

VICINITY MAP (ZONE G-12-Z & G-13-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2-A AND 2-B AND THE NORTHERLY PORTION REMAINDER OF LOT 2 OF ALVARADO GARDENS, UNIT 1 INTO LOTS ONE THROUGH 8 OF PINON ENCANTADO SUBDIVISION AND TO GRANT EASEMENTS AND CREATE ROADS PURSUANT THERETO.

PRELIMINARY PLAT OF
PINON ENCANTADA SUBDIVISION

A REPLAT OF TRACTS 2-A, 2-B AND THE
 NORTHERLY PORTION OF TRACT 2
 ALVARADO GARDENS, UNIT 1

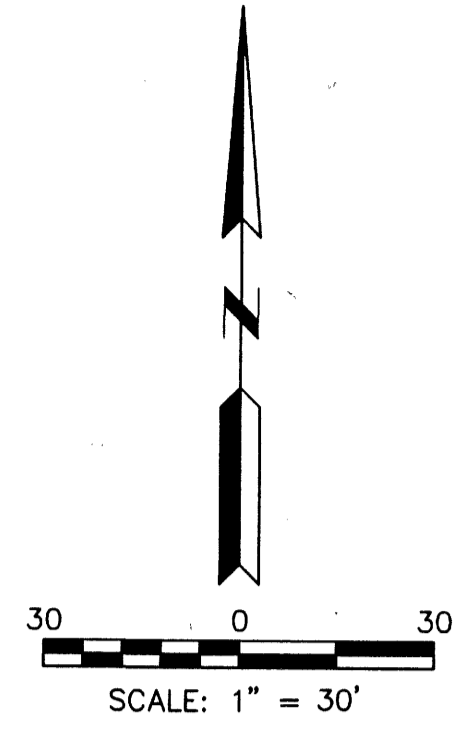
SITUATE WITHIN
 PROJECTED SECTION 6
 T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2006

PRELIMINARY PLAT
APPROVED BY DRB
 ON 3/29/06

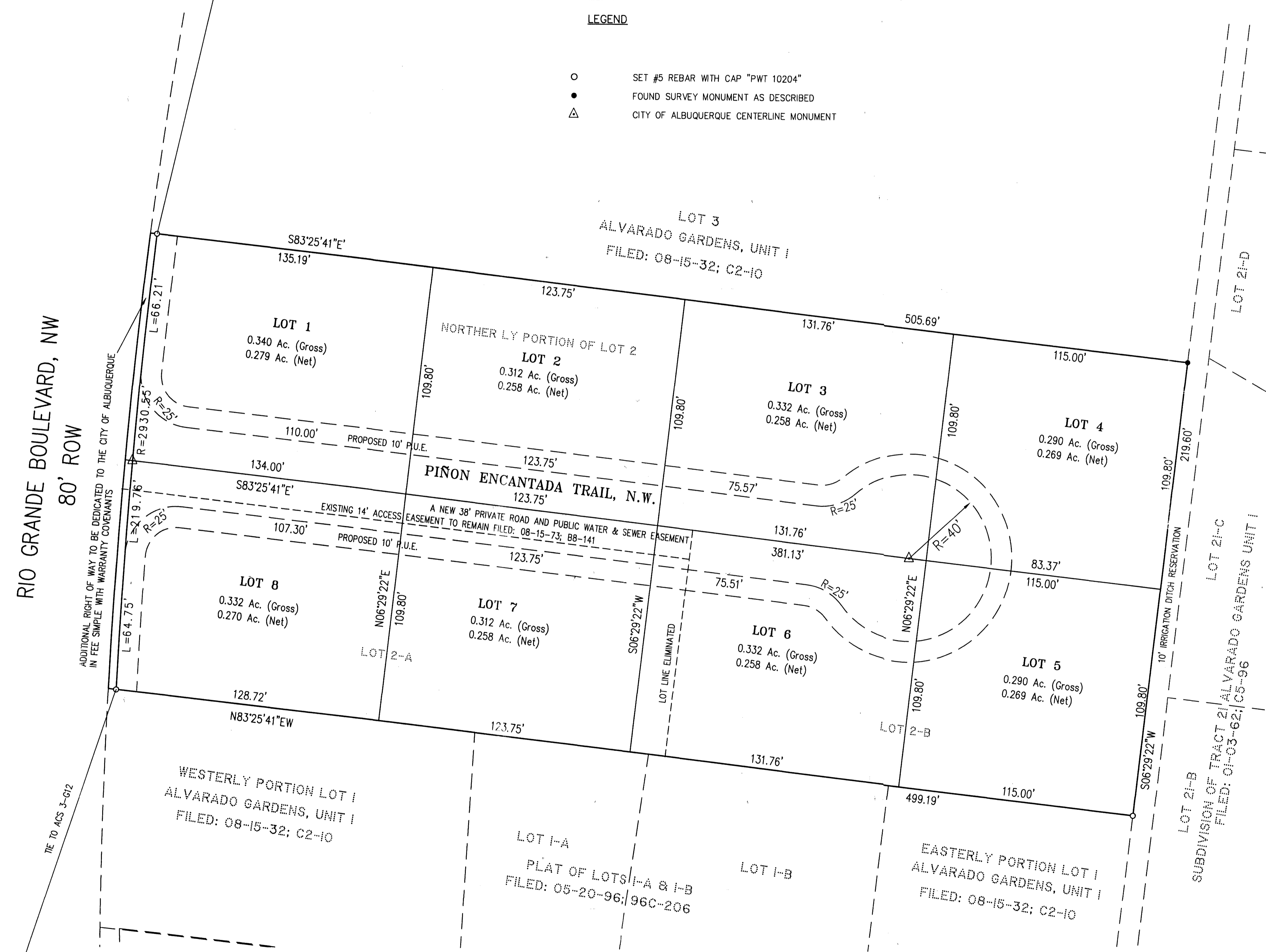
LEGAL DESCRIPTION

LOTS 2-A AND 2-B OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT RECORDED ON AUGUST 15, 1973, IN VOLUME 88, FOLIO 141 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALSO THE NORTHERLY ONE-HALF OF LOT 2 OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED ON AUGUST 15, 1932, IN VOLUME C5, FOLIO 96 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, EXCEPTING THEREFROM RIGHT OF WAY TAKEN FOR STREET IMPROVEMENTS ALONG RIO GRANDE BOULEVARD, NORTHWEST.

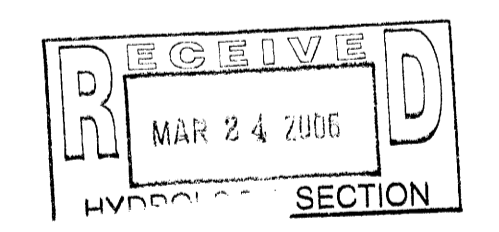


LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT



THE OWNERS OF THE PROPERTIES ADJACENT TO THE PRIVATE STREET AND BENEFICIARIES THERETO SHALL BEAR THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF SAID PRIVATE STREET.

