

**LEGAL DESCRIPTION:**  
 Lot lettered "G", the Westerly portion of Lot lettered "F", as defined in a Middle Rio Grande Conservancy District Property Redivision Record Volume No. 11, Serial No. 230-55 and completion date of July 7, 1955, together with a 20' ditch vacated by District Court Final Decree filed October 17, 1988, ALVARADO GARDENS, UNIT NO. 2, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1946, in Book C1, Folio 24.  
 Being more particularly described as follows: Beginning at the Southwest corner of Lot lettered "G", said corner being a point on the Northerly Right-of-Way line of Castaneda Road, N.W., thence running N. 09 deg. 19' 39" E., 231.74 feet to the Northwest corner of a Vacated Ditch; thence S. 65 deg. 25' 21" E., 167.78 feet along the Northerly line of said vacated ditch to a point; thence S. 15 deg. 33' 39" W., 97.86 feet along the division line of Lot "F" to a point; thence S. 75 deg. 47' 00" E., 19.03 feet to a point; said point being on the Westerly Right-of-Way line of Castaneda Road, N.W., thence 45.75 feet along a curve to the left on the Westerly Right-of-Way line of Castaneda Road, N.W. having a radius of 40.00 feet, chord of S. 17 deg. 54' 19" E., 43.30 feet to a point of reverse curve; thence 78.54 feet along a curve to the right on the Westerly Right-of-Way line of Castaneda Road, N.W. having a radius of 50.00 feet, chord of S. 54 deg. 19' 52" W., 70.71 feet to a point of tangent on the North right-of-Way of Castaneda Road, N.W.; thence N. 80.40' 21" W., 140.00 feet along the Northerly right-of-way line of Castaneda Road, N.W. to the Southwest corner and point of beginning and containing 0.7984 acres, more or less.

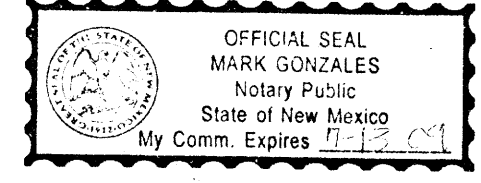
**CONSENT:**  
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. TO CREATE A PRIVATE 10' WATER & SEWER EASEMENT, INCREASE AN EXISTING UTILITY & ACCESS EASEMENT BY 5.0 FEET & CONSOLIDATE SAID EASEMENT AS A PRIVATE DRAINAGE EASEMENT, AS SHOWN HEREON.

*Robert Jenkins* 5-19-06  
 Date  
*Madeleine Jenkins* 5-14-06  
 Date  
 ROBERT JENKINS  
 MADELEINE JENKINS

**PLAT**  
 OF  
**LOT G-1, G-2 & F-1**  
**ALVARADO GARDENS SUBDIVISION**  
**UNIT NO. 2**  
 PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2006

PROJECT NUMBER: **1004602**  
 APPLICATION NUMBER: **06DRB 01628**

**NOTARY:**  
 STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO )  
 On this 14<sup>th</sup> day of August, 2006, this instrument was acknowledged before me by ROBERT & MADELEINE JENKINS.  
*Mark Clavijo* 7-12-09  
 Notary Public My commission expires:



**NOTE:** "THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT (DATED 11/20/06)



**PLAT APPROVAL:**

City Approvals:  
*J. B. Fal* 11-8-06  
 City Surveyor Date  
*Raymond* 11-29-06  
 Traffic Engineering, Transportation Division Date  
*Christina* 11/29/06  
 Utilities Development Date  
*Bradley D. Bingham* 11/29/06  
 Parks and Recreation Department Date  
*Bradley D. Bingham* 11/29/06  
 AMAFCA Date  
*Dr. M. Watson* 11/29/06  
 City Engineer Date  
*Dr. M. Watson* 11/29/06  
 DRB Chairperson, Planning Department Date

