

Vicinity Map - Zone Atlas G-12-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN MARCH, APRIL, AND JULY 2025.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....
- 4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_\_.

Plat Approvals:

PNM Electric Services	
Qwest Corp. d/b/a CenturyLink QC	
New Mexico Gas Company	
Todd Schnuelle	08/29/2025
Comcast	
Ezee Fiber	

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.

Flood Notes

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

Indexing Information

Projected Section 1, Township 10 North, Range 2 East,  
N.M.P.M. Town of Albuquerque Grant  
Subdivision: Alvarado Gardens Unit No. 2;  
Boulevard Gardens; and MRGCD Map No. 34  
Owner: TGG LLC (N'y Portion of Tract 43)  
Owner: Kirsti Reed (Lot 6 and Port. Tr. 16A1)  
UPC #: 101206049723040314 (N'y Portion of Tract 43)  
UPC #: 101206050723640316 (Lot 6)  
UPC #: 101206046124640315 (Tract 16A1)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. .... 1.6750 ACRES  
ZONE ATLAS PAGE NO. .... G-12-Z  
NUMBER OF EXISTING LOTS. .... 1  
NUMBER OF EXISTING TRACTS ..... 2  
NUMBER OF LOTS CREATED ..... 6  
NUMBER OF TRACTS CREATED ..... 2  
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. .... JULY 2025

Legal Description

LOT 6, BOULEVARD GARDENS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 11, 1947, IN PLAT BOOK B1, FOLIO 180.

TOGETHER WITH A PORTION OF TRACT 16A1, MRGCD MAP 34, AS DESCRIBED IN THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 2016, AS DOCUMENT NO. 2016075923.

AND

THE NORTH HALF (1/2) OF TRACT 43, ALVARADO GARDENS, UNIT NO. 2, A SUBDIVISION OF A TRACT OF LAND, SEC. 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ALBUQUERQUE GRANT, 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 BOOK C, PAGE 28; AND, AS ALSO SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT FOR THE NORTH 1/2 TRACT 43, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2024, IN BOOK 2024S, PAGE 15, DOC. NO. 2024010926.

EXCEPTING THEREFROM THE EASTERLY 9 FEET OF SAID LOT 6 AND SAID PORTION OF TRACT 43, DEEDED TO THE CITY OF ALBUQUERQUE, NEW MEXICO FOR STREET WIDENING PURPOSES PER DEEDS DATED DECEMBER 24, 1957, IN BOOK D 409, PAGE 32, AND DATED OCTOBER 21, 1957, BOOK D402, PAGE 607, RESPECTIVELY, IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 43, LYING ON THE WESTERLY RIGHT-OF-WAY OF RIO GRANDE BOULEVARD N.W., MARKED BY A REBAR WITH TAG "LS 14828", WHENCE ACS MONUMENT "6-G13AR", BEARS N 78°34'32" E, A DISTANCE OF 2,368.11 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID WESTERLY RIGHT-OF-WAY, S 15°27'31" W A DISTANCE OF 97.55 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID PORTION OF TRACT 43, MARKED BY AN REBAR WITH CAP "LS 14828";

DESCRIPTION CONTINUED ON SHEET 2...

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.

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101206049723040314  
101206050723640316  
101206046124640315

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lots 1 thru 5 and Tract A,  
Caminito Verde Subdivision;  
Lot 6-A and 6-B,  
Boulevard Gardens Subdivision  
Being Comprised of  
N'y Portion of Tract 43, Alvarado Gardens,  
Unit No. 2; Tract 16A1, MRGCD Map No. 34;  
Port. Lot 6, Boulevard Gardens Subdivision  
City of Albuquerque, Bernalillo County, New Mexico  
August 2025

Project Number: PR-2024-010352

Application Number:

City Approvals:

City Surveyor
Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
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.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com





Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

HUNTER GREENE, MANAGER DATE  
TGG LLC (OWNER OF THE NORTHERLY PORTION OF TRACT 43)

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: HUNTER GREENE, MANAGER, TGG LLC

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Legal Description (Continued from Sheet 1)

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY, N 78°18'13" W, A DISTANCE OF 494.82 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT-OF-WAY FOR A 10 FOOT WIDE ACEQUIA, MARKED BY A 1.5 INCH WIDE PIPE;

THENCE, COINCIDING SAID ACEQUIA, N 09°20'28" E, A DISTANCE OF 117.73 FEET TO AN ANGLE POINT, MARKED BY A 1.5 INCH WIDE PIPE WITH TAG "LS 14828";

