

**PRELIMINARY PLAT
FOR
KENSINGTON SUBDIVISION UNIT 6
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 10
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004**

DESCRIPTION

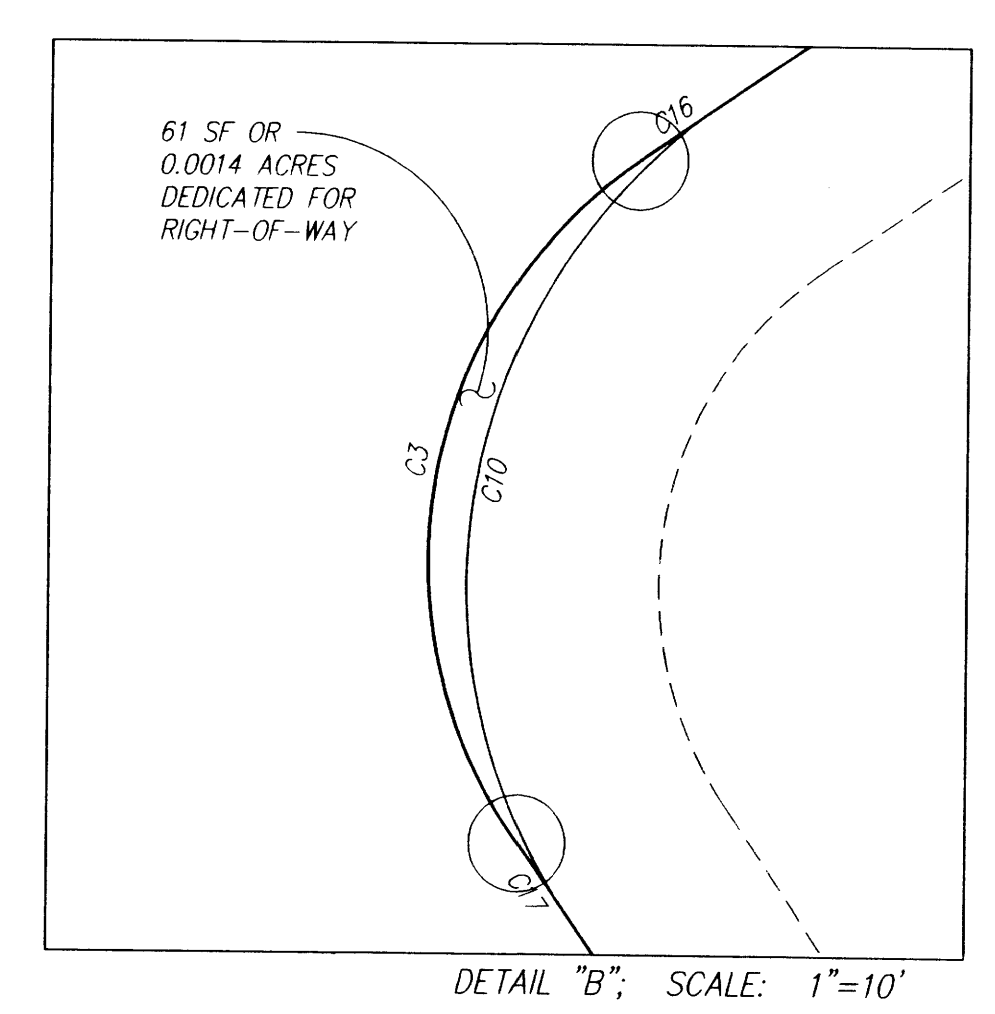
A tract of land situate, within the Town of Atrisco Grant, projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C, Mariposa Square as the same is shown and designated on said Document filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 08, 1989 in Volume C39, Folio 72 and containing 2.3573 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	2.3573 AC
ZONE ATLAS NO.	H-10
LOTS CREATED	18 LOTS
DATE OF SURVEY	APRIL, 2004
ZONING	RD 15 DU/AC

PURPOSE OF PLAT

- SUBDIVIDE TRACT C INTO 18 RESIDENTIAL LOTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.



LEGEND

- 1-P1 LOT NUMBER
- B L O C K 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY

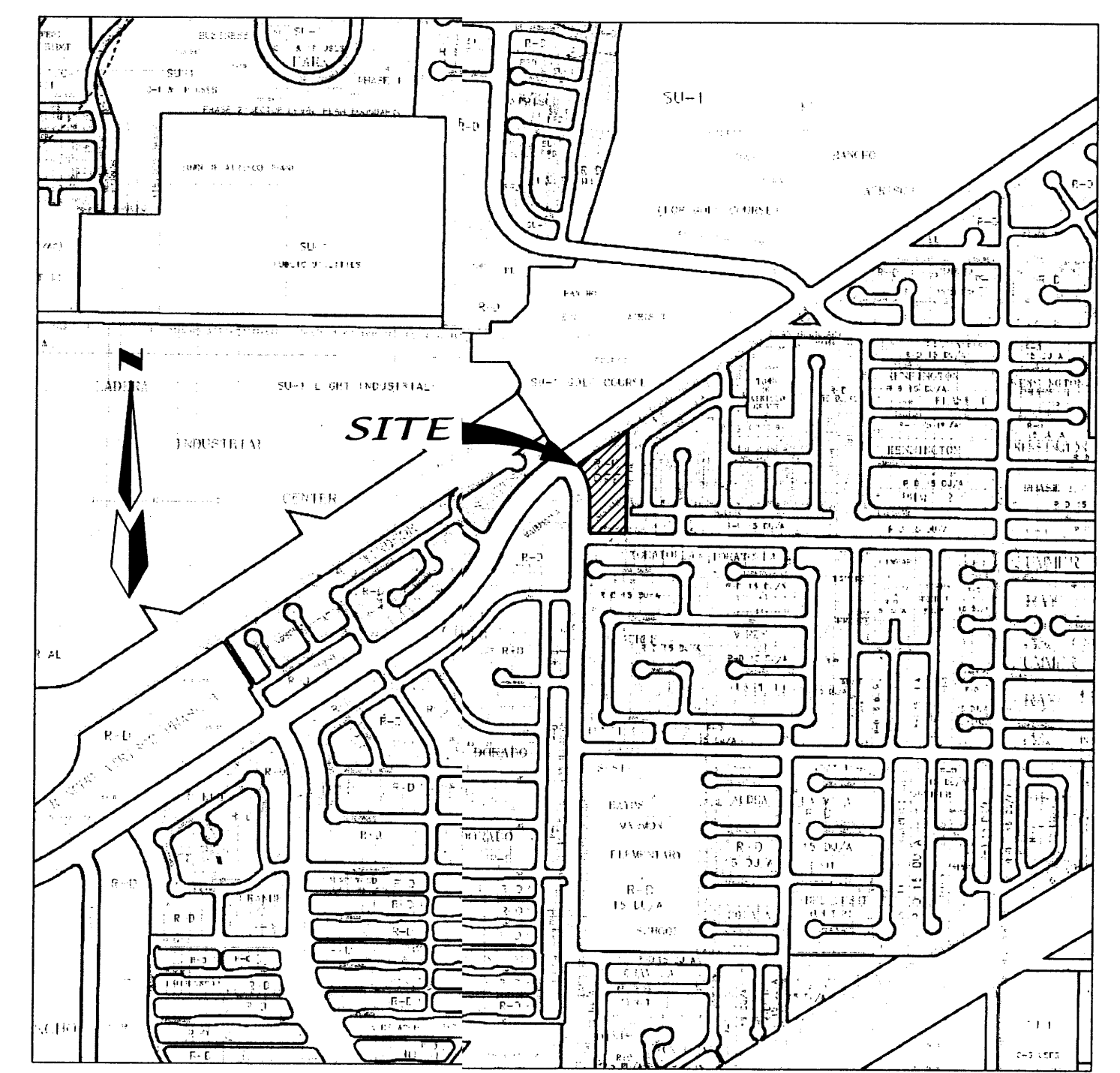
APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M. Date: 6-3-04