**Utility Approvals:**

*Leah D. Mink* 11-16-06  
 PNM Electric Services Date  
*Leah D. Mink* 11-16-06  
 PNM Gas Services Date  
*David* 11/29/06  
 Quest Telecommunications Date  
*Robert* 11-16-06  
 Comcast Date  
 New Mexico Utilities Date

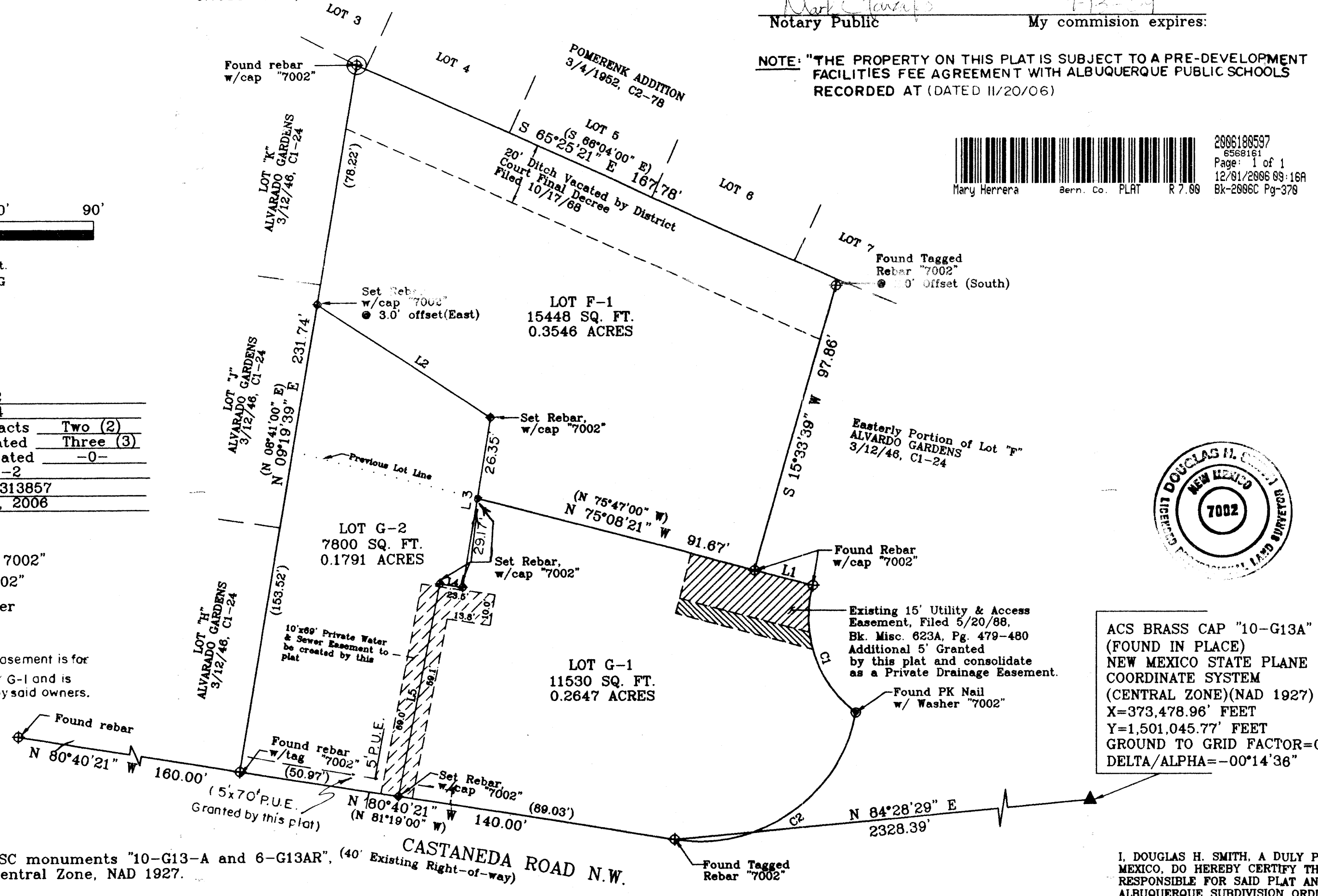
**SUBDIVISION DATA:**  
 Zone Atlas No. G-12  
 Gross Acreage .7984  
 Number of existing Lots/Tracts Two (2)  
 Number of Lots/Tracts created Three (3)  
 Total Mileage of streets created -0-  
 Current Zoning C-2  
 Talos Log No. 2006313857  
 Date of Survey June, 2006

