

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

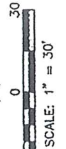
PROJECTED SECTION 6
 T.10N., R.3E., N.M.P.M.
 TOWN OF ALBUQUERQUE LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2006

- SET #5 REBAR WITH CAP "PMT 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 CITY OF ALBUQUERQUE
 RECORDED: 12/22/06, 12/27/06, 2/18/07



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



LEGEND

LOT 3
 ALVARADO GARDENS, UNIT 1
 FILED: 08-15-32; C2-10

80' ROW
 RIO GRANDE BOULEVARD, NW

NORTHERLY PORTION OF LOT 2
 LOT 2
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

PIÑON ENCANTADA TRAIL, N.W.
 36" PRIVATE ACCESS AND PUBLIC WATER & SEWER EASEMENT BY THIS PLAT
 FILED: 08-15-73; 88-141

LOT 7
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

LOT 6
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 5
 0.2889 Ac. (Gross)
 0.2686 Ac. (Net)

LOT 4
 0.2889 Ac. (Gross)
 0.2686 Ac. (Net)

LOT 3
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 2
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 1
 0.3401 Ac. (Gross)
 0.2784 Ac. (Net)

ACS CONTROL STATION ID=61E-A
 7-372889.0
 ELEN=4862.284 NGVD29
 CONVERSION FACTOR=1.001246
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-HA027)

DESCRIPTION POINT
 OF BEGINNING

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: 05-20-06; 96C-206

LOT 1-B

LOT 2-B

LOT 2-C

LOT 2-D

10' IRRIGATION DITCH RESERVATION (80-15-32; C2-10)
 (508'43"W 219.6')

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 (508'43"W 219.6')

COMPLETED SIDEWALKS



ACS CONTROL STATION ID=61E-A
 7-372889.0
 ELEN=4862.284 NGVD29
 CONVERSION FACTOR=1.001246
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-HA027)

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 2008

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

THE PROPERTY ON THIS PLAT IS SUBJECT TO A
 COVENANT AGREEMENT WITH
 THE ALBUQUERQUE PUBLIC SCHOOLS
 RECORDED: 02-25-02; A(227-2182-)

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

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 Page 2 of 2
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ALVARADO GARDENS, UNIT I
 FILED: 08-15-32; C2-10

ALVARADO GARDENS, UNIT I
 FILED: 08-15-32; C2-10

LEGEND

SCALE: 1" = 30'

80' ROW
 RIO GRANDE BOULEVARD, NW

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

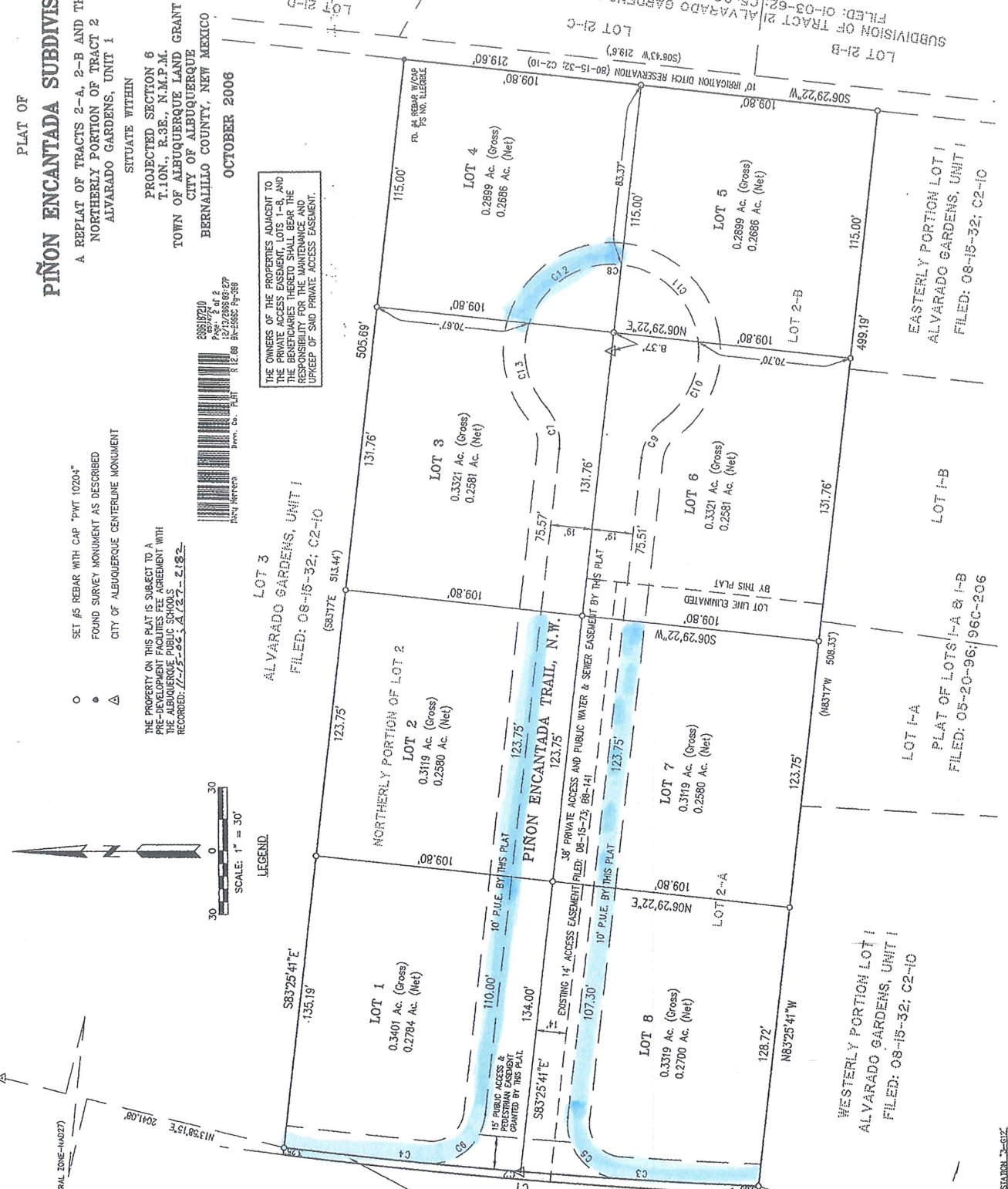
LOT 1-A
 PLAT OF LOTS 1-A & 1-B
 FILED: 05-20-98; 96C-206