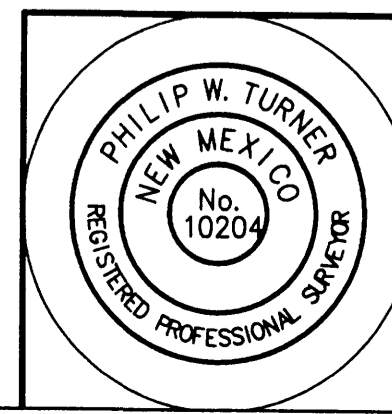


- NOTES:
- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (C) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
 - 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (Δ) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204.
 - 3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
 - 6) 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.
 - 7) GROSS SUBDIVISION ACREAGE 2.55 ACRES.

M. B. Hall 3/3/06
 CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

John M. Abbott 3/3/06
 JOHN/ABBOTT - OWNER DATE

B. H. Burns 3/3/06
 B. H. BURNS - OWNER DATE



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 864-9087

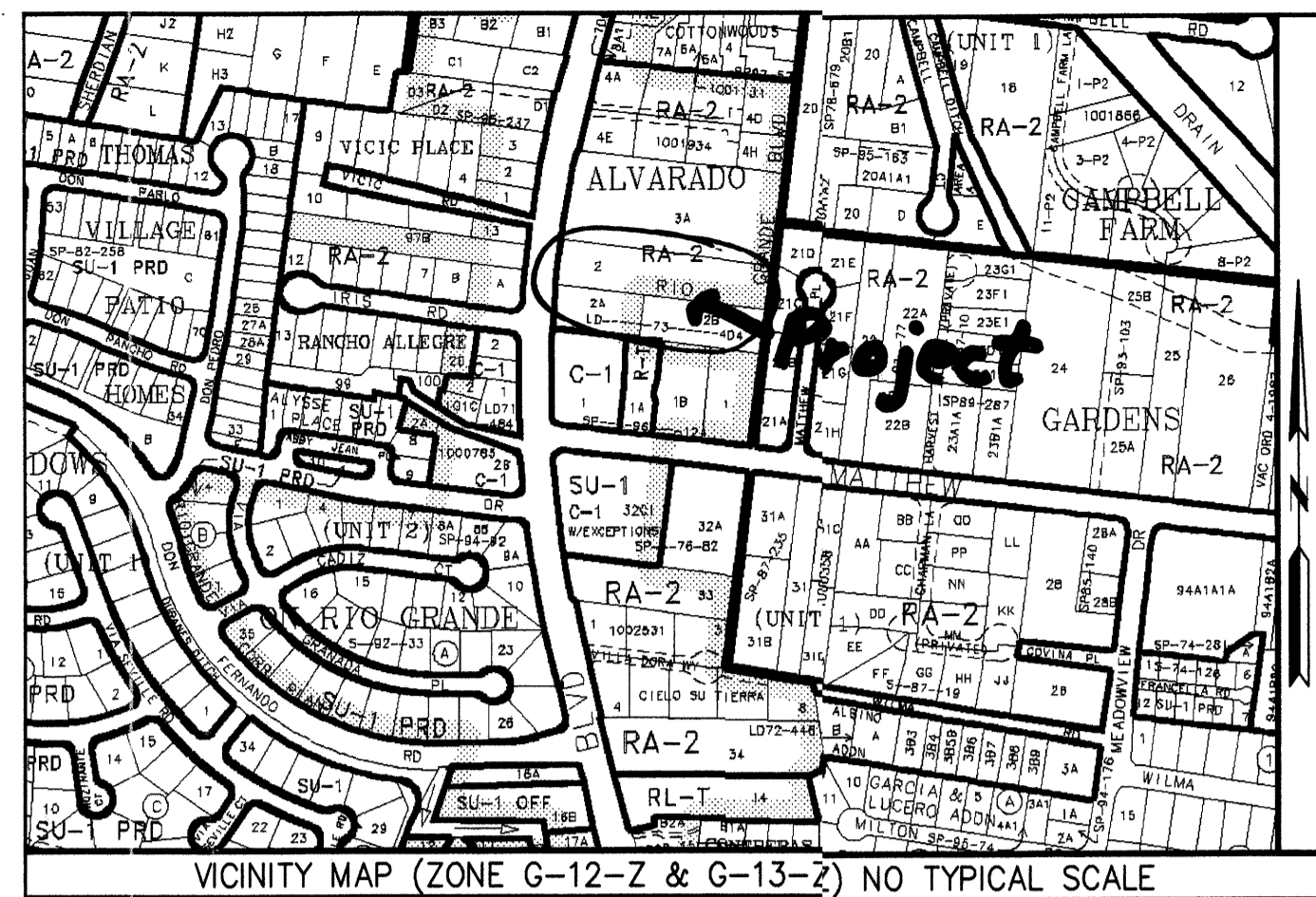
DRB Proj # 1004688

PRELIMINARY PLAT OF
PIÑON ENCANTADA SUBDIVISION

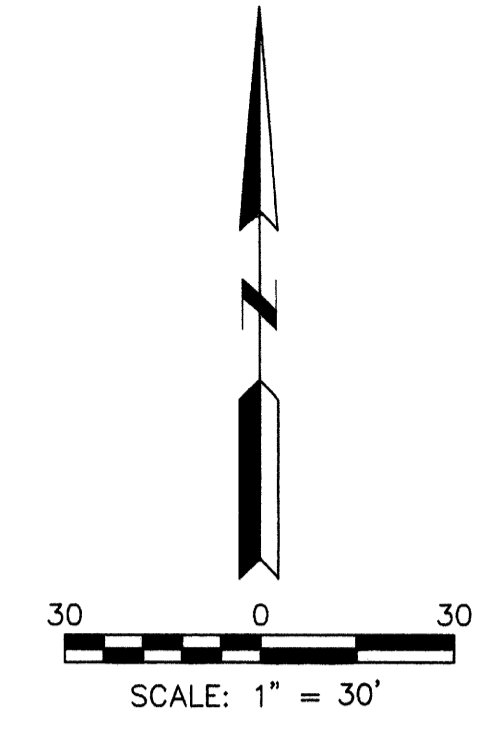
A REPLAT OF TRACTS 2-A, 2-B AND THE
 NORTHERLY PORTION OF TRACT 2
 ALVARADO GARDENS, UNIT 1

SITUATE WITHIN
 PROJECTED SECTION 6
 T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2006



ACS CONTROL STATION "10-G13-A"
 X=373478.96
 Y=1501045.77
 ELEV. = 4968.216 NAVD29
 CONVERGENCE = -0014.36"
 COMBINED FACTOR=0.9986792
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

LEGAL DESCRIPTION

LOTS 2-A AND 2-B OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT RECORDED ON AUGUST 15, 1973, IN VOLUME 88, FOLIO 141 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALSO THE NORTHERLY ONE-HALF OF LOT 2 OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED ON AUGUST 15, 1932, IN VOLUME 65, FOLIO 96 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, EXCEPTING THEREFROM RIGHT OF WAY TAKEN FOR STREET IMPROVEMENTS ALONG RIO GRANDE BOULEVARD, NORTHWEST.