Owner: ARGUS DEVELOPMENT

 Ben Spencer DATE: 5-27-04

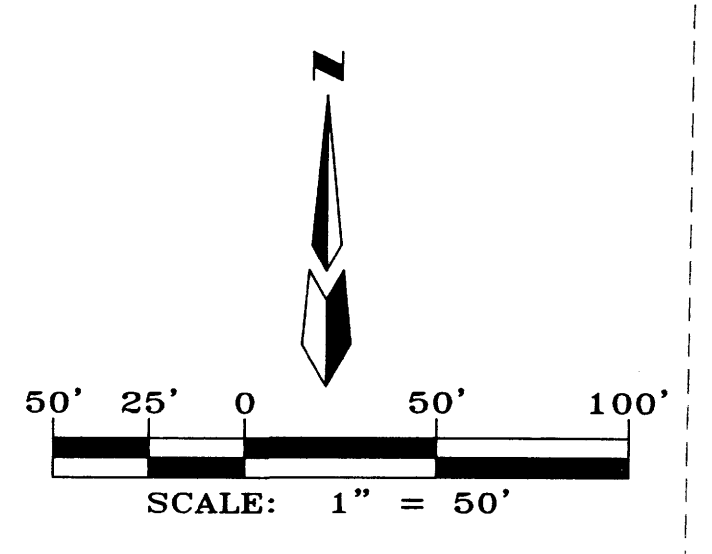
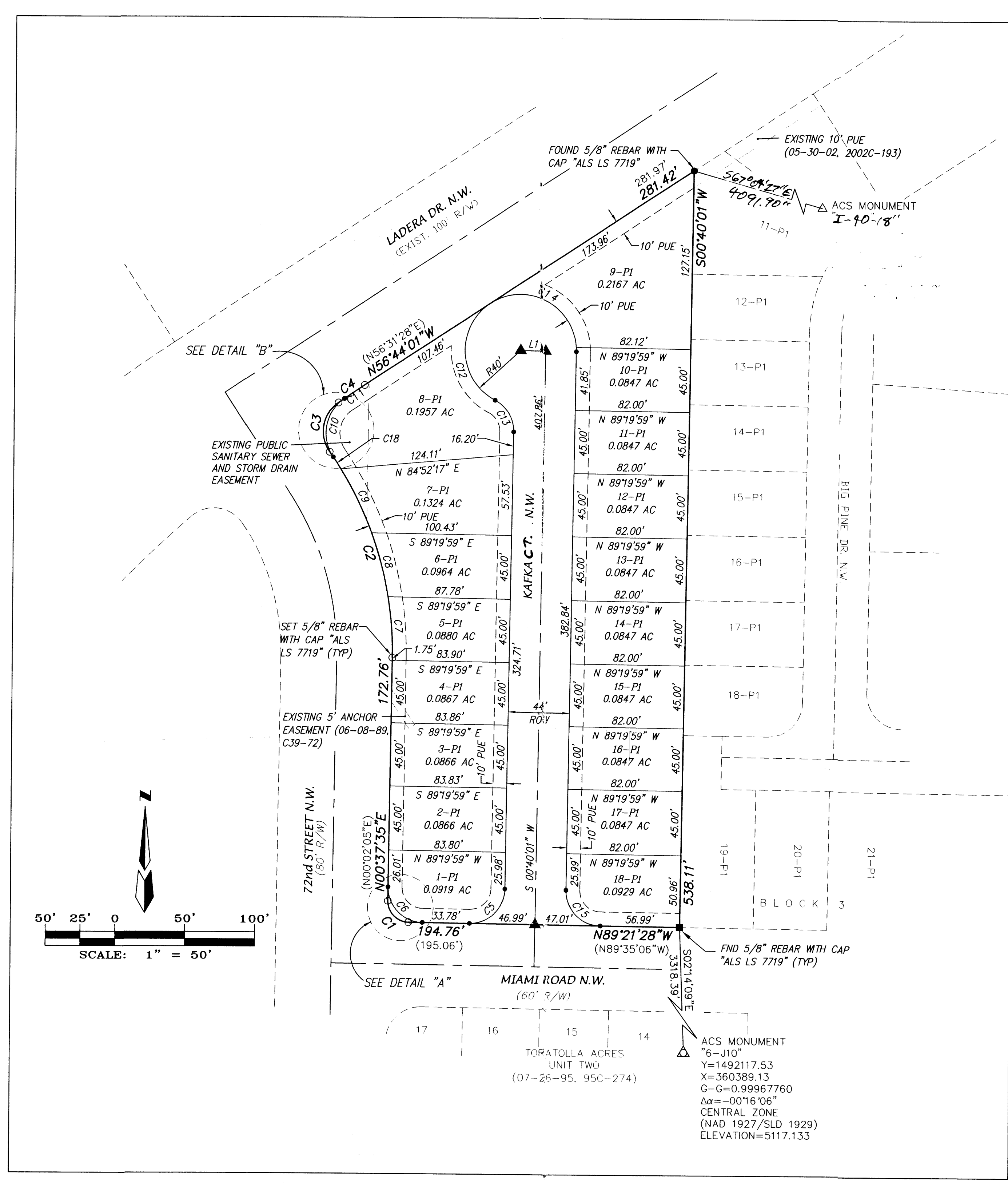
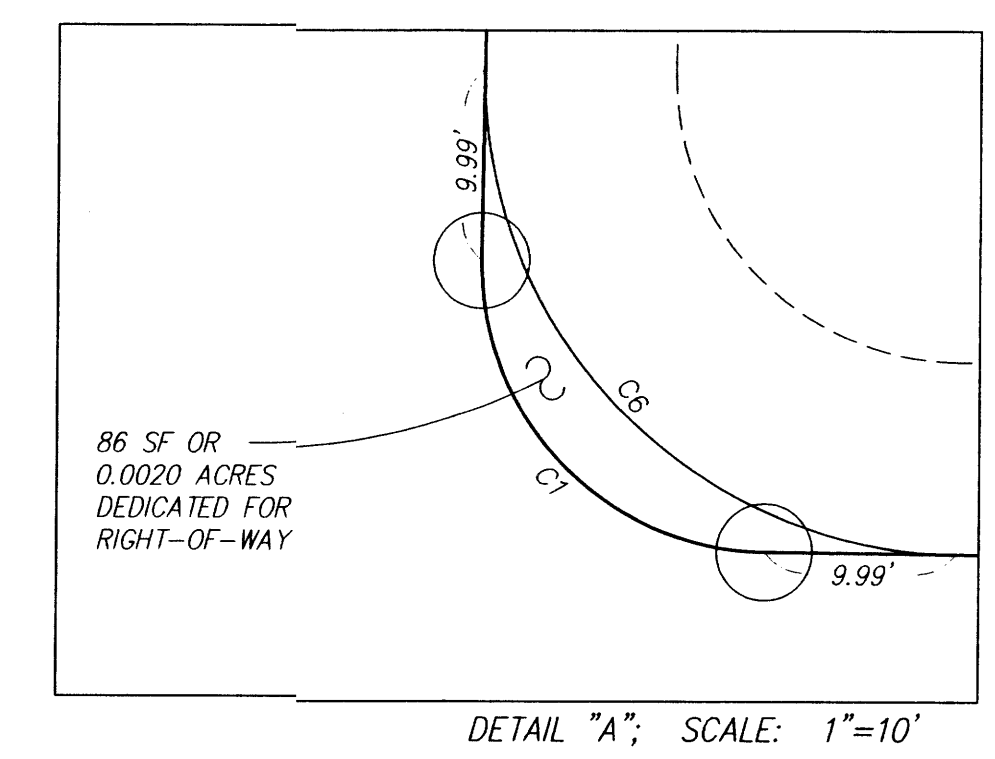
Dwg:	Drawn:	Checked: DMG	Sheet 1 of 1
Scale: 1"=50'	Date:	Job: A04005	



VICINITY MAP: H-10-Z

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	23.57 (23.55)	15.00	90°00'57"	15.00	N44°21'57"W (N44°36'31"W)	21.22 (21.20)
C2	153.56 (156.10)	244.66	36°25'45" (36°33'19")	80.51	N17°35'17"W (N17°54'34"W)	152.95 (153.46)
C3	39.87 (40.53)	25.00	91°22'06" (92°53'49")	25.60	N09°52'54"E (N10°15'41"E)	35.78 (36.24)
C4	22.56 (2.00)	1106.67	01°10'05" (01°08'20")	11.28	N56°08'59"E (N57°16'46"E)	22.56 (22.00)
C5	39.26	25.00	89°58'30"	24.99	N45°39'17"E	35.35
C6	39.26	25.00	89°59'03"	24.99	S44°21'57"E	35.35
C7	43.48	244.66	10°10'55"	21.80	N04°27'52"W	43.42
C8	46.82	244.66	10°57'49"	23.48	N15°02'14"W	46.74
C9	50.65	244.66	11°51'39"	25.41	N26°26'59"W	50.56
C10	47.42	30.00	90°34'04"	30.30	S10°33'06"W	42.64
C11	17.34	1106.67	05°33'53"	8.67	S56°17'05"W	17.34
C12	83.48	40.00	119°34'11"	68.68	S03°03'04"E	69.13
C13	27.71	25.00	63°30'10"	15.47	N31°05'04"W	26.31
C14	83.37	40.00	119°25'25"	68.48	N63°33'16"W	69.08
C15	39.28	25.00	90°01'29"	25.01	S44°20'44"E	35.36
C16	5.21	1106.67	07°16'12"	2.67	S55°42'03"W	5.21
C17	4.57	244.66	1°04'14"	2.29	N35°16'03"W	4.57
C18	10.04	244.66	2°21'07"	5.02	N33°33'22"W	10.04

LINE	BEARING	DISTANCE
L1	S89°19'59"E	18.00



NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11193
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

SURVEYOR ALDRICH LAND SURVEYING P.O. BOX 30701 ALBUQUERQUE, N.M. 87190 (505) 884-1990	OWNERS ARGUS DEVELOPMENT 6300 RIVERSIDE PLAZA LANE NW SUITE 200 ALBUQUERQUE, N.M. 87120 (505) 889-3061	ENGINEERS D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200
--	--	--

SITE BENCHMARK
ACS MONUMENT
"6-J10"
ELEVATION=5117.133
(SLD 1929)

