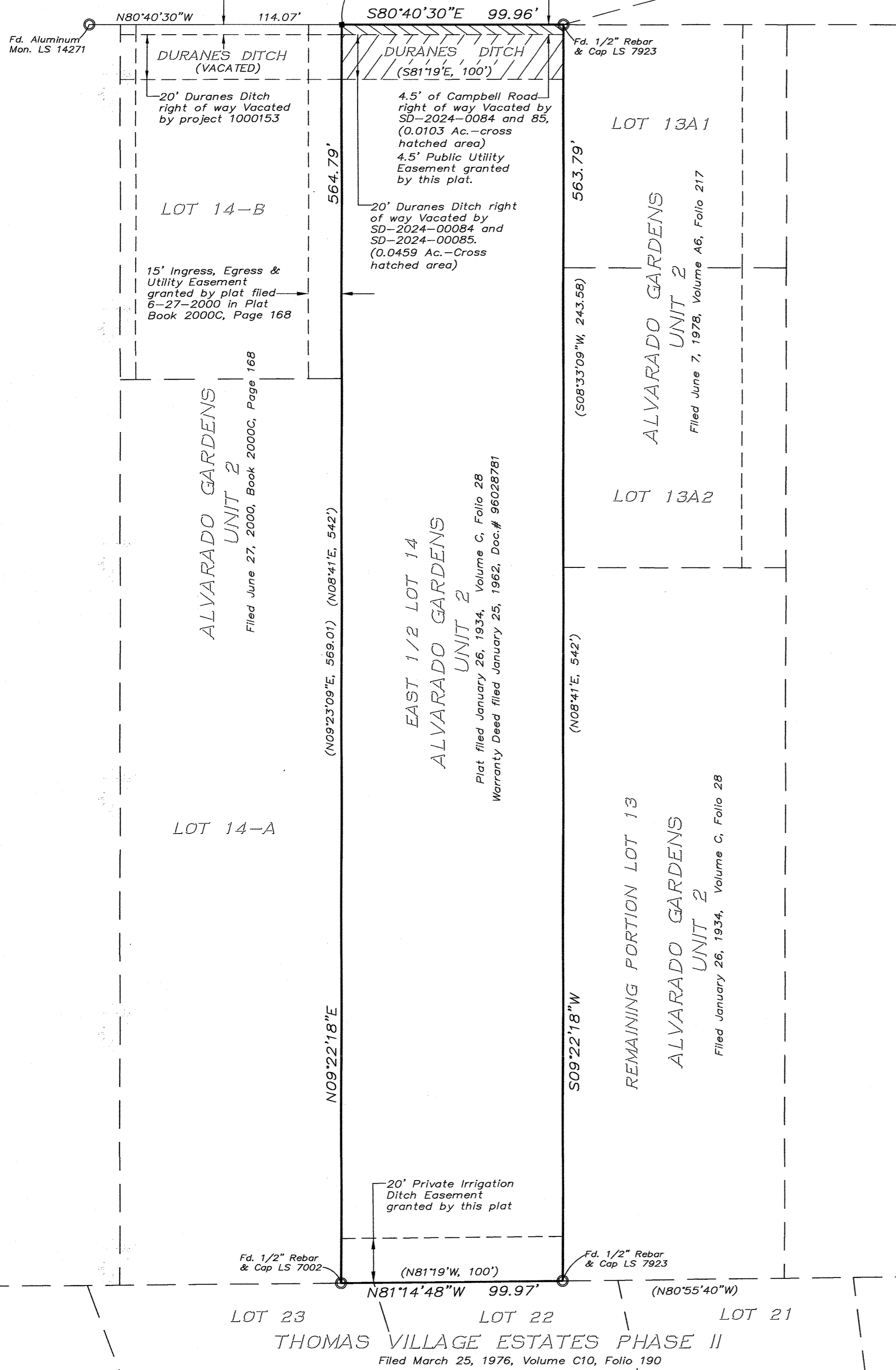
Fd. PK Nail & Brass Disc LS 7923 set for line in south Face of existing powerpole

Albuquerque Control Survey Monument "6-G13AR"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,500,719,134 U.S. survey feet
East= 1,515,743,949 U.S. survey feet
Delta Alpha= -00°14'23.60"
Ground to Grid Factor= 0.999684045
Elevation= Not Published

PLAT OF
LOTS 14-A1 AND 14-B1
ALVARADO GARDENS UNIT NO. 2

(BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)

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MARCH, 2024



EXISTING BOUNDARY AND VACATIONS

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SHEET 3 OF 4

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

CAMPBELL ROAD N.W.

