

- SUBMISSION DATA**
1. CASE NO.: 1008437
 2. ZONE ATLAS INDEX NO.: G-12-2
 3. GROSS SUBDIVISION ACRES: 0.5934 ACRE
 4. TOTAL NUMBER OF EXISTING LOTS: 1 LOT
 5. TOTAL NUMBER OF PROPOSED LOTS: 1 LOT
 6. DATE OF SURVEY: SEPTEMBER, 2010

PURPOSE OF PLAT
 The purpose of this plat is to incorporate adjacent south half of abandoned and vacated Community Ditch (Acequio) right of way into the platted property, and to grant easements as shown.

NOTES

1. Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone, NAD83 datum. Basis of bearings is bearing N08°58'46"E between Control Stations "7_H13" and "14_F13". Distances are ground, field and record values. Bearings shown in parentheses are record values.
2. Unless shown otherwise all property corners were set with 1/2" rebar and cap stamped "PS 10464".
3. The address of the subject property is 2623 Condelario Road N.W., Albuquerque, NM 87107.
4. The subject property lies within Zone "X" (Other Flood Areas. Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), as shown on FEMA Flood Insurance Rate Map No. 35001001198B dated September 26, 2008.
5. This plat shows all existing easements shown on the recorded plat of the subdivision and as provided by the owners and utility companies (none are shown).
6. No property within the area of requested final action shall at any time be subject to 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 or site development plan for subdivision.

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, 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]* DATE: 6/30/11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON PROPERTY OWNERSHIP RECORD.

UPC#: 101206010339110605
 BAGA CATERGAL R
 BERNALILLO COUNTY TREASURER'S OFFICE: 6-10-11

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, being identified as Lot 83 and the southerly five feet (5.5') of vacated and abandoned 10 foot wide Community Ditch (Acequio) right-of-way, as shown and designated on the Replat of Alvarado Gardens, Unit No. 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 20, 1937, in Volume D1, Folio 107, and being more particularly described as follows:

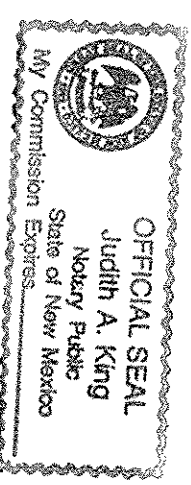
Beginning at the southeast corner of the parcel of land herein described, being a point on the northerly right-of-way line of Condelario Road N.W., whence the Control Station "7_H13" bears S16°11'59"E, 6,177.54 feet distance; thence, N64°51'17"W, 110.00 feet distance to the southwest corner of the parcel of land herein described; thence, N25°08'43"E, 235.00 feet distance to the northwest corner of the parcel of land herein described being a point of the centerline of vacated and abandoned Community Ditch (Acequio) right-of-way; thence, S64°51'17"E, 110.00 feet distance to the northeast corner of the parcel of land herein described; thence, S25°08'43"W, 235.00 feet distance to the southeast corner and point of beginning of the parcel of land herein described, and containing 25,890 square feet (0.5934 acre), more or less.

OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. 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.

Raymond J. Albut
 RAYMOND M. ALDERETE
 DATE: 6/26/11

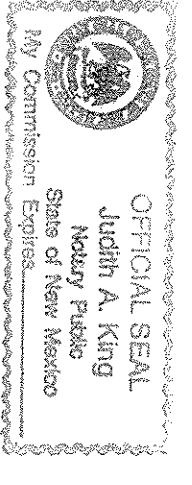
ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jun 2011, BY Raymond Albut

MY COMMISSION EXPIRES: 9-25-2012
[Signature]
 NOTARY PUBLIC
 DATE: 01/26/11
 CATHERINE R. BACA

ACKNOWLEDGMENT
 STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26th DAY OF Jun 2011 BY Carmen R. Baca

MY COMMISSION EXPIRES: 9-25-2012
[Signature]
 NOTARY PUBLIC
 DATE: 5/30/11

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 1. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, TAPURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. 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.

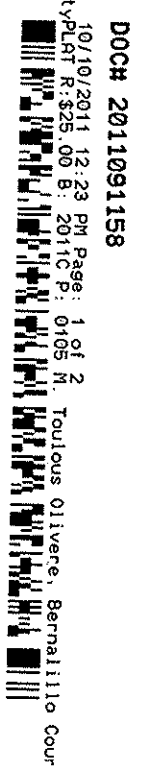
3. QUEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. CABLE TV FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR 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 PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.

PLAT OF
 LOT 83-A
 ALVARADO GARDENS
 UNIT 3
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2010



APPROVED AND ACCEPTED BY

DRB #1008437
 CASE NO.

[Signature]
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 DATE: 9-26-11

[Signature]
 CITY ENGINEER
 DATE: 8-10-11

[Signature]
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 DATE: 09-26-11

[Signature]
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 DATE: 08/10/11

[Signature]
 PARKS AND RECREATION DEPARTMENT
 DATE: 8-10-11

[Signature]
 CITY SURVEYOR
 DATE: 2-15-11

[Signature]
 AMARCA
 DATE: 8-10-11

[Signature]
 PUBLIC SERVICE COMPANY OF NEW MEXICO
 DATE: 2-15-11

[Signature]
 NEW MEXICO GAS COMPANY
 DATE: 9-12-2011

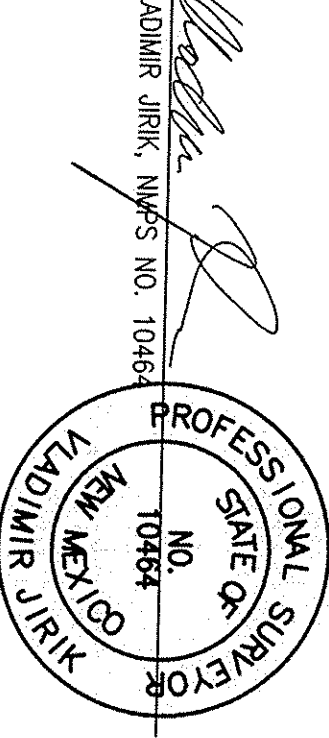
[Signature]
 OWNER
 DATE: 02-15-11

[Signature]
 OWNER
 DATE: 05-24-11

[Signature]
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 DATE: 6/30/11

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, 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.