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

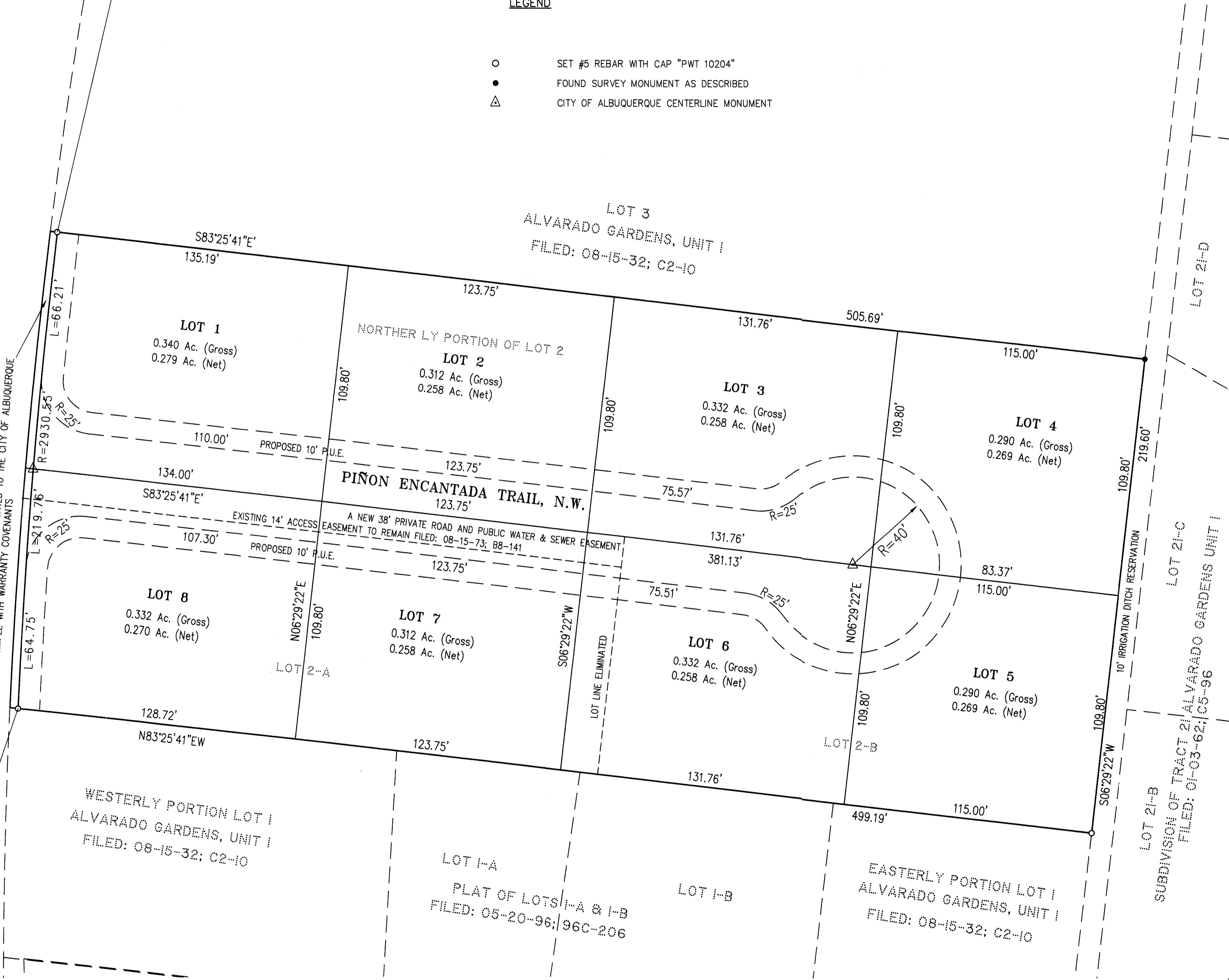
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2-A AND 2-B AND THE NORTHERLY PORTION REMAINDER OF LOT 2 OF ALVARADO GARDENS, UNIT 1 INTO LOTS ONE THROUGH 8 OF PIÑON ENCANTADA SUBDIVISION AND TO GRANT EASEMENTS AND CREATE ROADS PURSUANT THERETO.

RIO GRANDE BOULEVARD, NW
 80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE
 IN FEE SIMPLE WITH WARRANTY COVENANTS

TO ACS 3-612

ACS CONTROL STATION "3-G12"
 X=372889.43
 Y=1498606.10
 ELEV. = 4968.216 NAVD29
 CONVERGENCE = -0014.40"
 COMBINED FACTOR=0.9986812
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



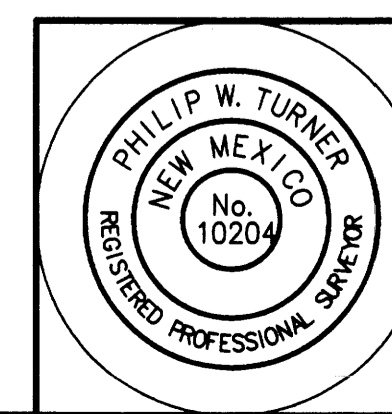
THE OWNERS OF THE PROPERTIES ADJACENT TO THE PRIVATE STREET AND BENEFICIARIES THERETO SHALL BEAR THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF SAID PRIVATE STREET.

- NOTES:
- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
 - 2) 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 MARKER, DO NOT DISTURB, PS #10204".
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 - 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
 - 6) 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.
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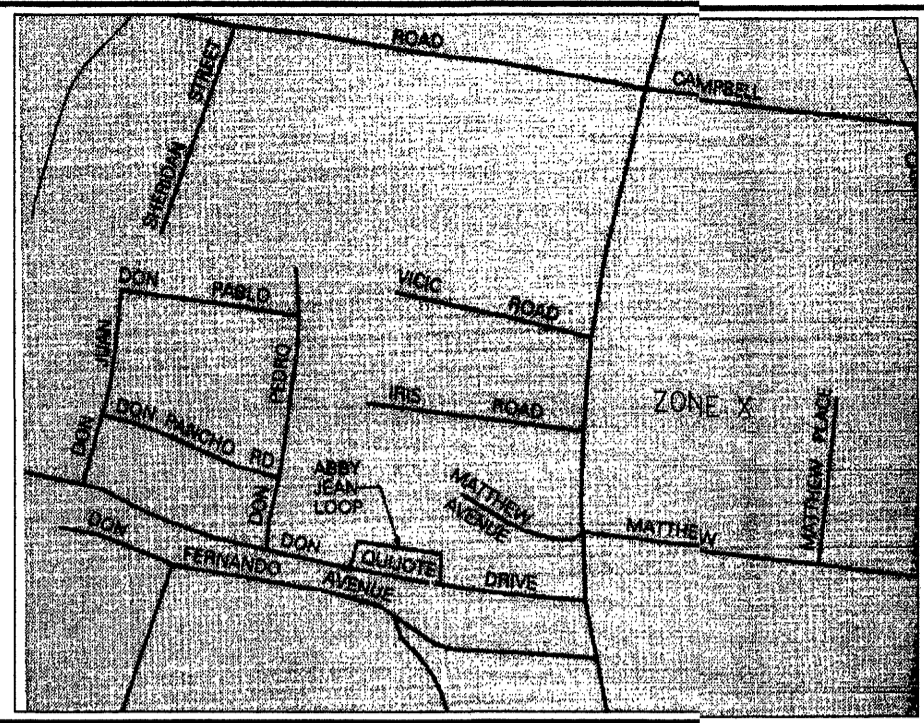
M.B. Hall 3/3/06
 CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