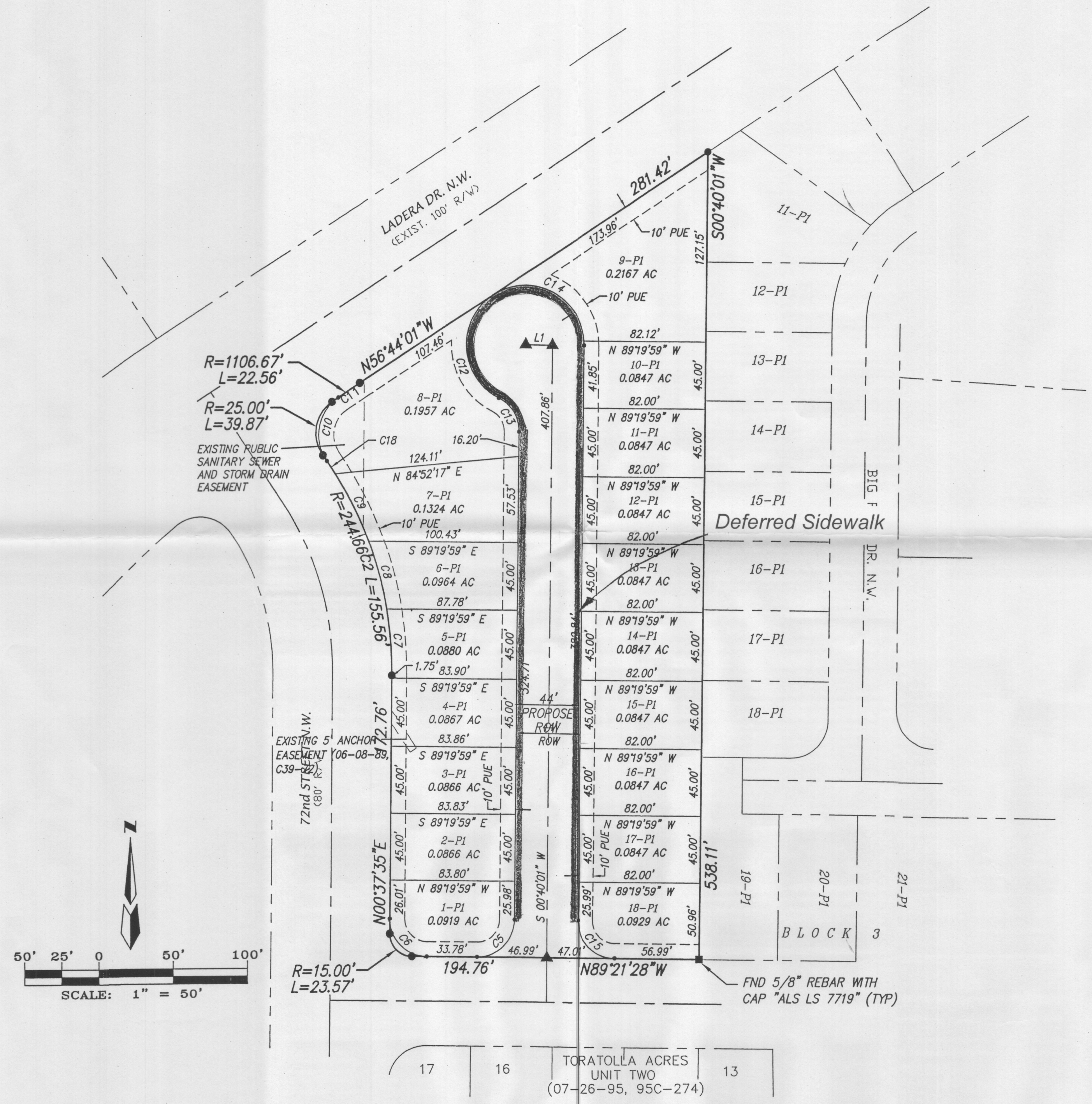
DEFERRED SIDEWALK
KENSINGTON, UNIT 6

LEGEND

— Deferred Sidewalk



VICINITY MAP: H-10-Z

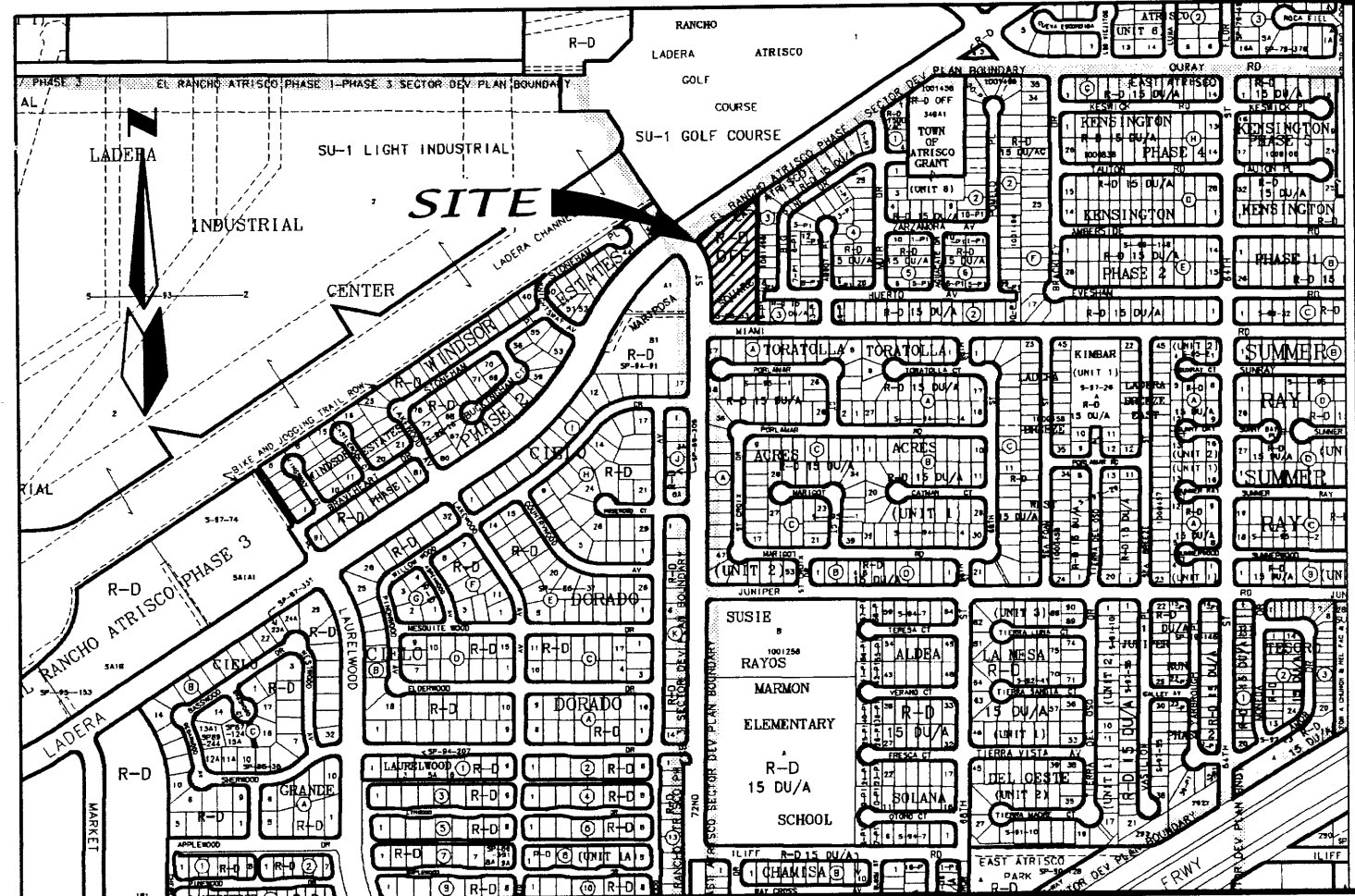


F:\A04005\1400BK03\sketch.plt\SPSBASE.dwg, 04/29/04 - STEPHEN

SURVEYOR	OWNERS	ENGINEERS
ALDRICH LAND SURVEYING P.O. BOX 30701 ALBUQUERQUE, N.M. 87190 (505) 884-1990	ARGUS DEVELOPMENT 6300 RIVERSIDE PLAZA LANE NW SUITE 200 ALBUQUERQUE, N.M. 87120 (505) 889-3061	D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200

EXHIBIT C
 Date 6/30/04

Deferred Sidewalk			
Kensington, Unit 6			
Dwg: SPSBASE.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 1
Scale: 1"=50'	Date: 04/29/04	Job: A04005	



LOCATION MAP

ZONE ATLAS H-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage 2.3573 Ac.
 Zone Atlas No. H-10-Z
 No. of Existing Tracts/Lots 1 Tract
 No. of Tracts/Lots created 18 Lots
 No. of Tracts/Lots eliminated 1 Tract
 Miles of full width streets created 0.08
 Street Area dedicated to the City of Albuquerque 0.5023 Ac.
 Date of Survey April, 2004
 Utility Control Location System Log Number 2004280064
 Zoning R-D 15 Du/Ac

FREE CONSENT AND DEDICATION:

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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: 57th Street LLC

BY: [Signature] **8-6-04**
 Ben Spencer, Member Date

OWNER'S ACKNOWLEDGMENT

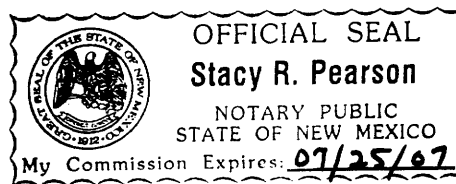
STATE OF NEW MEXICO

SS

COUNTY OF BERNALILLO
 SANDOVAL

This instrument was acknowledged before me on AUGUST 6TH, 2004
 By Ben Spencer, Member of 57th Street LLC, a New Mexico Corporation on behalf of said corporation.