**LEGEND**  
 ♦ Found Rebar w/ Tag "LS 7002"  
 ♦ Set Rebar w/ Tag "LS 7002"  
 © Found PK nail with washer stamped "LS 7002"

**NOTE:** The 5' private drainage easement is for the benefit of Lots F-1 and G-1 and is to be maintained equally by said owners.

**GENERAL NOTES:**  
 1) Bearings are based on ASC monuments "10-G13-A and 6-G13AR", (40' Existing Right-of-way) Bears N 79°05'19" W, Central Zone, NAD 1927.  
 2) Distances are ground.  
 3) Plat shows all easements of record.  
 4) All corners found tagged "7002", all corners set capped "7002".  
 5) Bearings and distances within parenthesis ( ) are record bearing and distances.  
 6) The Private Water & Sewer Easement is for the benefit of Lots G-1 & G-2 and is to be maintained equally by said Lots.

**PURPOSE OF PLAT:**  
 The purpose of this plat is to divide Lot "G" and the Westerly portion of Lot "F" into three (3) tracts, to create a Private 10'x69' Water & Sewer Easement and to increase an existing Utility & Access Easement by 5.0' and consolidate a Private Drainage Easement, & grant a 5x70' P.U.E.



ACS BRASS CAP "10-G13A"  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 (CENTRAL ZONE)(NAD 1927)  
 X=373,478.96' FEET  
 Y=1,501,045.77' FEET  
 GROUND TO GRID FACTOR=0.9996792  
 DELTA/ALPHA=-00°14'36"

