

Vicinity Map - Zone Atlas G-12-Z

N.T.S.

Indexing Information

Section 1, Township 10 North, Range 2 East, N.M.P.M. as Projected within the Town of Albuquerque Grant
 Subdivision: Alvarado Gardens, Unit 2
 Owner: Aaron R. Hinds
 UPC #: 101206018420840736

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.3070 ACRES
 ZONE ATLAS PAGE NO. G-12-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 4
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. MAY 2025

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101206018420840736

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lots 1 thru 4
 Lands of Aaron R. Hinds
 Being Comprised of
 An Easterly 1/2 Portion of Lot 17
 Alvarado Gardens, Unit 2
 City of Albuquerque, Bernalillo County, New Mexico
 April 2026**

Project Number: PR-2023-009563
Application Number: _____
Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast
- Ezee Fiber

City Approvals:

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- AMAFCA
- Hydrology
- Code Enforcement
- Planning Department
- City Engineer
- MRGCD

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

BRIAN J. MARTINEZ _____ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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 cartesianbrian@gmail.com



Documents

1. PLAT OF ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 1934, IN BOOK C, PAGE 28.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 19, 2012, AS DOCUMENT NO. 2012061253.
3. WARRANTY DEED FOR EAST HALF OF LOT 17, ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 8, 1969, IN BOOK D864, PAGE 584.

Legal Description

A CERTAIN PARCEL, BEING THE EASTERLY ONE-HALF (E. 1/2) OF TRACT NUMBERED SEVENTEEN (17) OF ALVARADO GARDENS, UNIT NO. 2, A SUBDIVISION WITH BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 26, 1934, IN PLAT BOOK C, PAGE 28.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF TRACT 17-A-1, ALVARADO GARDENS UNIT 2, AS THE SAME IS SHOWN ON THE PLAT FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 1994, IN BOOK 94C, PAGE 429, MARKED BY A 1/2" REBAR, AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CAMPBELL ROAD N.W., FROM WHENCE ACS MONUMENT "8_G11" BEARS N 67°19'49" W, A DISTANCE OF 4,954.12 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID SOUTHERLY RIGHT-OF-WAY, S 80°37'20" E, 111.21 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 09°22'57" W, A DISTANCE OF 564.63 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF TRACT 17-A-5, AS SHOWN ON SAID PLAT OF ALVARADO GARDENS UNIT 2, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 1994, IN BOOK 94C, PAGE 429 MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 80°29'46" W, A DISTANCE OF 90.50 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING THE EASTERLY SIDE OF SAID SUBDIVISION, N 07°16'52" E, A DISTANCE OF 564.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3070 ACRES (56,933 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Middle Rio Grande Conservancy District Approval

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, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Easement Notes

- 1 EXISTING 20' DITCH EASEMENT (VAC ORD. V-94-46) - AS SHOWN ON PLAT (12/22/1994, 94C-429)
- 2 PRIVATE ACCESS EASEMENT, BENEFITING LOTS 1 THRU 4, AND MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 20' DITCH EASEMENT, AS SHOWN ON PLAT (1/26/1934, C-28) VACATED BY THIS PLAT (PER ORDINANCE V-94-46)
- 4 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 5 5' WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 5' FIRE HYDRANT EASEMENT GRANTED WITH THE FILING OF THIS PLAT