Stacy R. Pearson **07/25/07**
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract C, Mariposa Square into 18 Residential Lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, 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 (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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003235

Application Number:

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	<u>10-28-04</u> Date
<u>[Signature]</u> PNM Gas Services	<u>10-28-04</u> Date
<u>[Signature]</u> Qwest	<u>10-25-04</u> Date
<u>[Signature]</u> Comcast	<u>10-28-04</u> Date

City Approvals:

<u>[Signature]</u> City Surveyor	<u>9-14-04</u> Date
_____	_____
Traffic Engineering, Transportation Division	Date
_____	_____
Utilities Development	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	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] **09-13-04**
 Timothy Aldrich P.S. No. 7719 Date



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

Dwg: A04008FPS1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 07/28/04	Job: A04008	

PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LEGAL DESCRIPTION


A tract of land situate, within the Town of Atrisco Grant, projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C, Mariposa Square as the same is shown and designated on said Document filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 08, 1989 in Volume C39, Folio 72 and containing 2.3573 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the following plats of record entitled:
 PLAT OF "MARIPOSA SQUARE", (06-08-89, C39-72)
 PLAT OF "LADERA VISTA SUBDIVISION", (10-29-02, 02C-346)
 being records of Bernalillo County, New Mexico.
5. Field Survey performed April, 2004.
6. Unless otherwise noted, all boundary corners shall be marked by #5 rebar w/cap stamped PS # 7719.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	15.00	23.56 (23.55)	89°59'03" (89°57'11")	15.00	N44°21'57"W (N44°36'31"W)	21.21 (21.20)
C2	244.66	155.56 155.10	36°25'45" 36°33'19"	80.51	N17°35'17"W (N17°54'34"W)	152.95 (153.46)
C3	25.00	39.87 (40.53)	91°22'06" (92°53'49")	25.60	S09°52'54"W (N10°15'41"W)	35.78 (36.24)
C4	1106.67	22.56 22.00	1°10'05" (01°08'20")	11.28	S56°08'59"W (S57°16'46"E)	22.56 (22.00)
C5	25.00	39.26	89°58'31"	24.99	N45°39'16"E	35.35
C6	25.00	39.26	89°59'03"	24.99	S44°21'57"E	35.35
C7	244.66	43.48	10°10'55"	21.80	N04°27'52"W	43.42
C8	244.66	46.82	10°57'49"	23.48	N15°02'14"W	46.74
C9	244.66	50.65	11°51'39"	25.41	N26°26'59"W	50.56
C10	30.00	47.42	90°34'04"	30.30	S10°33'06"W	42.64
C11	1106.67	17.34	0°53'53"	8.67	S56°17'05"W	17.34
C12	40.00	83.48	119°34'11"	68.68	S03°03'04"E	69.13
C13	25.00	27.71	63°30'10"	15.47	N31°05'04"W	26.31
C14	40.00	83.37	119°25'25"	68.48	N63°33'16"W	69.08
C15	25.00	39.28	90°01'29"	25.01	S44°20'44"E	35.36
C16	1106.67	5.21	0°16'12"	2.61	S55°42'03"W	5.21
C17	244.66	4.57	1°04'14"	2.29	N35°16'03"W	4.57
C18	244.66	10.04	2°21'07"	5.02	N33°33'22"W	10.04
C19	40.00	170.00	243°30'10"	64.64	S58°54'56"W	68.03
C20	40.00	3.15	4°30'35"	1.58	N01°35'17"W	3.15

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°19'59"E	18.00

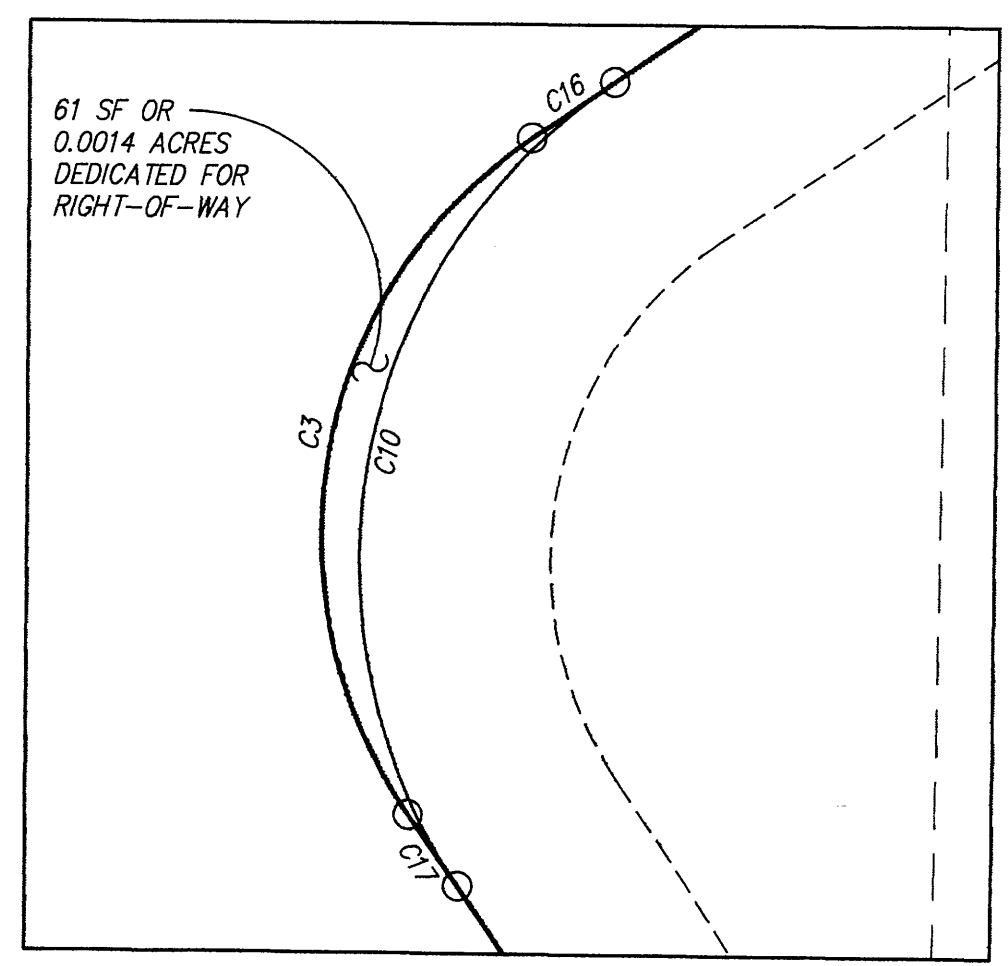
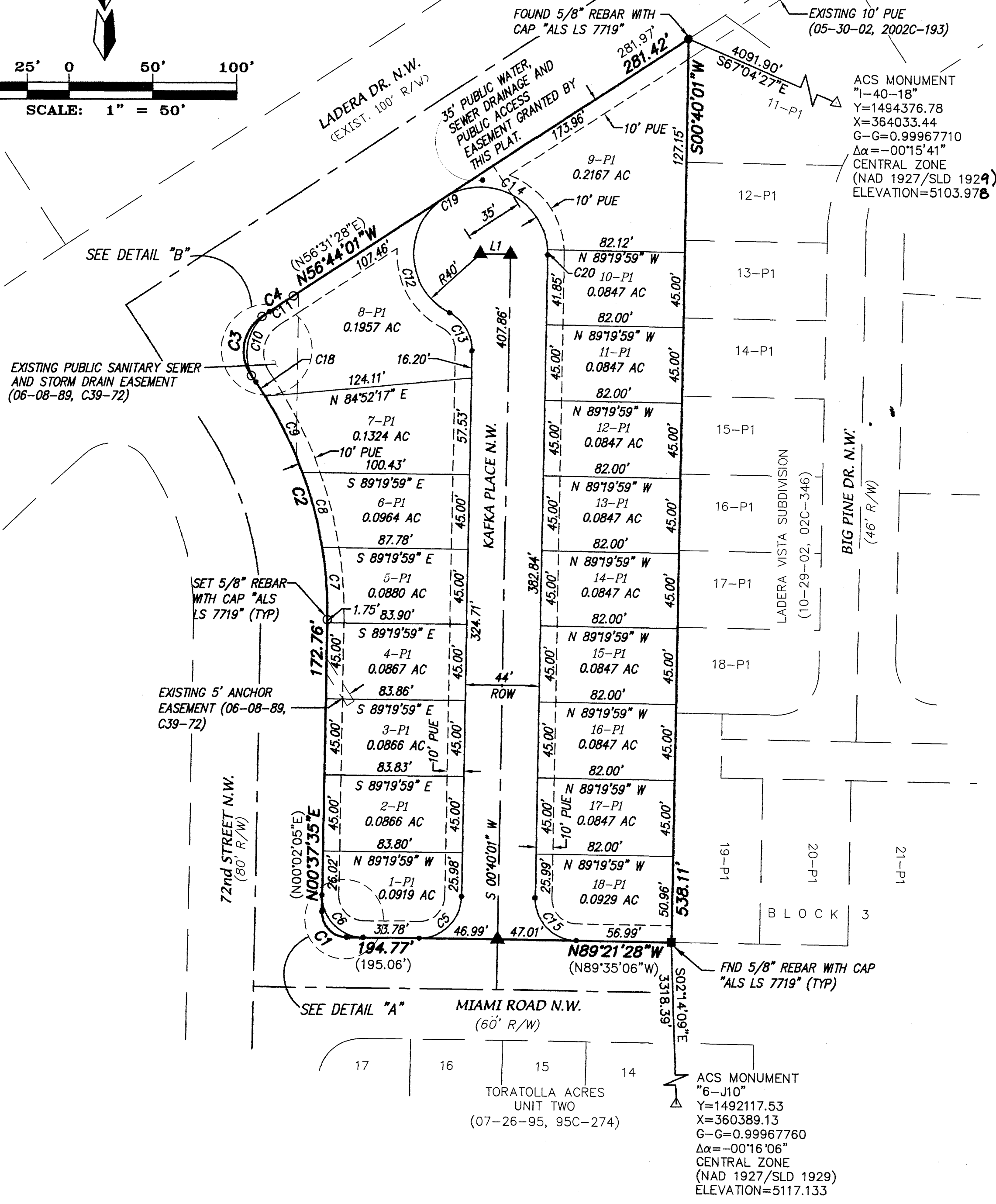
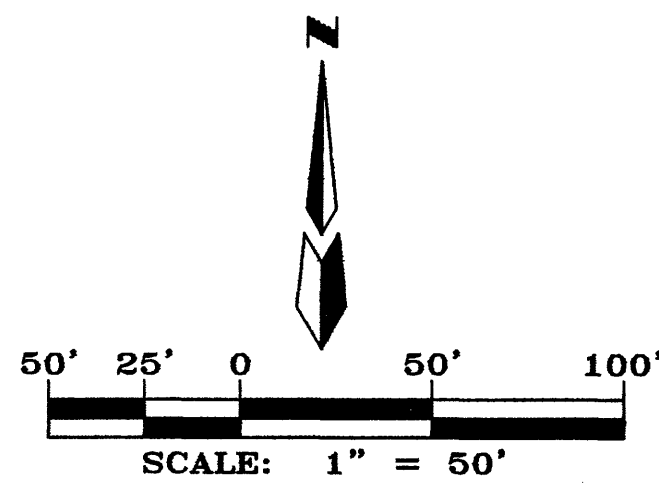