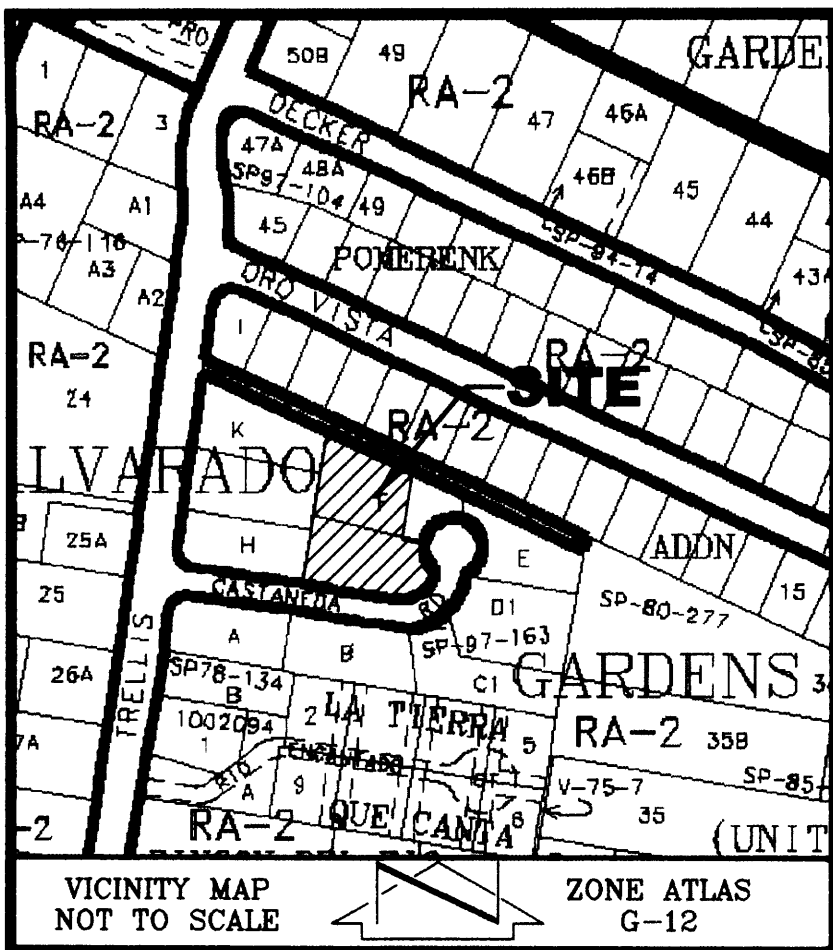


I, DOUGLAS H. SMITH, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

*Douglas H. Smith* 8/14/06  
 Douglas H. Smith, N.M.P.S. No. 7002

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	45.75'	43.30'	S 17°54'19" E	65°31'55"
C2	50.00'	78.54'	70.71'	S 54°19'52" W	89°59'41"
LINE	BEARING	DISTANCE			
L1	S 75°47'00" E	19.03'			
L2	S 55°39'20" E	66.21'			
L3	S 09°19'39" W	55.52'			
L4	N 80°40'21" W	7.29'			
L5	N 10°45'02" E	70.02'			

**INDEXING INFORMATION FOR COUNTY CLERK**  
 Owners: ROBERT D. JENKINS  
 Projected Section 1, Township 10 North, Range 2 East,  
 N.M.P.M., Alvarado Gardens Subdivision



**LEGAL DESCRIPTION:**  
 Lot lettered "G", the Westerly portion of Lot lettered "F", as defined in a Middle Rio Grande Conservancy District Property Redivision Record Volume No. 11, Serial No. 230-55 and completion date of July 7, 1955, together with a 20' ditch vacated by District Court Final Decree filed October 17, 1968, ALVARADO GARDENS, UNIT NO. 2, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1946, in Book C1, Folio 24.  
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**CONSENT:**  
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ROBERT JENKINS Date 8-14-06  
 MADELEINE JENKINS Date 8-14-06

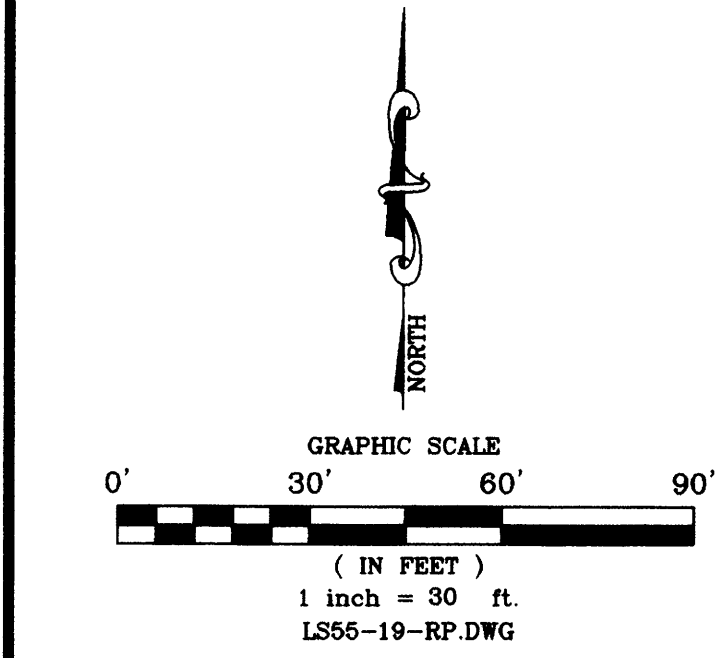
**NOTARY:**  
 STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO )  
 On this 14<sup>th</sup> day of August, 2006, this instrument was acknowledged before me by ROBERT & MADELEINE JENKINS.  
 Notary Public My commission expires: 7-13-09