PLAT OF
LOTS 14-A1 AND 14-B1
ALVARADO GARDENS UNIT NO. 2

(BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH, 2024

4.5' of Campbell Road right of way Vacated by project 1000153.
 4.5' Public Utility Easement by plat filed Book 2000C, page 168.

Fd. PK Nail & Brass Disc LS 7923 set for line in south Face of existing powerpole

Albuquerque Control Survey Monument "6-G13AR"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,500,719.134 U.S. survey feet
 East= 1,515,743.949 U.S. survey feet
 Delta Alpha= -00°14'23.60"
 Ground to Grid Factor= 0.999684045
 Elevation= Not Published

Fd. Aluminum Mon. LS 14271

DURANES DITCH (VACATED)
 20' Duranes Ditch right of way Vacated by project 1000153

LOT 14-B

15' Ingress, Egress & Utility Easement granted by plat filed 6-27-2000 in Plat Book 2000C, Page 168

ALVARADO GARDENS UNIT 2
 Filed June 27, 2000, Book 2000C, Page 168

LOT 14-A1
 0.4981 Ac.

LOT 13A1

ALVARADO GARDENS UNIT 2
 Filed June 7, 1978, Volume A6, Folio 217

LOT 13A2

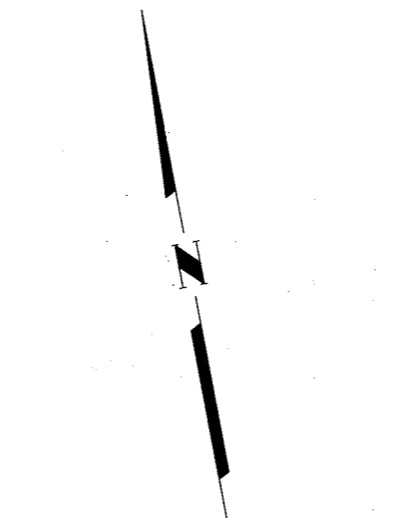
EASEMENT NOTES

(A) 24' Private Access and Public Utility Easement granted by this plat for the benefit of the owners of Lots 14-A1 and 14-B1. Said easement to be maintained by the respective owners of said Lots 14-A1 and 14-B1.

(B) Private Utility Easement granted by this plat for the benefit of the owners of Lots 14-A1 and 14-B1. Said easement to be maintained by the owners of said Lots 14-A1 and 14-B1. (Shaded Area)

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.26	S80°40'30"E
L2	35.70	S80°40'30"E
L3	51.00	S09°22'18"W
L4	34.42	S09°22'18"W
L5	60.00	S09°22'18"W
L6	56.00	N80°37'42"W
L7	44.40	S09°22'18"W
L8	Intentionally omitted	
L9	16.00	N80°37'42"W
L10	20.00	S09°22'18"W
L11	16.00	S80°37'42"E
L12	22.00	S09°22'19"W
L13	24.00	S80°37'41"E
L14	222.25	N09°22'18"E
L15	55.96	S80°37'42"E
L16	50.00	S09°22'19"W
L17	24.00	S80°37'42"E
L18	171.39	S09°22'18"W
L19	79.96	N81°14'50"W
L20	38.13	S47°26'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	106.86'	300.00'	54.00'	106.29'	S01°42'56"W	20°24'30"
C2	61.72'	198.00'	31.11'	61.47'	N00°26'30"E	17°51'37"
C3	103.13'	288.00'	52.12'	102.58'	S01°46'11"W	20°31'00"
C4	65.46'	210.00'	33.00'	65.20'	N00°26'30"E	17°51'37"
C5	110.59'	312.00'	55.88'	110.01'	S01°39'57"W	20°18'31"
C6	57.98'	186.00'	29.23'	57.75'	N00°26'30"E	17°51'37"
C7	43.98'	28.00'	28.00'	39.60'	N54°22'18"E	90°00'00"
C8	43.98'	28.00'	28.00'	39.60'	N35°37'42"W	90°00'00"



(IN FEET)
 1 inch = 40 ft.

NEW LOTS AND EASEMENT

LOT 14-A

LOT 14-B1
 0.7968 Ac.

REMAINING PORTION LOT 13

ALVARADO GARDENS UNIT 2
 Filed January 26, 1934, Volume C, Folio 28

LOT 23

LOT 22

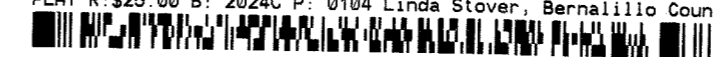
LOT 21

THOMAS VILLAGE ESTATES PHASE II

Filed March 25, 1976, Volume C10, Folio 190

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 PLAT R: 225.00 B: 2024C P: 0104 Linda Stover, Bernalillo County



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SHEET 4 OF 4

SURV TEK, INC.

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Phone: 505-300-4732

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