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

ACS CONTROL STATION 3-G1Z
 X=337783.36
 Y=150765.77
 ELEV=4983.294
 COMBINED FACTOR=0.0000128
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD027)

ACS CONTROL STATION 3-G1Z
 X=337783.36
 Y=150765.77
 ELEV=4983.294
 COMBINED FACTOR=0.0000128
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD027)

COMPLETED SIDEWALKS



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

ACS CONTROL STATION T-0-C1-1-1
 NAD83
 X=737478.96
 Y=150045.77
 ELEV=6552.284
 CONVERSIONS=001125
 COMPARISON FACTOR=0.9999792
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-14027)

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

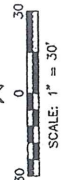
- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

THE PROPERTY ON THIS PLAT IS SUBJECT TO A
 PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH
 THE ALBUQUERQUE PUBLIC SCHOOLS
 RECORDED: 07-15-2006, 01-27-2006



THE OWNERS OF THE PROPERTIES ADJACENT TO
 THE PRIVATE ACCESS EASEMENT, LOTS 1-B, AND
 THE BENEFICIARIES THEREOF SHALL BEAR THE
 RESPONSIBILITY FOR THE MAINTENANCE AND
 UPGRADE OF SAID PRIVATE ACCESS EASEMENT.

LOT 3
 ALVARADO GARDENS, UNIT 1
 FILED: 08-16-32; C2-10



LEGEND

LOT 1
 0.3401 Ac. (Gross)
 0.2704 Ac. (Net)

NORTHERLY PORTION OF LOT 2
 LOT 2
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

LOT 3
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 4
 0.2899 Ac. (Gross)
 0.2686 Ac. (Net)

LOT 5
 0.2899 Ac. (Gross)
 0.2686 Ac. (Net)

LOT 6
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 7
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

LOT 8
 0.3319 Ac. (Gross)
 0.2700 Ac. (Net)

80' ROW
 RIO GRANDE BOULEVARD, NW

14' PUBLIC ACCESS &
 PRIVATE EASEMENT
 GRANTED BY THIS PLAT

EXISTING 14' ACCESS EASEMENT
 FILED: 08-15-79, 88-141

38' PRIVATE ACCESS AND PUBLIC WATER & SEWER EASEMENT
 BY THIS PLAT

10' P.U.E. BY THIS PLAT

10' P.U.E. BY THIS PLAT

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-B
 PLAT OF LOTS 1-A & 1-B
 FILED: 05-20-96; 96C-306

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

ACS CONTROL STATION T-0-C1-1-1
 NAD83
 X=737478.96
 Y=150045.77
 ELEV=6552.284
 CONVERSIONS=001125
 COMPARISON FACTOR=0.9999792
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-14027)