**NOTE:** "THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT (DATED 11/20/06)

**PLAT**  
 OF  
 LOT G-1, G-2 & F-1  
 ALVARADO GARDENS SUBDIVISION  
 UNIT NO. 2  
 PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2006

**PRELIMINARY PLAT**  
**APPROVED BY DRE**  
 ON 11/6/06

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
**PLAT APPROVAL:**  
 City Approvals:  
 City Surveyor Date 11-8-06  
 Traffic Engineering, Transportation Division Date \_\_\_\_\_  
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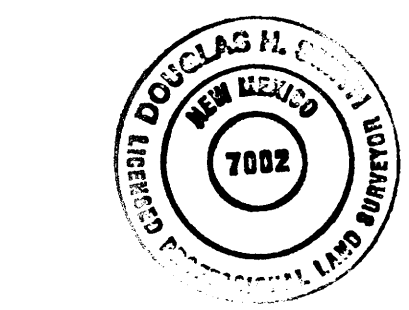
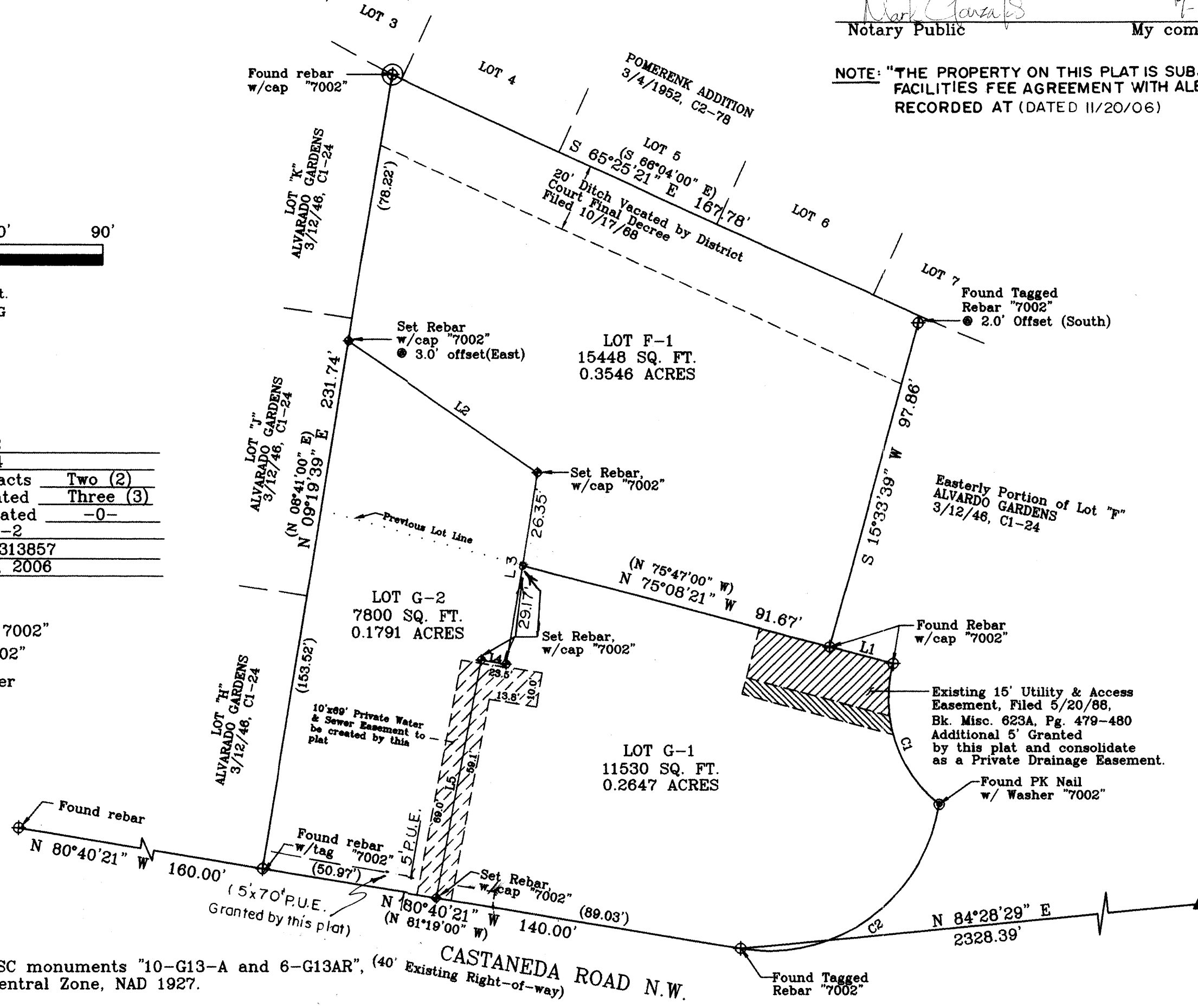