THENCE, COINCIDING THE NORTHERLY RIGHT-OF-WAY FOR THAT SAME 10 FOOT WIDE ACEQUIA AND CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF THE DURANES ACEQUIA, N 75°44'22" W, A DISTANCE OF 580.29 FEET, TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID PORTION OF TRACT 16-A-1, MARKED BY A REBAR WITH CAP "LS 7002";

THENCE, LEAVING SAID LATERAL, N 23°22'44" E, A DISTANCE OF 12.04 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, S 75°48'37" E, A DISTANCE OF 964.04 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 6, BOULEVARD GARDENS, MARKED BY A PK NAIL WITH SHINER "LS 11463" FOUND ON TOP OF WALL;

THENCE, N 14°19'12" E, A DISTANCE OF 50.49 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 6, BOULEVARD GARDENS, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, S 75°46'06" E, A DISTANCE OF 121.90 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 6, POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF RIO GRANDE BLVD. N.W., MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

S 15°20'49" W, A DISTANCE OF 50.41 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 6, BOULEVARD GARDENS, MARKED BY A REBAR WITH CAP "LS 18374";

S 15°18'31" W, A DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6750 ACRES (72,964 SQ. FT.), MORE OR LESS.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

KIRSTI REED, OWNER (LOT 6 AND TRACT 16A1) DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: KIRSTI REED, OWNER

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Plat for  
Lots 1 thru 5 and Tract A,  
Caminito Verde Subdivision;  
Lot 6-A and 6-B,  
Boulevard Gardens Subdivision  
Being Comprised of  
N'ly Portion of Tract 43, Alvarado Gardens,  
Unit No. 2; Tract 16A1, MRGCD Map No. 34;  
Port. Lot 6, Boulevard Gardens Subdivision  
City of Albuquerque, Bernalillo County, New Mexico  
August 2025

Documents

1. PLAT OF RECORD FOR ALVARADO GARDENS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 1934, IN BOOK C, PAGE 28.
2. BOUNDARY SURVEY PLAT FOR THE NORTH 1/2 OF TRACT 43, ALVARDO GARDENS UNIT NO.2, FILED IN THE BERNALILLO COUNT CLERK'S OFFICE ON FEBRUARY 19, 2024 IN BOOK 2024S, PAGE 15, DOCUMENT NO. 2024010926.
3. PLAT FOR BOULEVARD GARDENS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 11, 1947, IN PLAT BOOK B1, FOLIO 180.
4. DEED FOR NORTHERLY PORTION OF TRACT 43, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 2022, AS DOCUMENT NO. 2022076988.
5. DEED FOR EASTERLY 9 FEET OF TRACT 43, ALVARADO GARDENS TO THE CITY OF ALBUQUERQUE FOR RIGHT-OF-WAY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 21, 1957, IN BOOK D402, PAGE 607.
6. WARRANTY DEED FOR LOT 6, BOULEVARD GARDENS SUBDIVISION AND PORTION OF TRACT 16-A-1, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 15, 2016, AS DOCUMENT NO. 2016075923.
7. DEED FOR EASTERLY 9 FEET OF LOT 6, BOULEVARD GARDENS TO THE CITY OF ALBUQUERQUE FOR RIGHT-OF-WAY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 24, 1957, IN BOOK D409, PAGE 32.