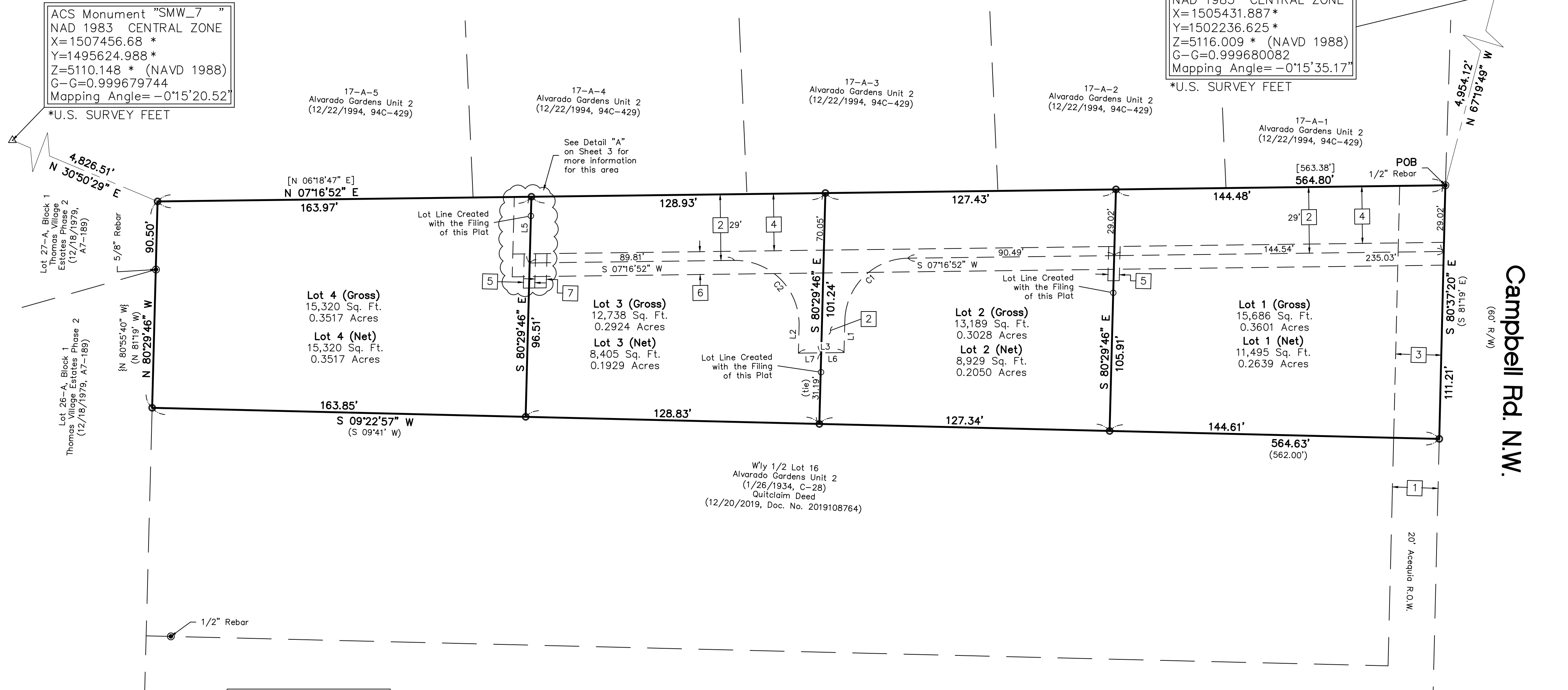
Legend

| | |
|-----------------|--------------------------------------------------------------|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (1/26/1934, C-28) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (12/22/1994, 94C-429) |
| {N 90°00'00" E} | RECORD BEARINGS AND DISTANCES PER PLAT (12/18/1979, A7-189) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |

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April 2026**

ACS Monument "SMW_7"
NAD 1983 CENTRAL ZONE
X=1507456.68 *
Y=1495624.988 *
Z=5110.148 * (NAVD 1988)
G-G=0.999679744
Mapping Angle=-0°15'20.52"

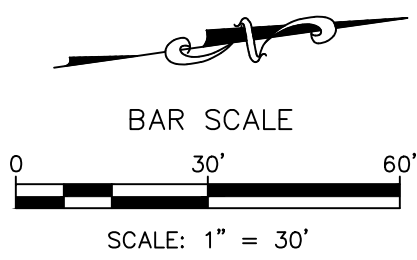
ACS Monument "8_G11"
NAD 1983 CENTRAL ZONE
X=1505431.887 *
Y=1502236.625 *
Z=5116.009 * (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"



Campbell Rd. N.W.
(60' R/W)

| Line # | Direction | Length (ft) |
|--------|---------------|-------------|
| L1 | S 80°29'46" E | 14.10' |
| L2 | N 80°29'46" W | 11.92' |
| L3 | S 07°16'52" W | 20.02' |
| L5 | N 80°29'46" W | 25.02' |
| L6 | N 07°16'52" E | 10.12' |
| L7 | S 07°16'52" W | 9.89' |

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|--------|--------|-----------|--------------|-----------------|
| C1 | 42.90' | 28.00' | 87°46'38" | 38.82' | S 36°36'27" E |
| C2 | 45.07' | 28.00' | 92°13'22" | 40.36' | N 53°23'33" E |



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