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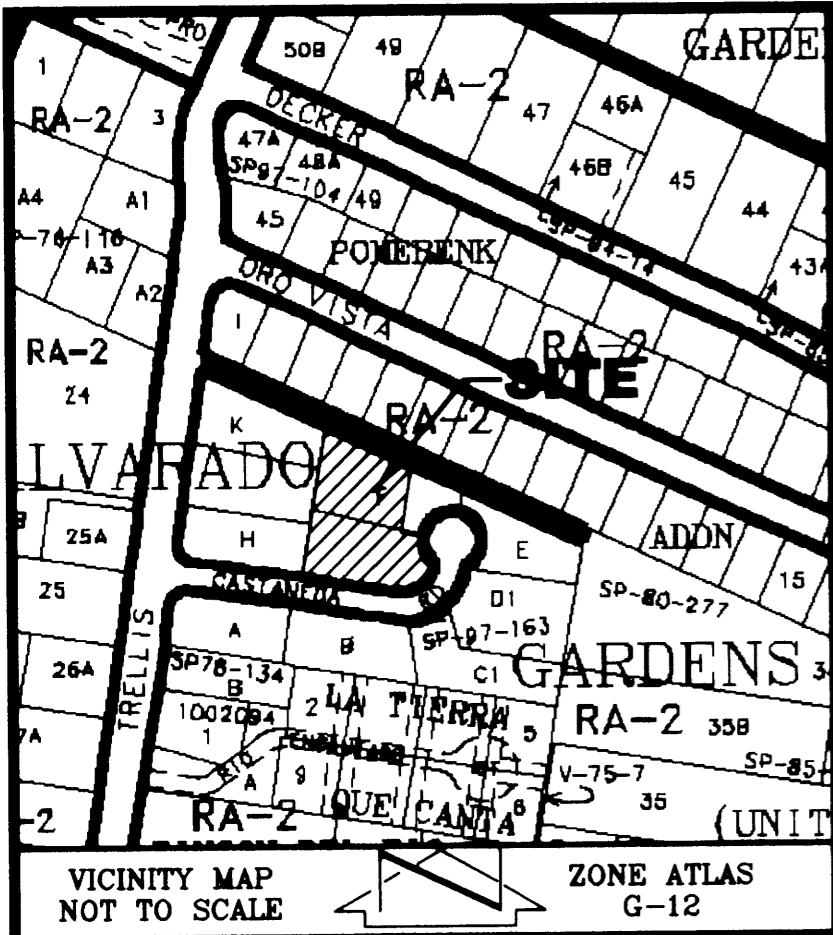
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Douglas H. Smith, N.M.P.S. No. 7002  
 8/14/06