 09-13-04


ALDRICH LAND SURVEYING

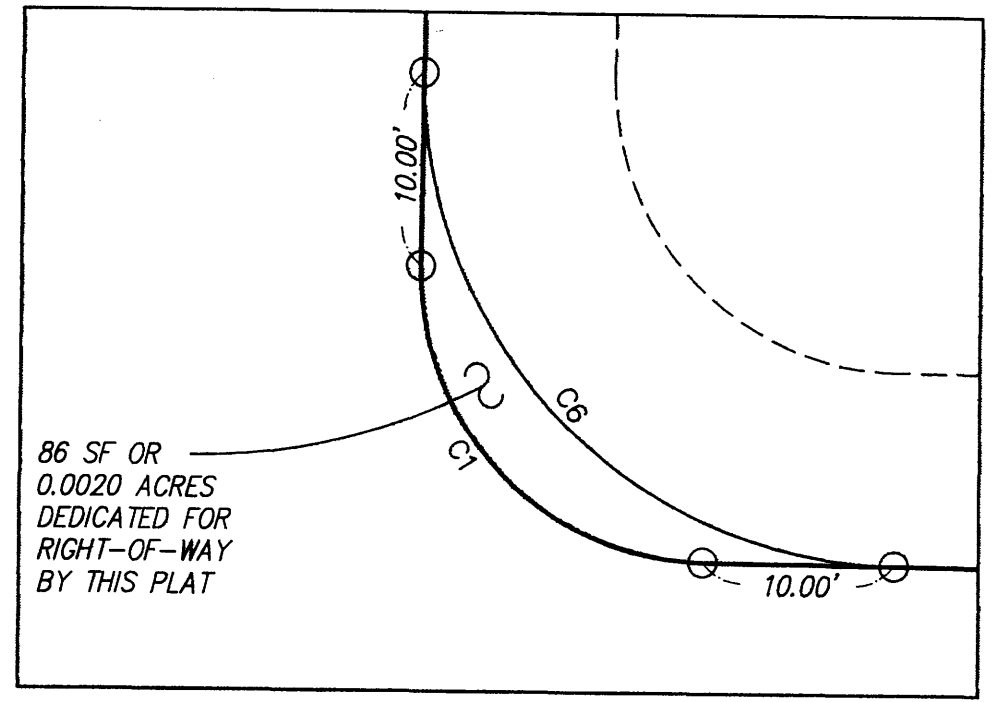
P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Dwg: A4008BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: N/A	Date: 07/16/04	Job: A04008	

PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004



DETAIL "B"
 1"=10'



DETAIL "A"
 1"=10'

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

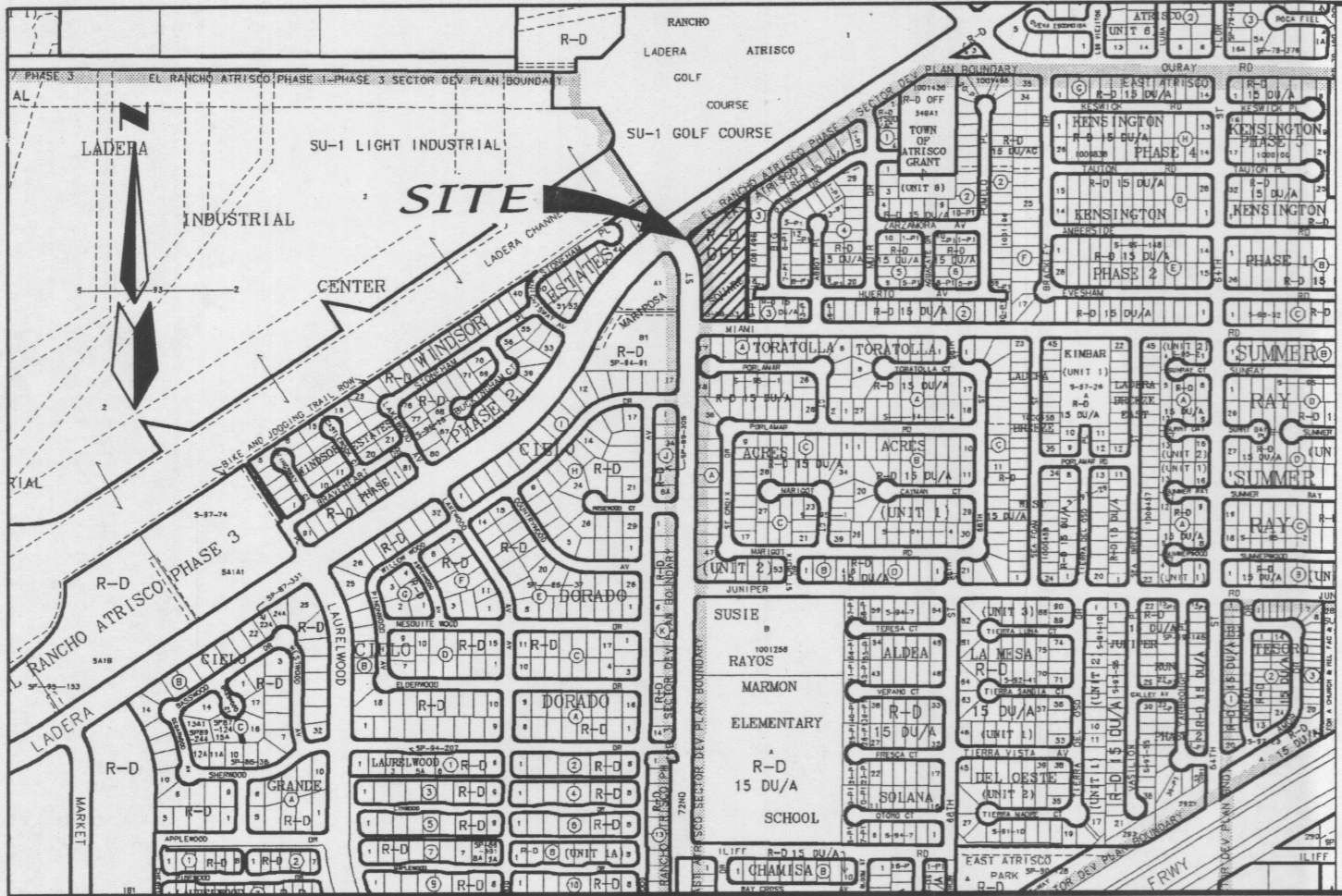
NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Handwritten signature
 09-13-04
ALDRICH LAND SURVEYING

SEE SHEET 2 FOR CURVE AND LINE DATA

Dwg: A4008BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 3
Scale: N/A	Date: 09/07/04	Job: A04008	

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



LOCATION MAP

ZONE ATLAS H-10-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....2.3573 Ac.
 Zone Atlas No.....H-10-Z
 No. of Existing Tracts/Lots.....1 Tract
 No. of Tracts/Lots created.....18 Lots
 No. of Tracts/Lots eliminated.....1 Tract
 Miles of full width streets created.....0.08
 Street Area dedicated to the City of Albuquerque.....0.5023 Ac.
 Date of Survey.....April, 2004
 Utility Control Location System Log Number.....2004280064
 Zoning.....R-D 15 Du/Ac

FREE CONSENT AND DEDICATION:

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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: 57th Street LLC

BY: Ben Spencer
Ben Spencer, Member

8-6-04
Date

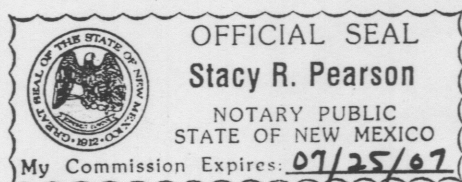
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO SANDOVAL

This instrument was acknowledged before me on AUGUST 6TH, 2004
 By Ben Spencer, Member of 57th Street LLC, a New Mexico Corporation on behalf of said corporation.

