



VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83) and rotated to grid at the New Mexico Highway Commission/Albuquerque Control Survey Monument "7-H13".
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: G-12-Z
- U.C.L.S. Log Number: 2008420811
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "REPLAT OF ALVARADO GARDENS UNIT NO. 3 AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO", filed May 20, 1937, in Volume D1, Folio 107, records of Bernalillo County, New Mexico.
  - Plat entitled "SUMMARY PLAT LOT 81, NOW LOTS 81-A & 81-B OF ALVARADO GARDENS UNIT 3, BERNALILLO COUNTY, NEW MEXICO, MAY 24, 1983, filed July 14, 1983, in Volume B20, Folio 86, records of Bernalillo County, New Mexico.
  - Plat entitled "TRACTS 82-A AND 82-B, ALVARADO GARDENS, UNIT 3 (BEING A REPLAT OF TRACT 82, ALVARADO GARDENS, UNIT 3) WITHIN SECTION 1, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed August 4, 2005 in Plat Book 2005C, Page 279, records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

The purpose of this plat is to show a vacated portion of the 10' R/W for Acequia, as vacated by 08 DRB-10655, as shown hereon, and combine said portion with existing Tract 82-B.

**SUBDIVISION DATA**

- Total number of existing tracts: 1
- Total number of tracts created: 1
- Gross Subdivision acreage: 0.2876 acres

**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, comprising Lot 82-B, Alvarado Gardens, Unit 3, as the same is shown and designated on the plat entitled "TRACTS 82-A AND 82-B, ALVARADO GARDENS, UNIT 3 (BEING A REPLAT OF TRACT 82, ALVARADO GARDENS, UNIT 3) WITHIN SECTION 1, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 4, 2005, in Plat Book 2005C, Page 270.

AND

That portion of the southerly 5' of "10' R/W FOR ACEQUIA" adjoining and contiguous with the northerly boundary of Lot 82, Alvarado Gardens, Unit 3, as the same is shown and designated on the plat entitled "REPLAT OF ALVARADO GARDENS, UNIT NO. 3, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, PLAT & SURVEY, NEW MEXICO ENGINEERING CO., ALBUQ. N. MEX., SCALE 1" = 200', 1937", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Volume D1, Folio 107, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southeasterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the southeasterly corner of said Lot 82-B, Alvarado Gardens, Unit 3, and also being the northeasterly corner of Lot 82-A, Alvarado Gardens, Unit 3, of said plat filed in Plat Book 2005C, Page 270, and also being a point on the westerly boundary of Lot 81-A, Alvarado Gardens, Unit 3, as the same is shown and designated on the plat entitled "SUMMARY PLAT LOT 81, NOW LOTS 81-A & 81-B, OF ALVARADO GARDENS, UNIT 3, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 14, 1983, in Volume B20, Folio 86, whence Albuquerque Central Survey Monument "7-H13" bears S 14°41'29" E 6.19819 feet distant; thence, along the southerly boundary of said Lot 82-B, Alvarado Gardens, Unit 3, and the northerly boundary of said Lot 82-A, Alvarado Gardens, Unit 3,

N 64°51'17" W, 110.12 feet to the southwesterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place, said point also being the southwesterly corner of said Lot 82-B, Alvarado Gardens, Unit 3, and also being the northeasterly corner of Lot 82-A, Alvarado Gardens, Unit 3, and also being a point on the easterly boundary of Lot 83, Alvarado Gardens, Unit 3, of said plat filed in Volume D1, Folio 107; thence, along the westerly boundary of said Lot 82-B, Alvarado Gardens, Unit 3, and the easterly boundary of said Lot 83, Alvarado Gardens, Unit 3, to the centerline of said "10' R/W FOR ACEQUIA",

N 25°08'43" E, 113.75 feet to the northwesterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place; thence, along said centerline of "10' R/W FOR ACEQUIA",

S 64°51'17" E, 110.12 feet to the northeasterly corner of the parcel herein described, a 5/8" rebar with cap stamped "LS 9750" set in place; thence, through said "10' R/W FOR ACEQUIA", along the easterly boundary of said Lot 82-B, Alvarado Gardens, Unit 3, and along the westerly boundaries of Lot 81-B, Alvarado Gardens, Unit 3, of said plat filed in Volume D20, Folio 86, and said Lot 81-A, Alvarado Gardens, Unit 3,

S 25°08'43" W, 113.75 feet to the point of beginning.

Said parcel contains 0.2876 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "PLAT OF TRACT 82-B-1, ALVARADO GARDENS, UNIT 3 (BEING A REPLAT OF TRACT 82-B, ALVARADO GARDENS, UNIT 3) 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", 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 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 do so.

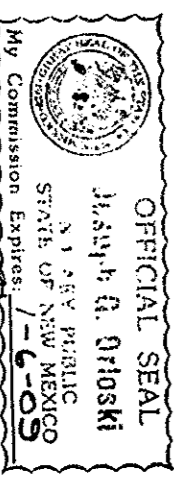
Harvey Ruskin  
*[Signature]*

Laurie Ruskin  
*[Signature]*

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 13th day of November, 2008, by Harvey Ruskin and Laurie Ruskin.