John M. Abbott 3/3/06
 JOHN ABBOTT DATE

B.H. Burns 3/3/06
 B. H. BURNS DATE



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 884-9087



FIRM MAP PANEL # 331 F

GRADING & DRAINAGE PLAN

THE PROPOSED SUBDIVISION PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
- PROPOSED IMPROVEMENTS: 8 DEVELOPABLE HOUSE PADS, PRIVATE ASPHALT ROADWAY, NEW GRADE ELEVATIONS, AND LANDSCAPING.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE HAS 3 RESIDENCES ON FORMER AGRICULTURAL PROPERTY AND IS WELL VEGETATED. THE SITE IS BOUNDED BY A DEVELOPED MROCD DRAINAGE IRRIGATION DITCH ON THE EAST. SIMILARLY ZONED RA-2 SINGLE FAMILY RESIDENTIAL PROPERTY LIES ADJACENT ON THE NORTH. RIO GRANDE BOULEVARD ON THE WEST IS A 66 FEET WIDE IMPROVED MINOR ARTERIAL ROADWAY WITH 4' WIDE ATTACHED SIDEWALKS. THE SITE IS ON FLAT TERRAIN MOST COMMON IN THE NORTH VALLEY. SLOPES ARE LESS THAN 1%.

THE SITE IS NOT ENCUMBERED BY A FEMA DESIGNATED FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE REQUIRED TO POND ITS OWN RUNOFF. THE SITE HAS HISTORICALLY RETAINED ITS OWN RUNOFF, AND ALLOWED TO POND. NO OFF-SITE FLOWS ENTER THE SITE.

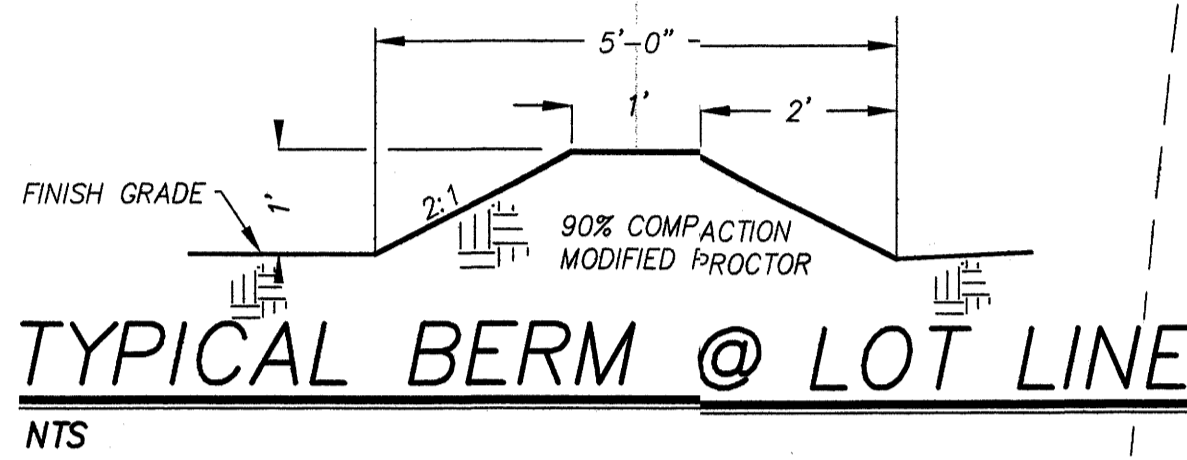
HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS NOT ACCEPTABLE SINCE NO DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING. THE PROPOSED PROJECT PONDS WILL BE PRIVATE RETENTION FACILITIES, AND THE ROADWAY WILL BE DEDICATED TO THE COUNTY AS RIGHT-OF-WAY.



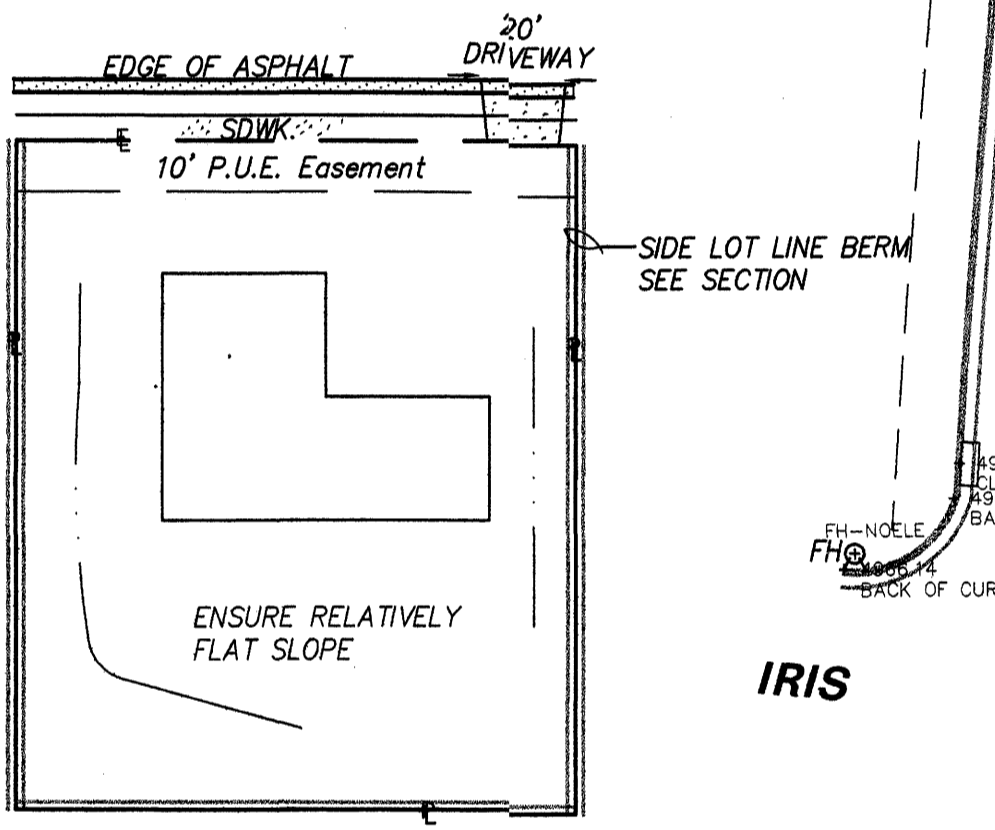
VICINITY MAP ZONE G-12/13 Scale: 1" = 750'

