

VICINITY MAP (NTS) Zone Atlas Page: G-12-Z

REFERENCES

1. Replat of Alvarado Gardens, Unit No. 3, recorded in D1-107, May 20, 1937.
2. Plat of Lots 90-A and 90-B, Alvarado Gardens, Unit No. 3, recorded in 91C-103, on May 23, 1991.
3. Boundary Survey Plat of Lot 90-B, Alvarado Gardens Unit 3, recorded as Doc. #2023000900 on January 6, 2023.
4. Warranty Deed to Roy R. Luna and Emma O. Luna, filed in Drawer 2840, Page 651 in the records of Bernalillo County Clerk's Office, dated October 16, 1986.

PARCEL ID #s

3610 Trellis Dr. NW 1012063428110601
 2733 Candelaria Rd. NW 101206033541910628

SURVEYOR'S CERTIFICATE

I, Lenore Armijo, New Mexico Professional Surveyor Number 15511, hereby certify that this Minor Plat was prepared from actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Minor Plat and the field survey upon which it is based meet the Minimum Standards for Land Surveys in New Mexico.

Lenore Armijo 6-26-2024
 Lenore Armijo, NMLS No. 15511 Date



FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat Lot Line Adjustment of the land hereon shown.

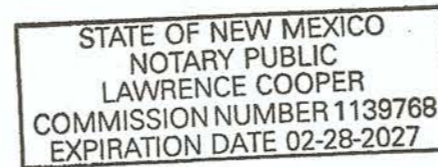
Roy R. Luna 6-25-2024
 Roy R. Luna Date
Emma O. Luna 6-25-2024
 Emma O. Luna Date

State of New Mexico
 County of Bernalillo

This instrument was acknowledged before me on

6-25 2023

Notary Public *Laurence Cooper*



My commission expires 02-28-2027

NOTES

1. The basis of bearing is between Albuquerque Station 6-G13AR and Albuquerque Station 7-H13, said bearing being S 19°55'06" W as shown on plat.
2. Bearings are plat, distances are ground.
3. Unless otherwise indicated, all property corners were found in place and tagged.
4. No current title binder provided to surveyor. Record plats were relied on for easements of record.
5. Date of DHO Approval, May 22, 2024.
6. Zone Atlas Index No. G-12-Z
7. Gross Subdivision Acreage = 25,293.82 sq. ft or 0.5807 acres, +/-
8. Total Number of Lots impacted: 2
9. Parcel Zoning R-A per IDO S-1(C) Table S-1-1
10. On April 24, 2024, a determination was approved by the DHO PER 2023-008197/SD-2024-00070, allowing the existing sidewalks along the frontage of the property on Candelaria Road N.W. and Trellis Dr. N.W. to remain as is.

SOLAR COLLECTION NOTE

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

Minor Preliminary/Final Plat for Lot 90-A-1 and Lot 90-B-1 Replat Lot Line Adjustment Between Lot 90-A and Lot 90-B Alvarado Gardens, Unit 3 Projected Section 1, T 10 N, R 2 E, NMPM Town of Albuquerque Land Grant City of Albuquerque Bernalillo County, New Mexico

July 2023

PROJECT NUMBER: PR-2023-008197

Application Number: SD-2024-00095

PLAT APPROVAL

Utility Approvals:

<i>Daniel Aragon</i>	06/17/2024
PNM Electric Services	Date
<i>MH</i>	6/18/2024
New Mexico Gas Company	Date
<i>Kathleen Lopez</i>	6/27/2024
Century Link	Date
<i>Mike Mortua</i>	06/24/2024
Comcast	Date

CITY APPROVALS:

Loren N. Risenhoover P.S. 6/13/2024
 City Surveyor Date

Real Property Division Date
n/a 7/17/24
 Environmental Health Department Date

Traffic Engineering Date

ABCWUA Date
Whitney Phelan 7/17/24
 Parks and Recreation Department Date

AP 6/18/2024
 AMAFCA Date
Loggia Che 7/17/24
 Hydrology Date

Code Enforcement Date
[Signature] 7/17/24
 Planning Department Date

City Engineer Date

MRGCD Date

COUNTY CLERK INDEXING

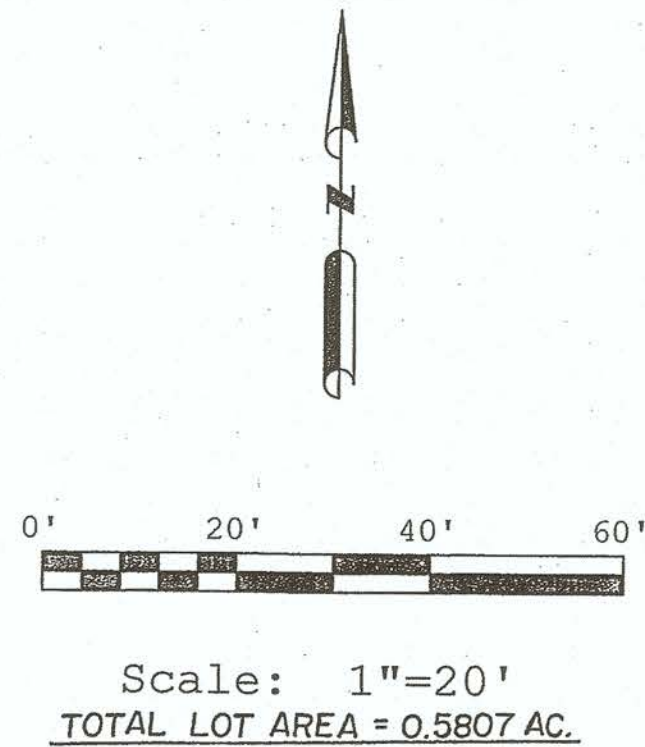
Owner: Roy R. & Emma Luna
 Property: Lots 90-A-1 & 90-B-1, Alvarado Gardens Unit 3
 Section 1, T 10 N, R 2 E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

LEGEND

- ⊙ Found and used 1/2" rebar with cap
- Set 1/2" rebar with cap LS #15511 or PK Nail in concrete

NOTE:

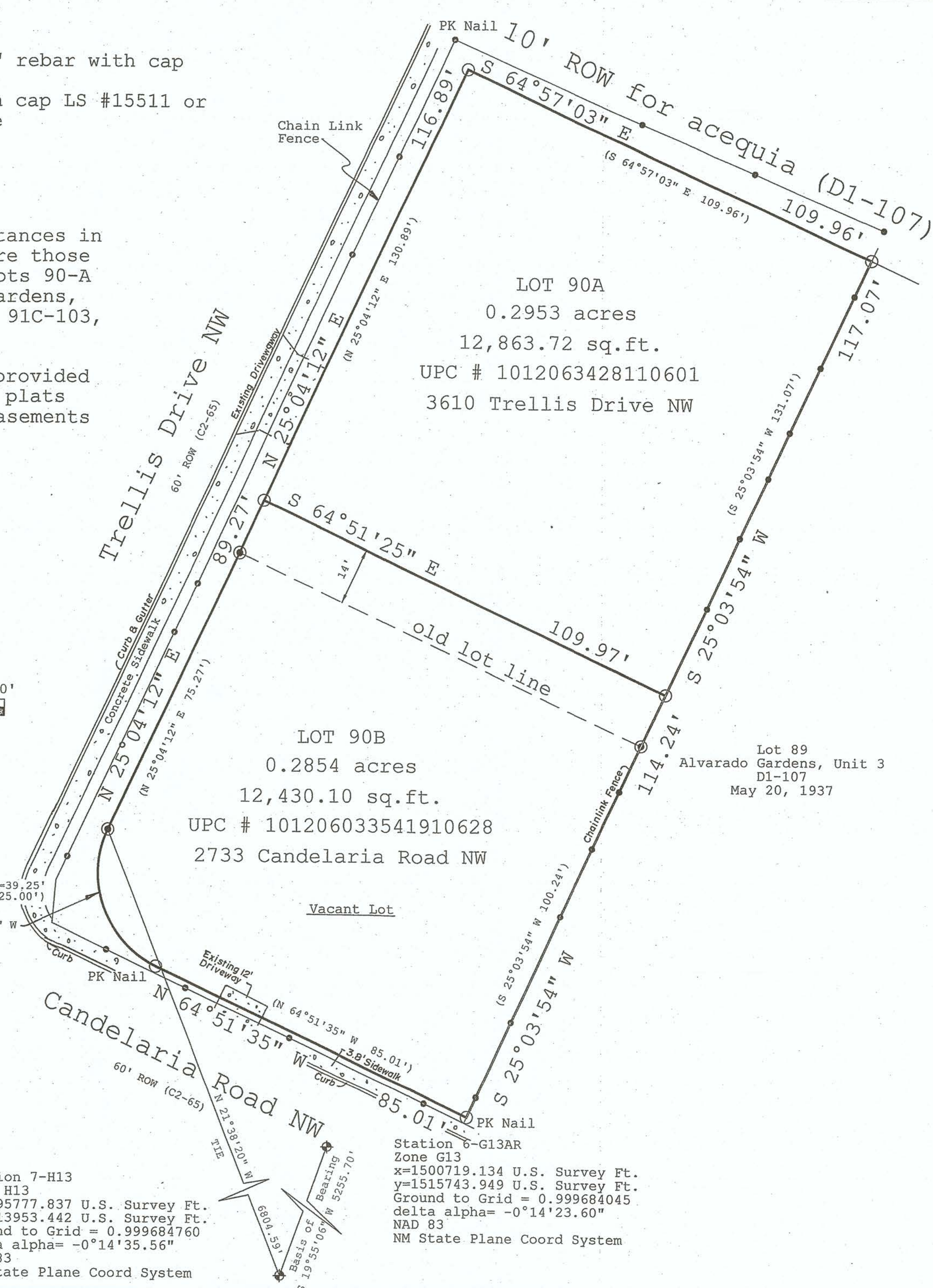
1. Bearings and distances in single parenthesis are those taken from Plat of Lots 90-A and 90-B, Alvarado Gardens, Unit No. 3, recorded 91C-103, May 23, 1991.
2. No title binder provided to surveyor. Record plats were relied on for easements of record.