**INDEXING INFORMATION FOR COUNTY CLERK**  
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 Projected Section 1, Township 10 North, Range 2 East, N.M.P.M., Alvarado Gardens Subdivision



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NAME \_\_\_\_\_ Date \_\_\_\_\_  
 NAME \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY:**

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO)  
 On this \_\_\_ day of \_\_\_\_\_, 2006, this instrument was acknowledged before me by \_\_\_\_\_  
 Notary Public My commission expires: \_\_\_\_\_

**PLAT**

OF  
 LOT G-1, G-2 & F-1  
 ALVARADO GARDENS SUBDIVISION  
 UNIT NO. 2  
 PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2006

**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON \_\_\_\_\_**

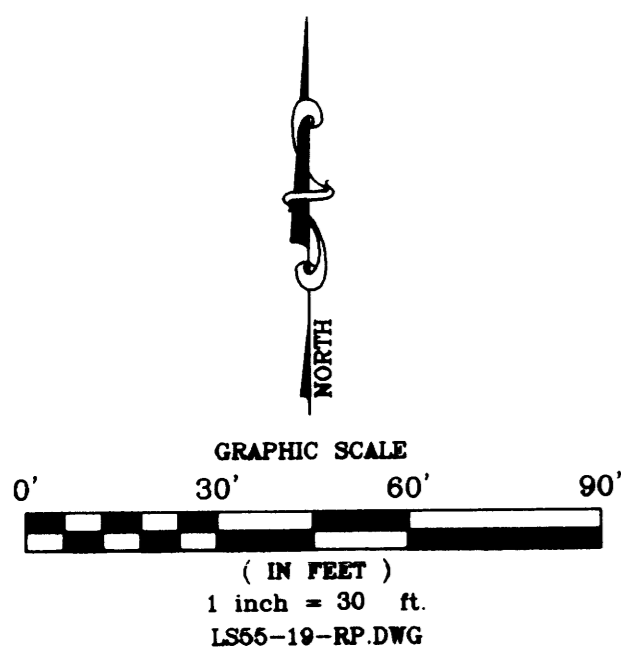
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**PLAT APPROVAL:**  
 City Approvals:

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
 Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
 Utilities Development \_\_\_\_\_ Date \_\_\_\_\_  
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 AMAFCA \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

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 Comcast \_\_\_\_\_ Date \_\_\_\_\_  
 New Mexico Utilities \_\_\_\_\_ Date \_\_\_\_\_

VICINITY MAP NOT TO SCALE ZONE ATLAS G-12



**SUBDIVISION DATA:**

Zone Atlas No. G-12  
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**LEGEND**