NOTES

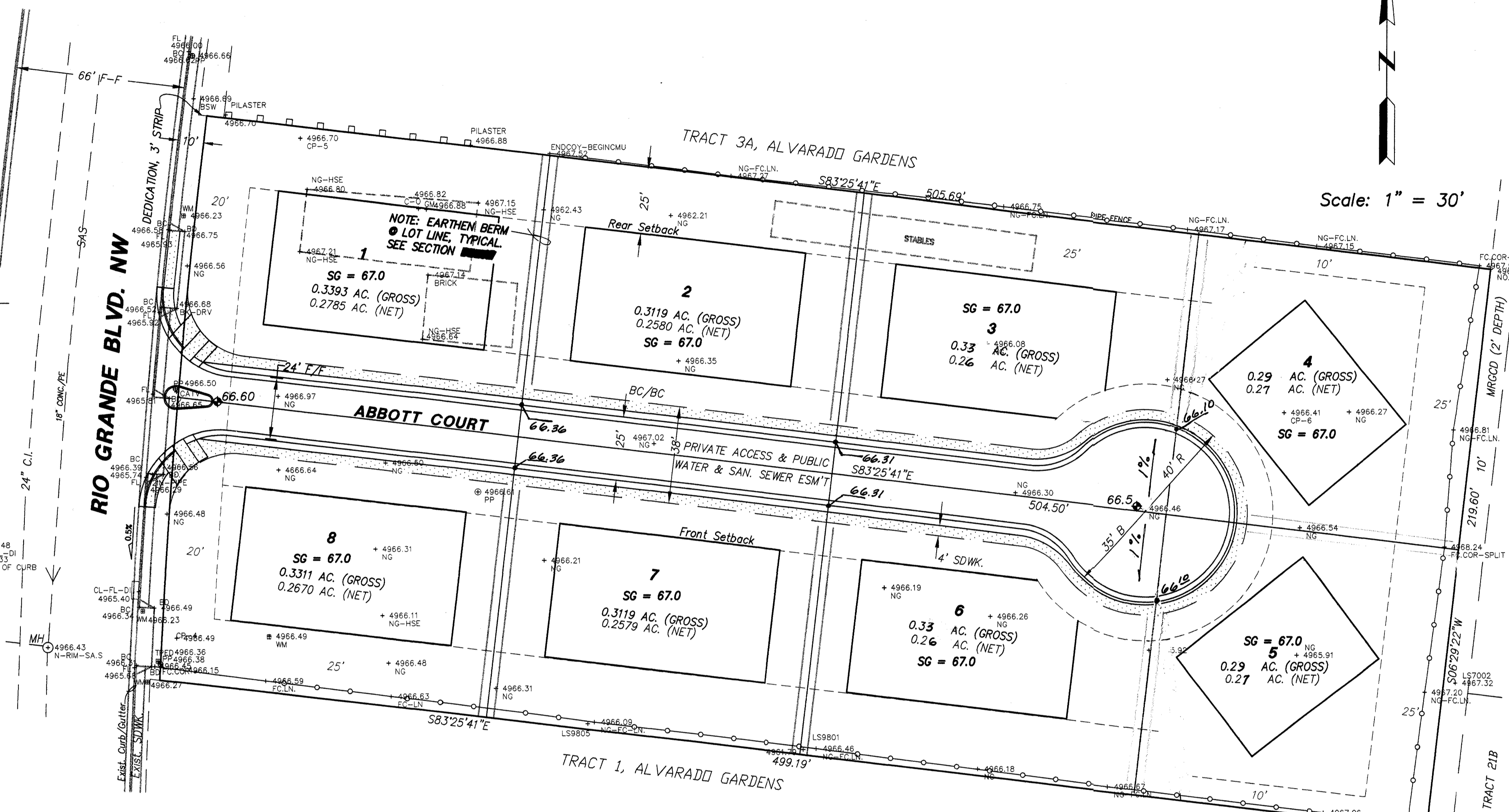
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.



TYPICAL BERM @ LOT LINE NTS



TYPICAL LOT DRAINAGE NTS



Scale: 1" = 30'

CALCULATIONS

DESIGN CRITERIA
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
 DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, "Peak Discharge Rates For Small Watersheds"
 VOLUMETRIC DISCHARGE: $VOLUME = E_{WEIGHTED} \times AREA$
 $P100 = 2.35$ inches, Zone 2 Time of Concentration, $TC = 10$ Minutes
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS
 LOT AREA = 2.50 ACRES, WHERE EXCESS PRECIP. 'A' = 0.53 in. [0.13]
 PEAK DISCHARGE, $Q100 = 3.2$ CFS [0.95] WHERE UNIT PEAK DISCHARGE 'A' = 1.56 CFS/AC. [0.38]
 THEREFORE: VOLUME 100 = 4810 CF [1180]

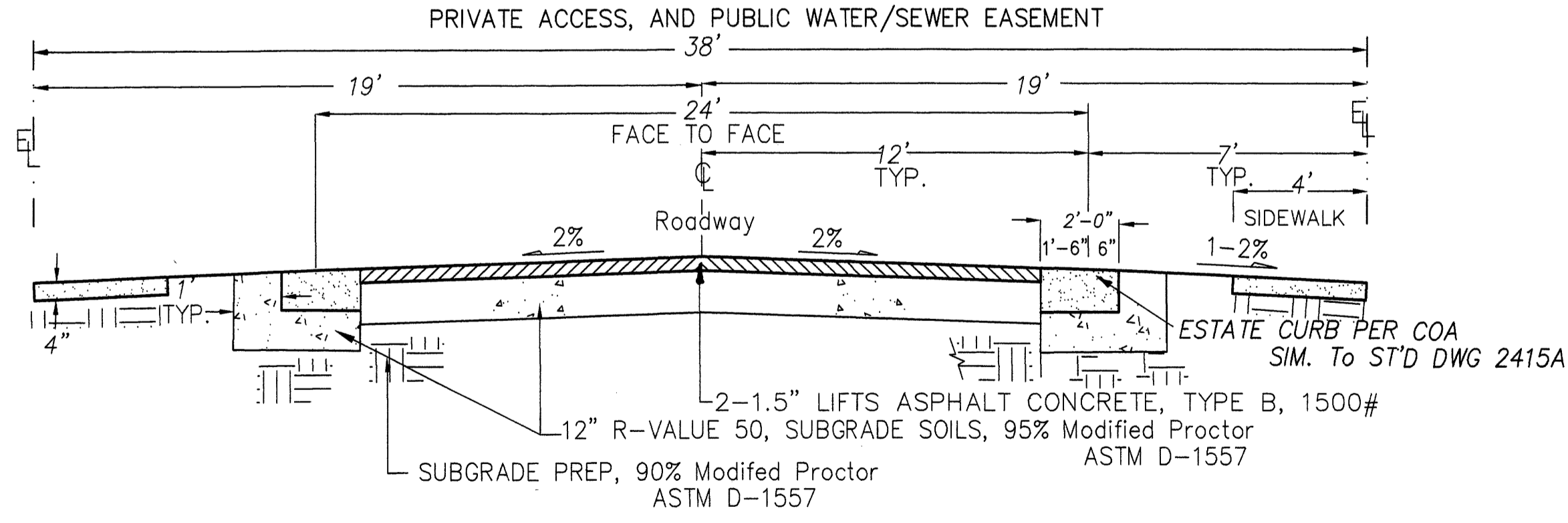
DEVELOPED CONDITIONS (Includes Paved Street)
 DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	A	1.56[0.38]
LANDSCAPING/POND	0.75 Ac.(30%)	B	2.28[0.28]
GRAVEL & COMPACTED SOIL	0.63 Ac.(25%)	C	3.14[1.71]
ROOF - PAVEMENT	1.12 Ac.(45%)	D	4.70[3.14]
	2.5 Ac.		2.12[1.34]