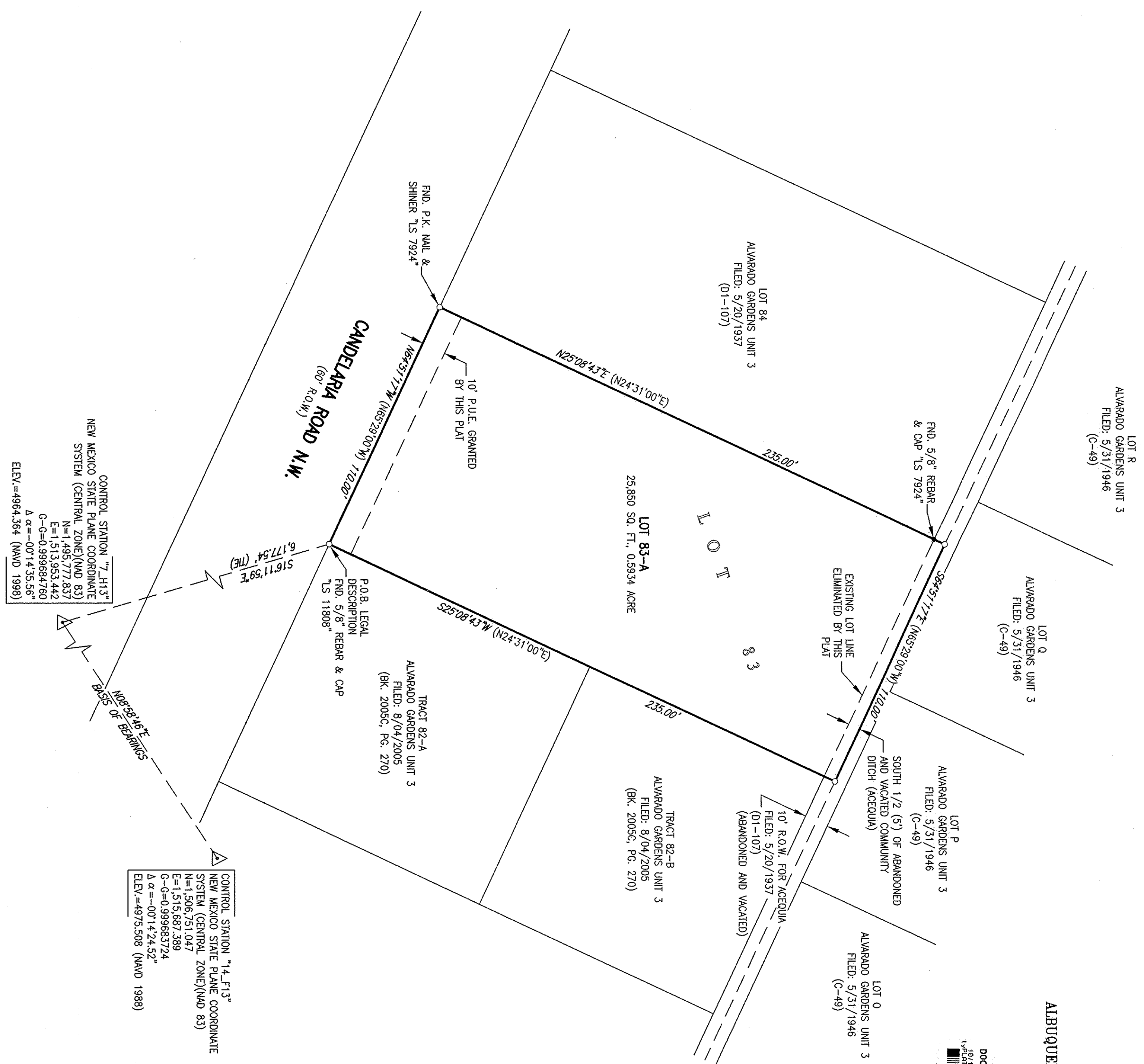
VLADIMIR JIRIK, NMS NO. 10464
 DECEMBER 22, 2010
 DATE

PLAT OF
LOT 83
ALVARADO GARDENS
UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2010

DOC# 2011091158
 10/19/2011 12:23 PM Page: 2 of 2
 Toulson Oliver, Bernalillo Cour



SCALE: 1" = 30'
 30 15 0 30



CONTROL STATION "14.F13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,506,751.047
 E=1,515,887.389
 G-G=0.999853724
 Δα=-00'14.24.52"
 ELEV.=4975.508 (NAVD 1988)

CONTROL STATION "7.H13"
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM (CENTRAL ZONE)(NAD 83)
 N=1,495,777.837
 E=1,513,953.442
 G-G=0.999684760
 Δα=-00'14.35.56"
 ELEV.=4964.364 (NAVD 1998)