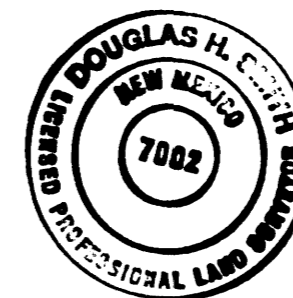
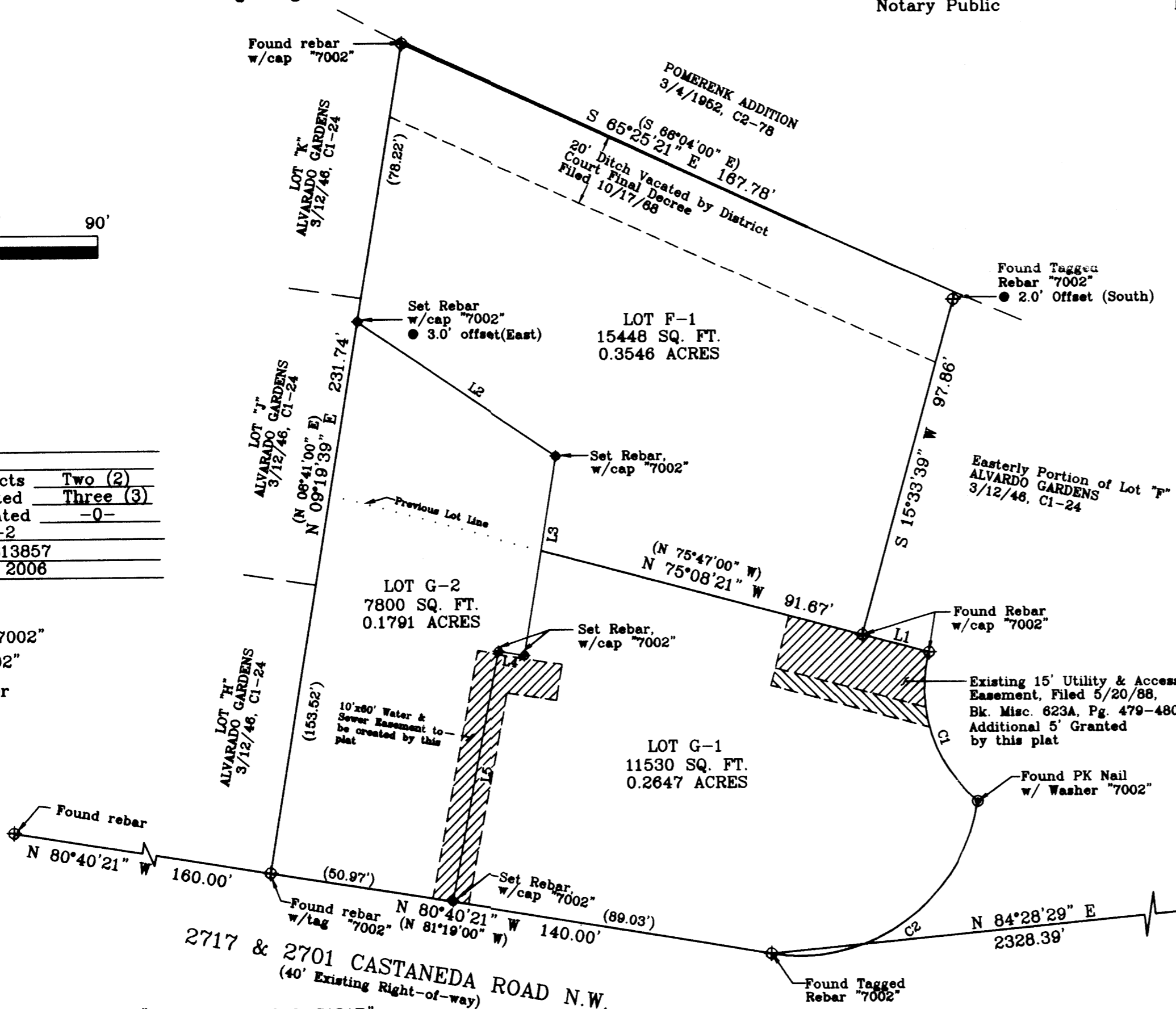
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**PURPOSE OF PLAT:**

The purpose of this plat is to divide Lot "G" and the Westerly portion of Lot "F" into three (3) tracts, to create a 10'x60' Water & Sewer Easement and to increase an existing Utility & Access Easement by 5.0' as shown hereon.



ACS BRASS CAP "10-G13A"  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 (CENTRAL ZONE)(NAD 1927)  
 X=373,478.96' FEET  
 Y=1,501,045.77' FEET  
 GROUND TO GRID FACTOR=0.9996792  
 DELTA/ALPHA=-00°14'36"

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101206035030610130  
 PROPERTY OWNER ON RECORD:  
 JENKINS, ROBERT D. ETUX  
 BERNALILLO COUNTY TREASURER'S OFFICE:

I, DOUGLAS H. SMITH, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

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Douglas H. Smith, N.M.P.S. No. 7002  
 7/31/06

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