THEREFORE: $E_{WEIGHTED} = 1.47$ in.[0.81] &
 $Q100 = 8.95$ CFS VOLUME 100 = 13340 CF
 $Q10 = 5.3$ CFS VOLUME 10 = 7351 CF

DOWNSTREAM ANALYSIS
 FLAT GRADING SCHEME, DESIRED. THEREFORE RETENTION PONDING IS REQUIRED.
 THEN: SIZE TOTAL PONDING REQUIRED
 $VOL_{10-DAY} = VOL_{100} + A_p(P_{10-DAY} - P_{100})/12 \times 43560$
 $(Imp.) = 13340 + 1.12(1.60)/12 \times 43560 = 18845$ CF

SINCE TWO BACK TO BACK 100-YEAR, 6-HR. STORMS IS EQUAL TO 2 X P100 = 2 X 2.35 IN = 4.7 IN., 1' TALL SIDE LOT LINE BERM OK.....1/2 FOOT FREEBOARD



INTERNAL STREET SECTION NTS SIMILAR PER COA ST'D DWG 2405

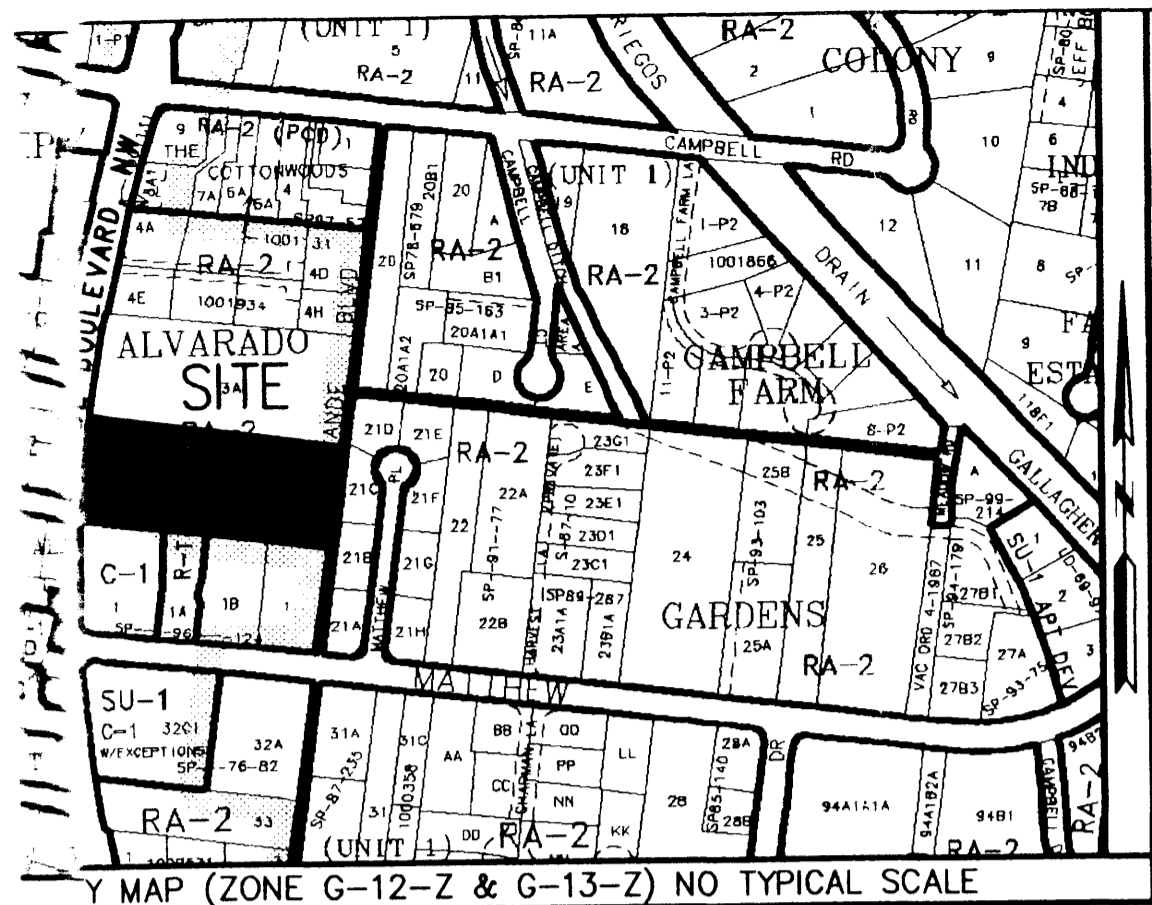
PROJECT DATA

ZONED, RA-2; CITY
 LEGAL DESCRIPTION
 TRACTS 2, 2A & 2B, ALVARADO GARDENS ALBUQUERQUE, NEW MEXICO
 PROJECT BENCHMARK
 TOP OF REBAR/CAP MONUMENTED ON THE SOUTH BOUNDARY ANGLE POINT, ELEVATION = 4966.5, AS TIED FROM ACS 3-G12, LOCATED IN THE TOP OF CURB AT THE NNW CURB RETURN OF RIO GRANDE BLVD. AND MATTHEW AVE. (NAVD '83)
 TOPOGRAPHIC DESIGN SURVEY
 PERFORMED BY TERRAMETRICS OF NEW MEXICO, ON 2/2/06



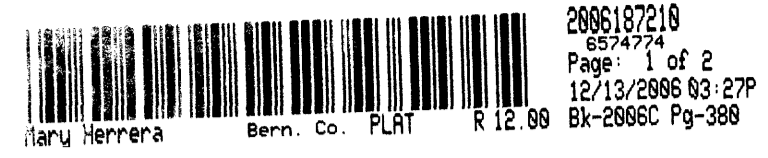
PHILIP W. CLARK NMPE #10265

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444		
DATE	REVISION	TRACTS 2, 2A & 2B, ALVARADO GARDENS ALBUQUERQUE, NEW MEXICO Grading & Drainage Plan
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: HIGHTR-VAL
CHECKED BY: PWC	DATE: 1/07/06	FILE #: G/D



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. G-12 & G-13
- 3) GROSS SUBDIVISION AREA: 2.5579 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 8 LOTS
- 5) DRB PROJECT No. 1004688
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0722
- 7) TALOS LOG No. 2006434201



**PLAT OF
PIÑON ENCANTADA SUBDIVISION**

A REPLAT OF TRACTS 2-A, 2-B AND THE
NORTHERLY PORTION OF TRACT 2
ALVARADO GARDENS, UNIT 1

SITUATE WITHIN
PROJECTED SECTION 6
T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1004688 APPLICATION NO. 06DRB-01572

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 2-A AND 2-B AND THE NORTHERLY PORTION OF LOT 2 OF ALVARADO GARDENS, UNIT 1 INTO LOTS ONE THROUGH EIGHT AND TO GRANT EASEMENTS FOR A PRIVATE PIÑON ENCANTADA SUBDIVISION AND TO GRANT EASEMENTS FOR A PRIVATE AND FOR PUBLIC UTILITIES PURSUANT THERETO.