Stacy R. Pearson
NOTARY PUBLIC

07/25/07
MY COMMISSION EXPIRES



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract C, Mariposa Square into 18 Residential Lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.



PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, 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 (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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1010 059 267317161.01
 PROPERTY OWNER OF RECORD:
Ross Gary McCabe
 BERNALILLO COUNTY TREASURER'S OFFICE:
Danny Kipl Sr 26 Jan 07

PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003235

Application Number: 04 DEB 01899

PLAT APPROVAL

Utility Approvals:

<u>Leonard J. Marts</u> PNM Electric Services	<u>10-28-04</u> Date
<u>Lead D. Mark</u> PNM Gas Services	<u>10-28-04</u> Date
<u>Don R. Muller</u> Qwest	<u>10-25-04</u> Date
<u>Rita Eickson</u> Comcast	<u>10-28-04</u> Date

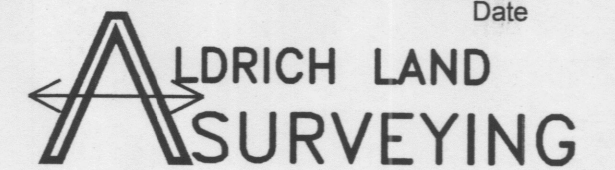
City Approvals:

<u>John B. Hart</u> City Surveyor	<u>9-14-04</u> Date
<u>Jeffrey</u> Traffic Engineering, Transportation Division	<u>12-29-04</u> Date
<u>Bradley J. Bingham</u> Utilities Development	<u>12/29/04</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>1/26/05</u> Date
<u>Bradley J. Bingham</u> AMAFC	<u>12/29/04</u> Date
<u>Rachel J. Dault</u> City Engineer	<u>12-29-04</u> Date
<u>Cameron Marone</u> DRB Chairperson, Planning Department	<u>12/29/04</u> 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."

Timothy Aldrich
Timothy Aldrich P.S. No. 7719 09-13-04
Date



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

Dwg: A04008FPS1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 07/28/04	Job: A04008	

PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C, Mariposa Square as the same is shown and designated on said Document filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 08, 1989 in Volume C39, Folio 72 and containing 2.3573 acres more or less.



NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the following plats of record entitled:
 PLAT OF "MARIPOSA SQUARE", (06-08-89, C39-72)
 PLAT OF "LADERA VISTA SUBDIVISION", (10-29-02, 02C-346)
 being records of Bernalillo County, New Mexico.
5. Field Survey performed April, 2004.
6. Unless otherwise noted, all boundary corners shall be marked by #5 rebar w/cap stamped PS # 7719.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	15.00	23.56 (23.55)	89°59'03" (89°57'11")	15.00	N44°21'57"W (N44°36'31"W)	21.21 (21.20)
C2	244.66	155.56 155.10	36°25'45" 36°33'19"	80.51	N17°35'17"W (N17°54'34"W)	152.95 (153.46)
C3	25.00	39.87 (40.53)	91°22'06" (92°53'49")	25.60	S09°52'54"W (N10°15'41"W)	35.78 (36.24)
C4	1106.67	22.56 22.00	1°10'05" (01°08'20")	11.28	S56°08'59"W (S57°16'46"E)	22.56 (22.00)
C5	25.00	39.26	89°58'31"	24.99	N45°39'16"E	35.35
C6	25.00	39.26	89°59'03"	24.99	S44°21'57"E	35.35
C7	244.66	43.48	10°10'55"	21.80	N04°27'52"W	43.42
C8	244.66	46.82	10°57'49"	23.48	N15°02'14"W	46.74
C9	244.66	50.65	11°51'39"	25.41	N26°26'59"W	50.56
C10	30.00	47.42	90°34'04"	30.30	S10°33'06"W	42.64
C11	1106.67	17.34	0°53'53"	8.67	S56°17'05"W	17.34
C12	40.00	83.48	119°34'11"	68.68	S03°03'04"E	69.13
C13	25.00	27.71	63°30'10"	15.47	N31°05'04"W	26.31
C14	40.00	83.37	119°25'25"	68.48	N63°33'16"W	69.08
C15	25.00	39.28	90°01'29"	25.01	S44°20'44"E	35.36
C16	1106.67	5.21	0°16'12"	2.61	S55°42'03"W	5.21
C17	244.66	4.57	1°04'14"	2.29	N35°16'03"W	4.57
C18	244.66	10.04	2°21'07"	5.02	N33°33'22"W	10.04
C19	40.00	170.00	24°3'30'10"	64.64	S58°54'56"W	68.03
C20	40.00	3.15	4°30'35"	1.58	N01°35'17"W	3.15

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°19'59"E	18.00

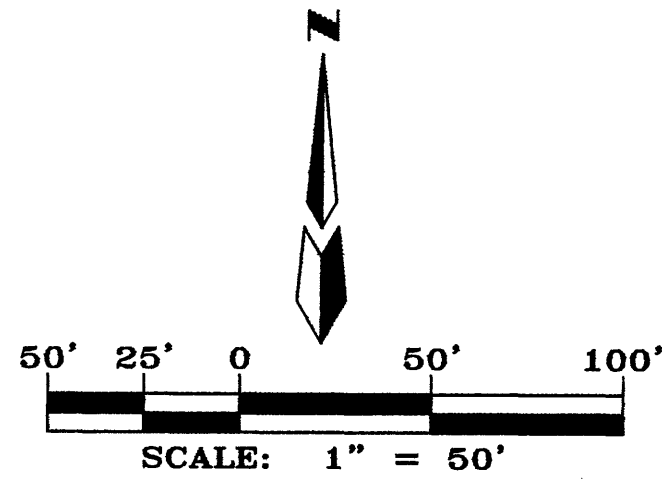
[Signature]
 09-13-04

ALDRICH LAND SURVEYING

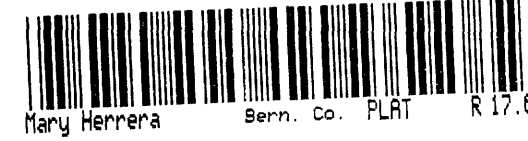
P.O. BOX 30701, ALBUQ., N.M. 87190
 505-884-1990

Dwg: A4008BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: N/A	Date: 07/16/04	Job: A04008	