(A=39.25'
R=25.00'
Chord Brg=N 19°53'21" W
Chord Dist=35.34'

Station 7-H13
Zone H13
x=1495777.837 U.S. Survey Ft.
y=1513953.442 U.S. Survey Ft.
Ground to Grid = 0.999684760
delta alpha= -0°14'35.56"
NAD 83
NM State Plane Coord System

Station 6-G13AR
Zone G13
x=1500719.134 U.S. Survey Ft.
y=1515743.949 U.S. Survey Ft.
Ground to Grid = 0.999684045
delta alpha= -0°14'23.60"
NAD 83
NM State Plane Coord System



Minor Preliminary/Final Plat
for Lot 90-A-1 and Lot Lot-B-1
Replat Lot Line Adjustment
Between Lot 90-A and Lot 90-B
Alvarado Gardens, Unit 3
Projected Section 1,
T 10 N, R 2 E, NMPM
Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico

July 2023

LEGAL DESCRIPTION

Lot 90A and Lot 90B of Alvarado Gardens, Unit 3 in the City of Albuquerque, County of Bernalillo, State of New Mexico as per map recorded in Book 91C, Page 103 on May 3, 1991 in the office of the Bernalillo Clerk in Bernalillo County, New Mexico, more particularly described as follows:

Beginning at a point on the west line of said Lot 90B, said point also being on the east right of way line of Trellis Drive NW and marked with a rebar and plastic cap, illegible, said point being N 21°38'20" W, 6804.59 feet from Albuquerque Station 7-H13;

thence N25°04'12" E, 89.27 feet along said easterly right of way of Trellis Drive NW to a point;

thence continuing along said easterly right of way of Trellis Drive NW, N 25°04'12" E, a distance of 116.89 feet to a point, the Northwest Corner of said Lot 90A;

thence S 64°57'03" E, a distance of 109.96 feet to a point;

thence S 25°03'54" W, a distance of 117.07 feet to a point;

thence S 25°03'54" W, a distance of 114.24 feet to a point on the northern right of way of Candelaria Road NW;

thence along said northern right of way of Candelaria Road NW, N 64°51'35" W, a distance of 85.01 feet to a point on a curve to the right;

thence 39.25 feet along that curve with a radius of 25.00 feet, a chord bearing of N 19°53'21" W, and a chord distance of 35.34 feet to the point of beginning, containing 0.5807 acres, more or less.

COUNTY CLERK INDEXING

Owner: Roy R. & Emma Luna
UPC #s SHOWN ON PAGE 1
Property: Lots 90-A-1 & 90-B-1 Alvarado Gardens Unit 3
Section 1, T 10 N, R 2 E, NMPM
City of Albuquerque
Bernalillo County, New Mexico

Minor Preliminary/Final Plat
for Lot 90-A-1 and Lot 90-B-1
Replat Lot Line Adjustment
Between Lot 90-A and Lot 90-B
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City of Albuquerque
Bernalillo County, New Mexico

July 2023

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. **[Telephone Company]** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **[Cable Company]** 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 within the easement, 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 Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.