Notary Public  
*[Signature]*

My commission expires 1-6-09

**PLAT OF TRACT 82-B-1 ALVARADO GARDENS UNIT 3**

(BEING A REPLAT OF TRACT 82-B, ALVARADO GARDENS UNIT 3) 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 OCTOBER, 2008

PROJECT NUMBER: 1004179  
Application Number: 08DRS-70521

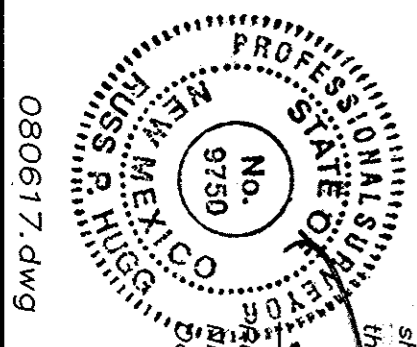
**PLAT APPROVAL**

Utility Approvals:  
 AM Electric Services: 11-14-08  
 PNM Gas Services: 11-14-08  
 Quesada Corporation: 10/24/08  
 Corcorst: 12-15-08

City Approvals:  
 City Surveyor: 11-20-08  
 Real Property Division: 1-7-09

Environmental Health Department: 12-31-08  
 Transportation Division: 12-31-08  
 Utilities Department: 12-31-08  
 Parks and Recreation Department: 12/31/08  
 AMAFCA: 12/31/08

Supervisors Certification:  
 Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certifies that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct 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.  
 Date: 01-07-09



**SOLAR NOTE:**

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. The foregoing requirement shall be a condition to approval of this plat.

PLAT OF  
TRACT 82-B-1  
ALVARADO GARDENS  
UNIT 3  
(BEING A REPLAT OF TRACT 82-B, ALVARADO GARDENS UNIT 3)  
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  
OCTOBER, 2008

DDCH 2009022076

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11/14/2008 08:57 PM Page 2 of 2  
Touhou Olivere, Bernalillo Co  
NEW MEXICO PLAT 82-B-1 UNIT 3

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, including sufficient privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, deck, or other structure shall be erected or constructed on sold 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/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

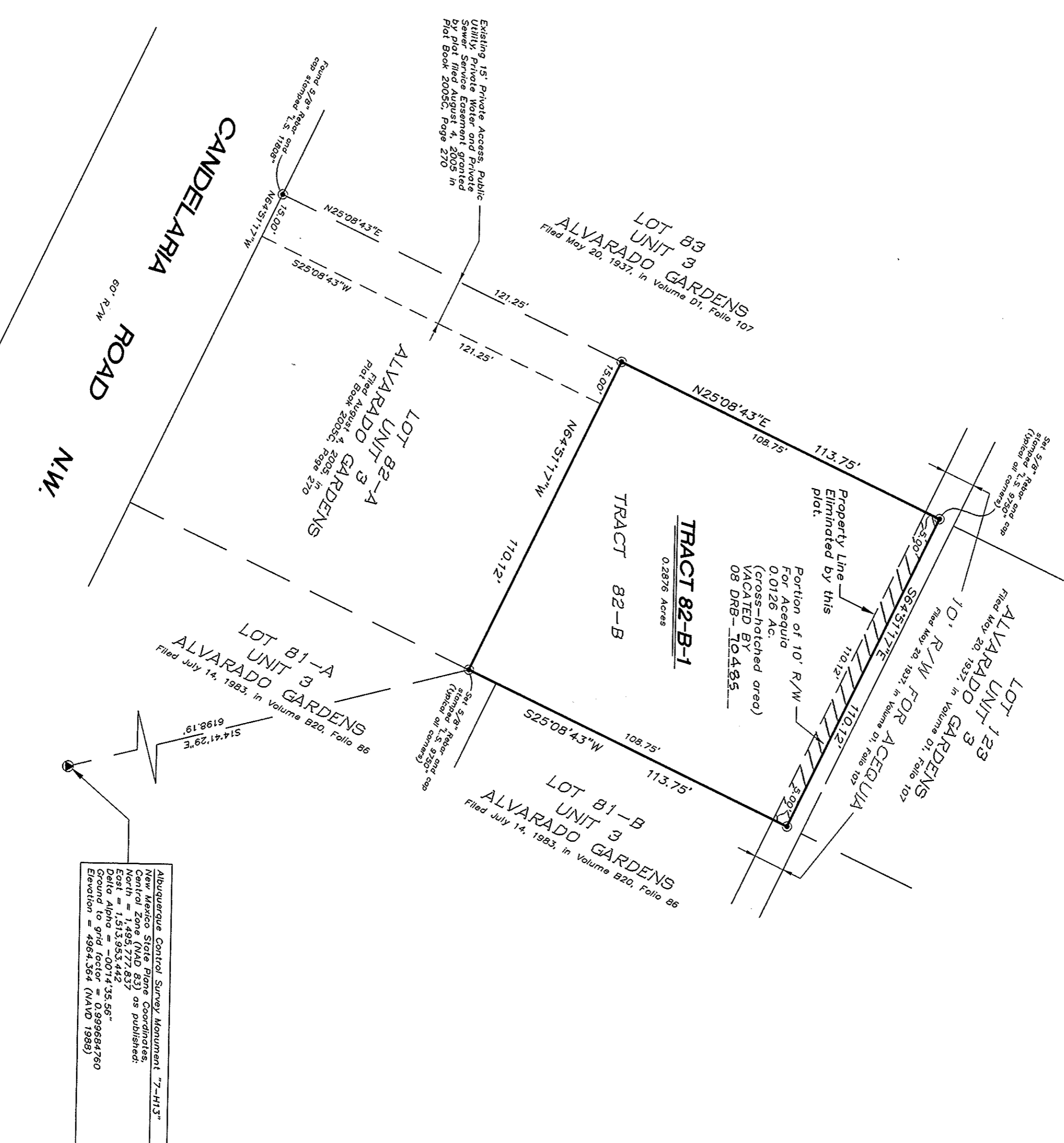
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**NO NEW PUBLIC UTILITY EASEMENTS WERE GRANTED BY THIS PLAT.**

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 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 12/11/08



GRAPHIC SCALE