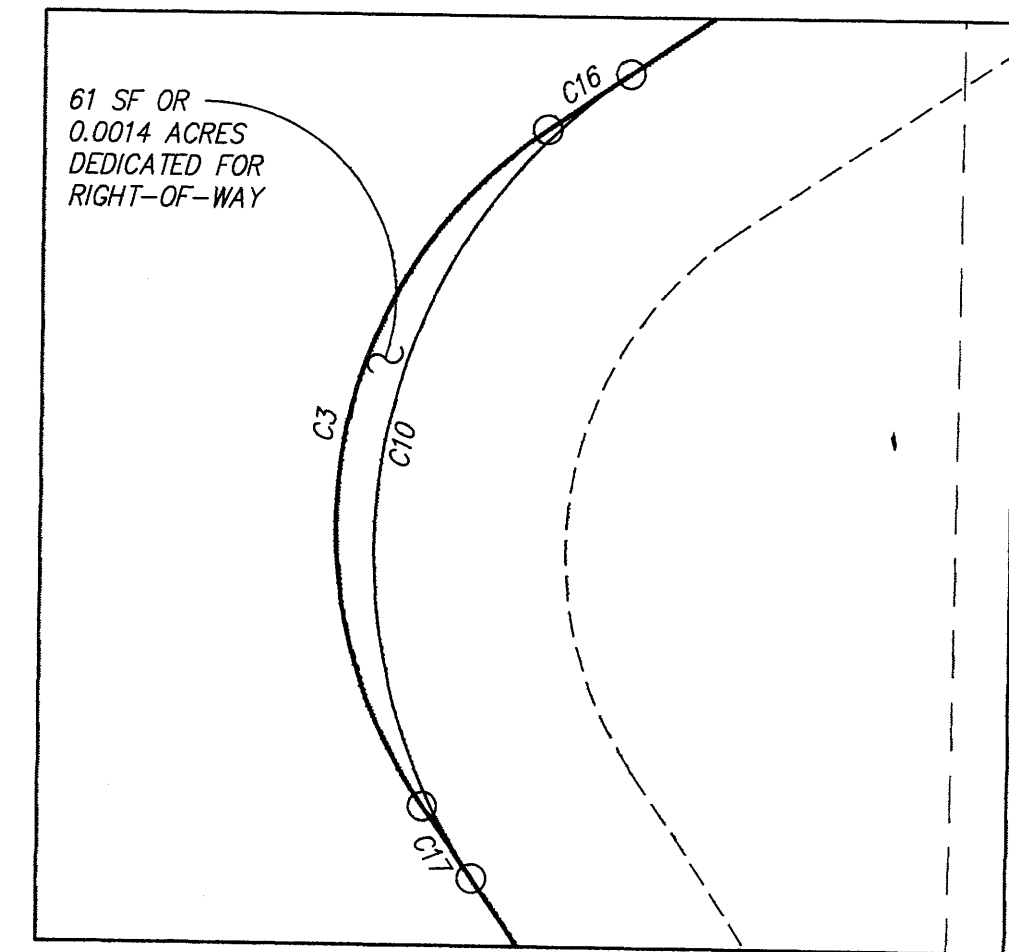
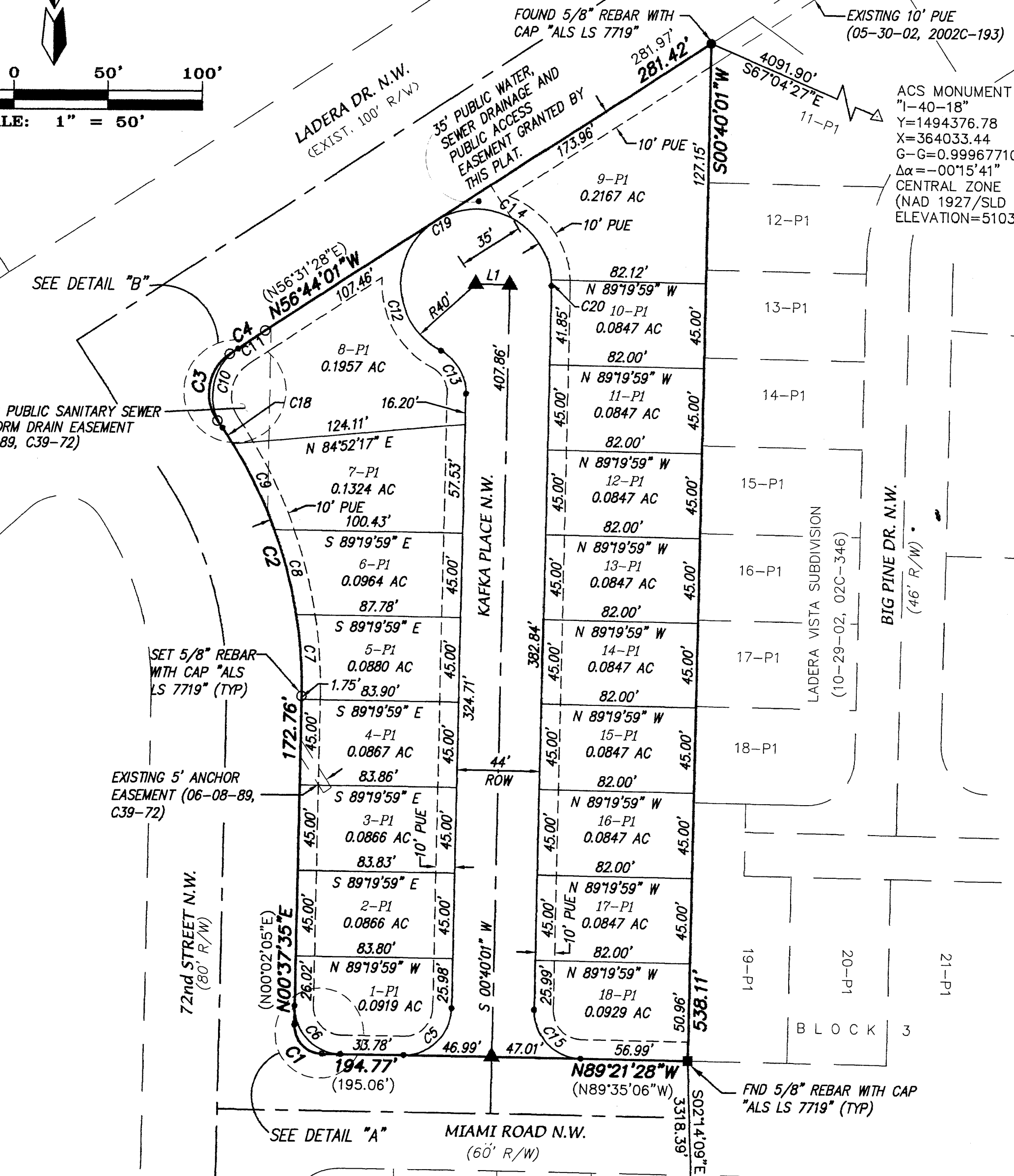
PLAT FOR
KENSINGTON SUBDIVISION UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004



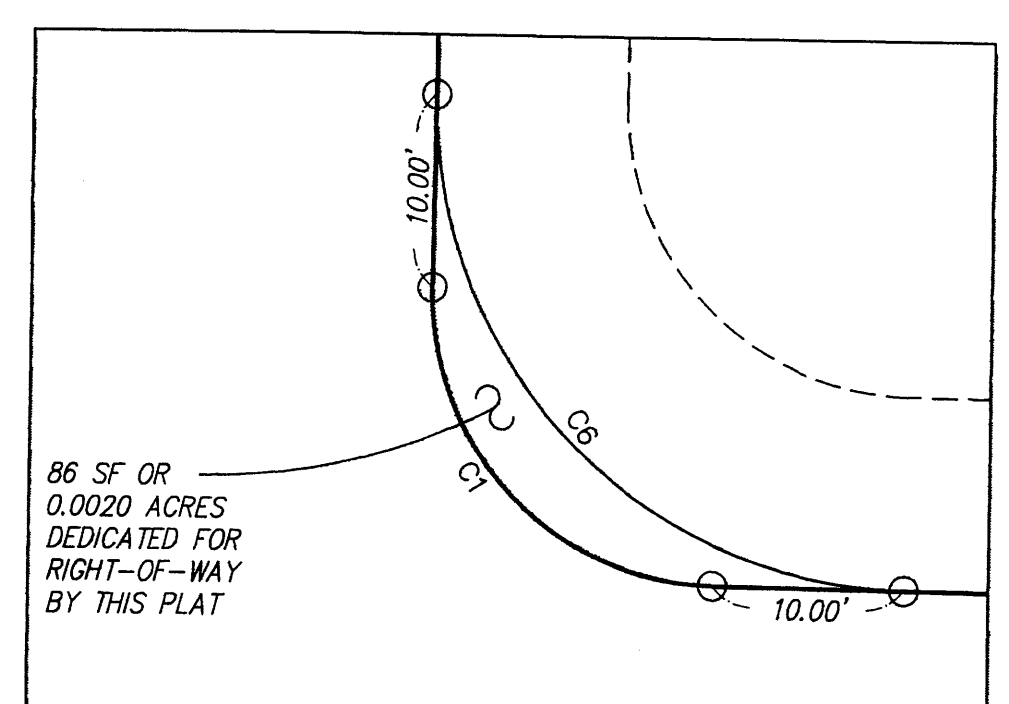
2005612283
 688835
 Page: 3 of 3
 61/26/2885 12:51P
 Bk-2885C Pg-32



ACS MONUMENT
 "1-40-18"
 Y=1494376.78
 X=364033.44
 G-G=0.99967710
 $\Delta\alpha = -00^{\circ}15'41''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5103.978



DETAIL "B"
 1"=10'



DETAIL "A"
 1"=10'

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Handwritten signature
 09-13-04

ALDRICH LAND SURVEYING

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

SEE SHEET 2 FOR CURVE AND LINE DATA

Dwg: A4008BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 3
Scale: N/A	Date: 09/07/04	Job: A04008	

EXISTING PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT (06-08-89, C39-72)

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

EXISTING 5' ANCHOR EASEMENT (06-08-89, C39-72)

72nd STREET N.W. (60' R/W)

SEE DETAIL "A" MIAMI ROAD N.W. (60' R/W)

TORATOLLA ACRES UNIT TWO (07-26-95, 95C-274)

ACS MONUMENT "6-J10"
 Y=1492117.53
 X=360389.13
 G-G=0.99967760
 $\Delta\alpha = -00^{\circ}16'06''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5117.133

FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

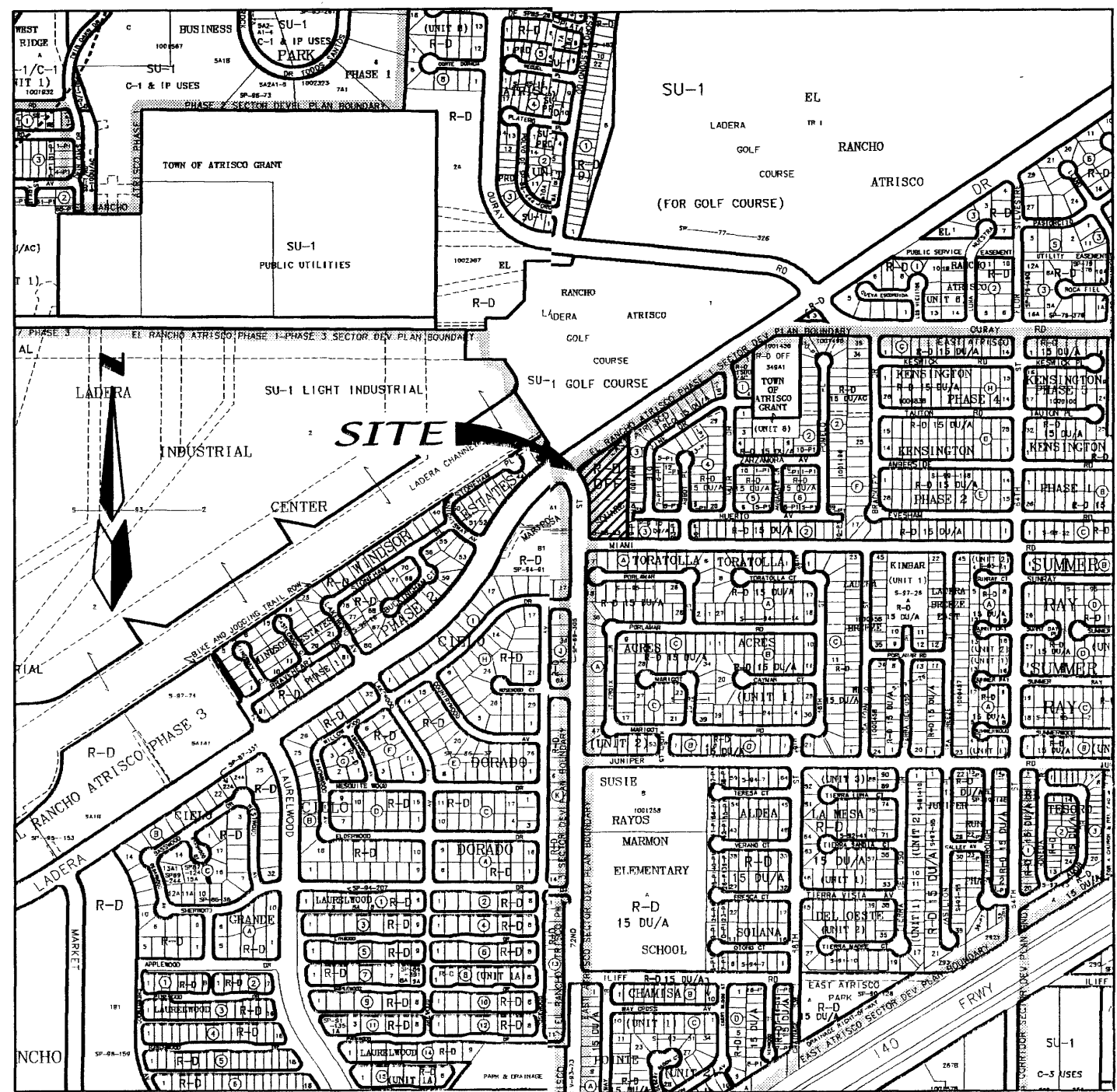
EXISTING 10' PUE (05-30-02, 2002C-193)

35' PUBLIC WATER, SEWER DRAINAGE AND PUBLIC ACCESS EASEMENT GRANTED BY THIS PLAT.

LADERA VISTA SUBDIVISION (10-29-02, 02C-346)

BLOCK 3

SKETCH PLAT
KENSINGTON UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2004



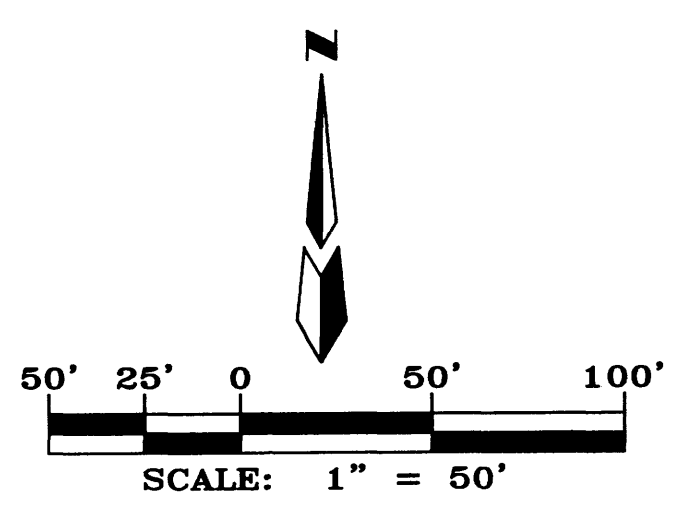
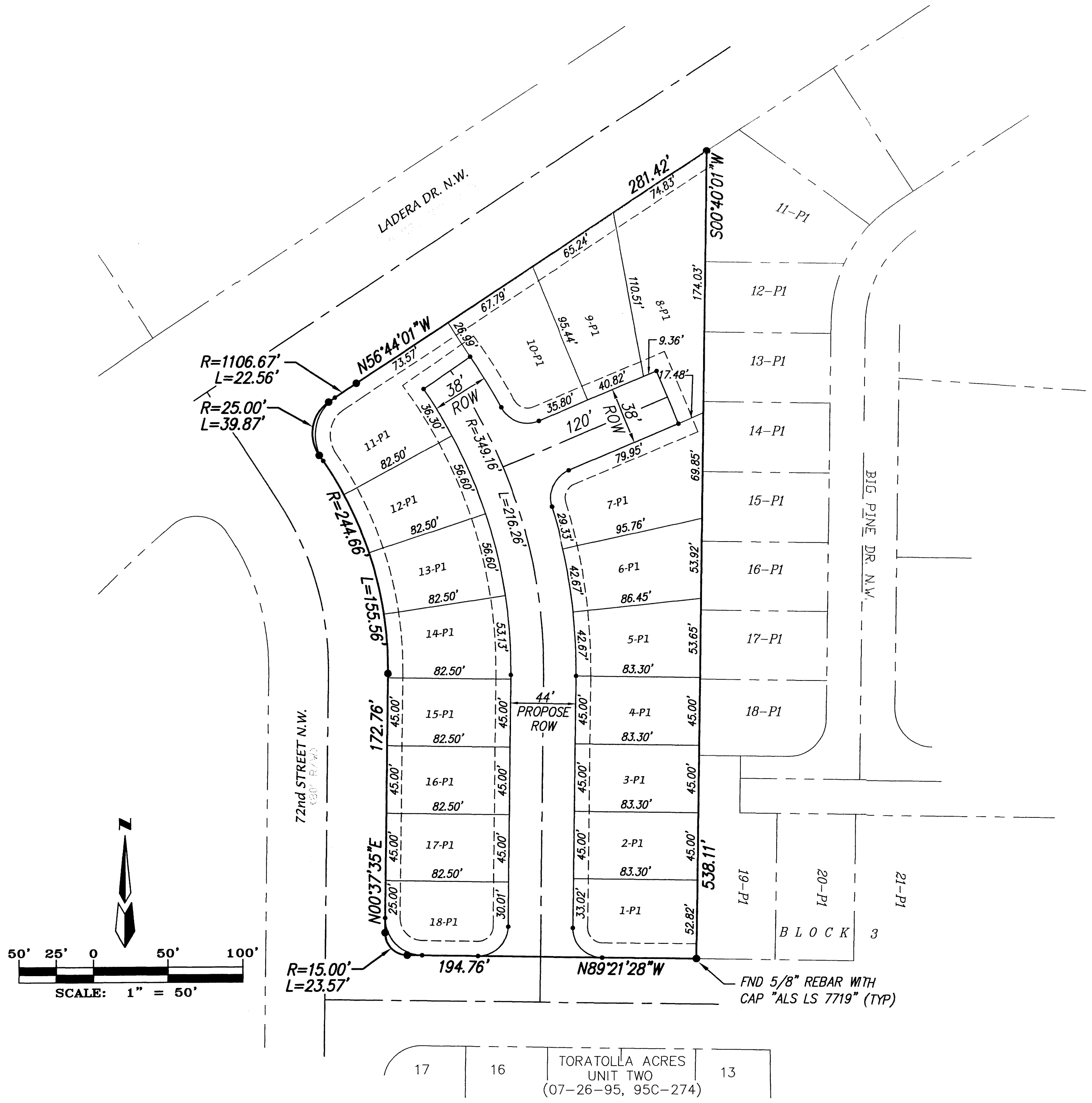
VICINITY MAP: H-10-Z

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C, Mariposa Square as the same is shown and designated on said Document filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 08, 1989 in Volume C39, Folio 72 and containing 2.3573 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE.....	2.3573 AC
ZONE ATLAS NO.....	H-10
LOTS CREATED.....	18 LOTS
DATE OF SURVEY.....	AUGUST, 2001
ZONING.....	RD 15 DU/AC



17	16	TORATOLLA ACRES UNIT TWO (07-26-95, 95C-274)	13
----	----	--	----

F:\A04\0851\A0408KSC\SPSBASE.dwg, 03/16/04, STEPHEN

SURVEYOR	OWNERS	ENGINEERS
ALDRICH LAND SURVEYING P.O. BOX 30701 ALBUQUERQUE, N.M. 87190 (505) 884-1990	ARGUS DEVELOPMENT 6300 RIVERSIDE PLAZA LANE NW SUITE 200 ALBUQUERQUE, N.M. 87120 (505) 889-3061	D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200

SKETCH PLAT			
KENSINGTON UNIT 6			
Dwg: SPSBASE.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 1 of 1
Scale: 1"=50'	Date: 03/16/04	Job: A04005	