COMPLETED SIDEWALKS



LOT 21-B
 SUBDIVISION OF TRACT 21
 ALVARADO GARDENS UNIT 1
 FILED: 01-03-62; 05-96

**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

- SET #5 REDBAR 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: 12-25-06, A.127-2132-



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

LOT 3
ALVARADO GARDENS, UNIT 1
FILED: 08-16-32; C2-10



LEGEND

ACS CONTROL STATION 10-BL-1
X=737478.56
Y=1500465.76
CONVERGENCE = -0011.25"
CORRECTED FACTOR = 0.999792
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-IN027)

135.19'
583°25'41"E
135.19'
101.08'
M135015'E
M135015'E

80' ROW
RIO GRANDE BOULEVARD, NW

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

15' PUBLIC ACCESS &
PRIVATE EASEMENT
GRANTED BY THIS PLAT.
110.00'
134.00'

LOT 1
0.3401 Ac. (Gross)
0.2704 Ac. (Net)

NORTHERLY PORTION OF LOT 2
LOT 2
0.3119 Ac. (Gross)
0.2580 Ac. (Net)

PIÑON ENCANTADA TRAIL, N.W.
123.75'
123.75'

LOT 3
0.3321 Ac. (Gross)
0.2581 Ac. (Net)

LOT 4
0.2899 Ac. (Gross)
0.2686 Ac. (Net)

LOT 5
0.2899 Ac. (Gross)
0.2686 Ac. (Net)

LOT 6
0.3321 Ac. (Gross)
0.2581 Ac. (Net)

LOT 7
0.3119 Ac. (Gross)
0.2580 Ac. (Net)

LOT 2-A
109.80'
109.80'

LOT 2-B
109.80'
109.80'

LOT 1-B
109.80'
109.80'

LOT 1-A
109.80'
109.80'

LOT 1-B
109.80'
109.80'

LOT 2-B
109.80'
109.80'

LOT 2-B
109.80'
109.80'

ACS CONTROL STATION 10-BL-2
X=1498506.10
Y=1500465.76
CONVERGENCE = -0011.25"
CORRECTED FACTOR = 0.999792
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-IN027)

WESTERLY PORTION LOT 1
ALVARADO GARDENS, UNIT 1
FILED: 08-16-32; C2-10

LOT 1-A
109.80'
109.80'

LOT 1-B
109.80'
109.80'

LOT 1-B
109.80'
109.80'

LOT 1-B
109.80'
109.80'

LOT 2-B
109.80'
109.80'

LOT 2-B
109.80'
109.80'

COMPLETED 5/16/2006-145



10' IRRIGATION DITCH RESERVATION (80-15-32; C2-10)
SUBDIVISION OF TRACT 21 ALVARADO GARDENS UNIT 1
FILED: 04-03-02; C5-96

ACS CONTROL STATION TD-SULL-A
 X=373478.35
 Y=101665716.86
 ELEV=4883.294
 CONVERSION=091433
 COMBINED FACTOR=0.988793
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD02)

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

- 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-EMPTION RIGHTS AGREEMENT WITH
 THE ALBUQUERQUE PUBLIC SCHOOLS
 RECORDED: 08-15-06; 14-22-06; 2-18-07



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



LEGEND

RIO GRANDE BOULEVARD, NW
 80' ROW
 ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF
 ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

LOT 3
 ALVARADO GARDENS, UNIT 1
 FILED: 08-15-32; C2-10

NORTHERLY PORTION OF LOT 2
 LOT 2
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

PIÑON ENCANTADA TRAIL, N.W.
 38' PRIVATE ACCESS AND PUBLIC WATER & SEWER EASEMENT BY THIS PLAT
 FILED: 08-15-03; 88-141

LOT 7
 0.3119 Ac. (Gross)
 0.2580 Ac. (Net)

LOT 6
 0.3321 Ac. (Gross)
 0.2581 Ac. (Net)

LOT 5
 0.2889 Ac. (Gross)
 0.2686 Ac. (Net)

LOT 4
 0.2889 Ac. (Gross)
 0.2686 Ac. (Net)

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: 05-20-06; 196C-206

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

LOT 21-B
 SUBDIVISION OF TRACT 21 ALVARADO GARDENS UNIT 1
 FILED: 01-03-02; C5-96

ACS CONTROL STATION 3-SIZ
 X=1448806.10
 Y=101665716.86
 ELEV=4883.294
 CONVERSION=091433
 COMBINED FACTOR=0.988793
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD02)

COMPLETED SIDEWALKS