DEDICATION STATEMENT

WE DO HEREBY STATE AND CONFIRM THAT WE ARE THE OWNERS AND HAD TITLE OF THE LANDS SHOWN HEREON, AND WE DO FURTHER STATE THAT WE HAVE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE ABSOLUTE, AND THAT THE LANDS SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR BEST INTERESTS AND WISHES AND DESIRES AND THAT WE DO DEDICATE ADDITIONAL EASEMENTS FOR RIO GRANDE BOULEVARD, NORTHWEST, AS SHOWN HEREON IN FEE SIMPLE ABSOLUTE AND THAT WE DO FURTHER GRANT THE EASEMENTS AND WARRANTIES COVENANTS AS INDICATED AND THAT WE DO FURTHER GRANT THE PIÑON ENCANTADA TRAIL, NORTHWEST, AS A PERMANENT ACCESS EASEMENT TO PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND TELEPHONE SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR PUBLIC UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM TREES AND SHRUBS; IN WITNESS WHEREOF WE HEREBY AFFIX OUR HANDS.

John Abbott
OWNER

H. Burns
OWNER

WITNESSES

BERNALILLO }
COUNTY } ss.
NEW MEXICO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF NOVEMBER, 2006, BY JOHN ABBOTT.

Don Ruffalo
NOTARY PUBLIC

THIS INSTRUMENT EXPIRES 4/17/07

WITNESSES

BERNALILLO }
COUNTY } ss.
NEW MEXICO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF NOVEMBER, 2006, BY BILL H. BURNS.

Don Ruffalo
NOTARY PUBLIC

THIS INSTRUMENT EXPIRES 4/17/07

THE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID COORDINATES TO THE LINE BETWEEN ACS STATIONS "3-G12" AND "10-G13A". ALL DISTANCES ARE GROUND MEASURE. NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. THE RECORD ARE SHOWN. ARE SHOWN IN PARENTHESES. ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE PROPERTY. THE CITY IS CURRENTLY ZONED RA-2 (CITY).

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND BEING AND COMPRISING ALL OF LOTS 2-A AND 2-B OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT RECORDED ON AUGUST 15, 1973, IN VOLUME 88, FOLIO 141 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALSO THE NORTHERLY ONE-HALF OF LOT 2 OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED ON AUGUST 15, 1932, IN VOLUME C5, FOLIO 96 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, EXCEPTING THEREFROM RIGHT OF WAY TAKEN FOR STREET IMPROVEMENTS ALONG RIO GRANDE BOULEVARD, NORTHWEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR A TIE, AT THE CITY OF ALBUQUERQUE CONTROL SURVEY STATION "3-G12", HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE, NAD27) VALUES X=372889.43, Y=1498806.10, AND RUNNING THENCE N18°05'17"E A DISTANCE OF 252.51 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL HEREIN DESCRIBED AND RUNNING THENCE N83°25'41"W ALONG SAID SOUTH LINE A DISTANCE OF 3.80 FEET TO THE SOUTHWEST CORNER AND TRUE POINT OF BEGINNING, A POINT ON THE EASTERLY RIGHT OF WAY OF RIO GRANDE BOULEVARD, NORTHWEST; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RIO GRANDE BOULEVARD, NORTHWEST A DISTANCE OF 219.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2824.79 FEET, A CENTRAL ANGLE OF 4°27'26" AND A CHORD THAT BEARS N04°56'11"E A DISTANCE OF 219.69 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY LINE OF LOT 3 OF SAID ALVARADO GARDENS SUBDIVISION; THENCE S83°25'41"E ALONG THE SOUTHERLY LINE OF SAID LOT THREE A DISTANCE OF 505.69 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE WESTERLY LINE OF A 10 FOOT WIDE IRRIGATION DITCH RIGHT OF WAY; THENCE S06°29'22"W ALONG THE WESTERLY LINE OF SAID IRRIGATION DITCH RIGHT OF WAY A DISTANCE OF 219.60 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE NORTHERLY LINE OF LOT 1 OF SAID ALVARADO GARDENS; THENCE N83°25'41"W ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 499.19 FEET TO THE SOUTHWEST CORNER AND TRUE POINT OF BEGINNING AND CONTAINING 2.5579 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG PIÑON ENCANTADA TRAIL, NORTHWEST AND RIO GRANDE BOULEVARD, NORTHWEST AND ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

THE OWNERS OF THE PROPERTIES ADJACENT TO THE PRIVATE ACCESS EASEMENT, LOTS 1-8, AND THE BENEFICIARIES THERETO SHALL BEAR THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF SAID PRIVATE ACCESS EASEMENT.

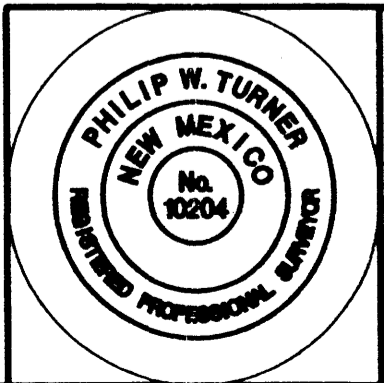
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	219.74'	2824.79'	4°27'26"	N04°56'11"E	219.69'
C2	219.76'	2930.55'	4°17'47"	S04°47'32"W	219.71'
C3	109.94'	2930.55'	2°08'58"	S03°43'08"W	109.94'
C4	109.81'	2930.55'	2°08'49"	S05°52'02"W	109.81'
C5	40.43'	25.00'	92°39'43"	S50°14'27"W	36.17'
C6	38.87'	25.00'	89°04'28"	S38°53'28"E	35.07'
C7	20.68'	25.00'	47°23'47"	N72°52'25"E	20.10'
C8	191.84'	40.00'	274°47'34"	N06°34'19"E	54.15'
C9	20.68'	25.00'	47°23'47"	N59°43'48"W	20.10'
C10	41.58'	40.00'	59°33'27"	S65°48'38"E	39.73'
C11	54.34'	40.00'	77°50'20"	N45°29'29"E	50.26'
C12	54.46'	40.00'	78°00'13"	N32°25'48"W	50.35'
C13	41.46'	40.00'	59°23'34"	S78°52'19"W	39.63'

- Andrew Acosta 11-22-06
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- Bradley J. Bingham 11/22/06
CITY ENGINEER DATE
- John M. Abbott 11-22-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- Robert J. Smith 11-22-06
UTILITIES DEVELOPMENT DATE
- John M. Abbott 10-31-06
CITY SURVEYOR DATE
- Christina Sandoval 11/22/06
PARKS AND RECREATION DEPARTMENT DATE
- Bradley J. Bingham 11/22/06
A.M.A.F.C.A. DATE
- Lead P. Marks 11-7-06
PNM ELECTRIC SERVICES COMPANY DATE
- Lead P. Marks 11-7-06
PNM GAS SERVICES COMPANY DATE
- Darrell Balch 11/22/06
QWEST COMMUNICATIONS DATE
- Tommy Barber 11-7-06
COMCAST CABLE DATE

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON FEBRUARY 1, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 10-25-2006
PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

PLAT OF
PIÑON ENCANTADA SUBDIVISION

A REPLAT OF TRACTS 2-A, 2-B AND THE
NORTHERLY PORTION OF TRACT 2
ALVARADO GARDENS, UNIT 1

SITUATE WITHIN

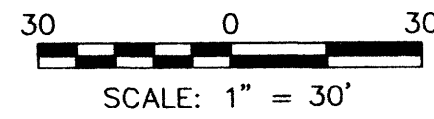
PROJECTED SECTION 6
T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

ACS CONTROL STATION "10-G13-A"
X=373478.96
Y=1501045.77
ELEV.=4968.216 NGVD29
CONVERGENCE=-00°14'36"
COMBINED FACTOR=0.9996792
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

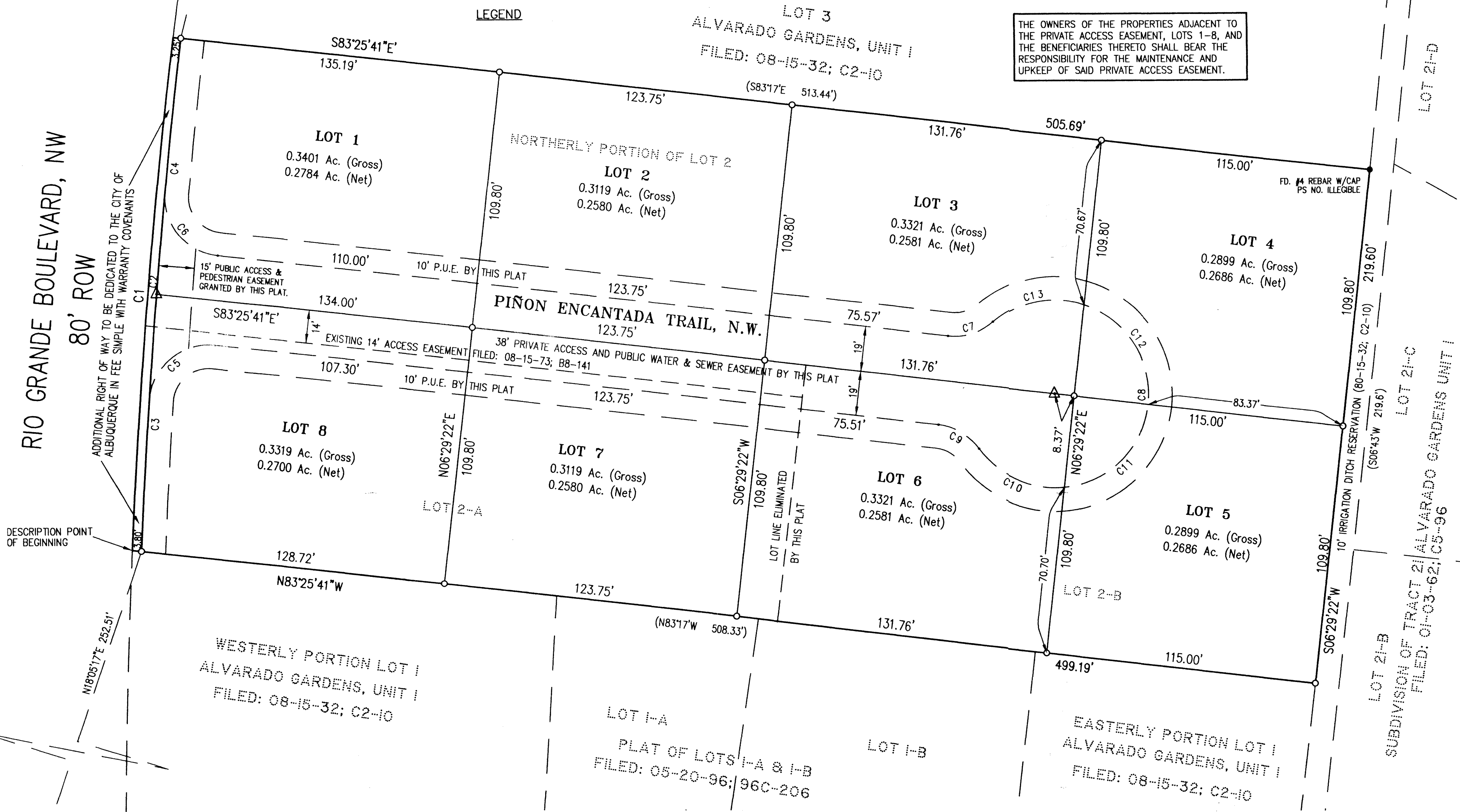
- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

THE PROPERTY ON THIS PLAT IS SUBJECT TO A
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH
THE ALBUQUERQUE PUBLIC SCHOOLS
RECORDED: 11-15-06; A127-2182



LEGEND

THE OWNERS OF THE PROPERTIES ADJACENT TO
THE PRIVATE ACCESS EASEMENT, LOTS 1-8, AND
THE BENEFICIARIES THERETO SHALL BEAR THE
RESPONSIBILITY FOR THE MAINTENANCE AND
UPKEEP OF SAID PRIVATE ACCESS EASEMENT.



RIO GRANDE BOULEVARD, NW
80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

WESTERLY PORTION LOT 1
ALVARADO GARDENS, UNIT 1
FILED: 08-15-32; C2-10

LOT 1-A
PLAT OF LOTS 1-A & 1-B
FILED: 05-20-96; 96C-206

EASTERLY PORTION LOT 1
ALVARADO GARDENS, UNIT 1
FILED: 08-15-32; C2-10

LOT 21-D
LOT 21-C
SUBDIVISION OF TRACT 2, ALVARADO GARDENS UNIT 1
FILED: 01-03-62; C5-96

ACS CONTROL STATION "3-G12"
X=372889.43
Y=1498606.10
ELEV.=4963.294 NGVD29
CONVERGENCE=-00°14'40"
COMBINED FACTOR=0.9996812
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)