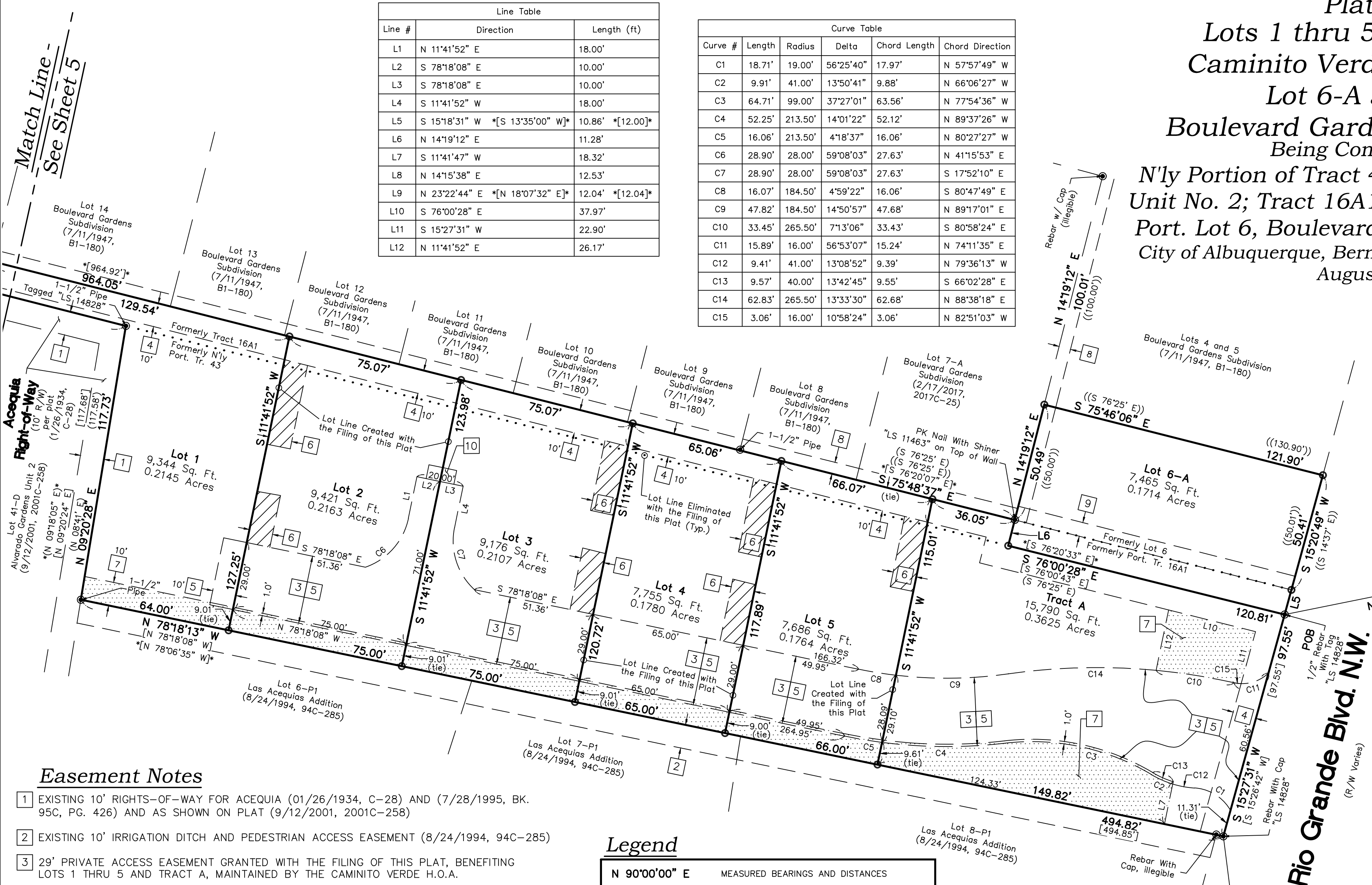
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Plat for  
Lots 1 thru 5 and Tract A,  
Caminito Verde Subdivision;  
Lot 6-A and 6-B,  
Boulevard Gardens Subdivision  
Being Comprised of

N'ly Portion of Tract 43, Alvarado Gardens,  
Unit No. 2; Tract 16A1, MRGCD Map No. 34;  
Port. Lot 6, Boulevard Gardens Subdivision  
City of Albuquerque, Bernalillo County, New Mexico  
August 2025

Line Table		
Line #	Direction	Length (ft)
L1	N 11°41'52" E	18.00'
L2	S 78°18'08" E	10.00'
L3	S 78°18'08" E	10.00'
L4	S 11°41'52" W	18.00'
L5	S 15°18'31" W *{S 13°35'00" W}*	10.86' *[12.00]*
L6	N 14°19'12" E	11.28'
L7	S 11°41'47" W	18.32'
L8	N 14°15'38" E	12.53'
L9	N 23°22'44" E *[N 18°07'32" E]*	12.04' *[12.04]*
L10	S 76°00'28" E	37.97'
L11	S 15°27'31" W	22.90'
L12	N 11°41'52" E	26.17'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	18.71'	19.00'	56°25'40"	17.97'	N 57°57'49" W
C2	9.91'	41.00'	13°50'41"	9.88'	N 66°06'27" W
C3	64.71'	99.00'	37°27'01"	63.56'	N 77°54'36" W
C4	52.25'	213.50'	14°01'22"	52.12'	N 89°37'26" W
C5	16.06'	213.50'	4°18'37"	16.06'	N 80°27'27" W
C6	28.90'	28.00'	59°08'03"	27.63'	N 41°15'53" E
C7	28.90'	28.00'	59°08'03"	27.63'	S 17°52'10" E
C8	16.07'	184.50'	4°59'22"	16.06'	S 80°47'49" E
C9	47.82'	184.50'	14°50'57"	47.68'	N 89°17'01" E
C10	33.45'	265.50'	7°13'06"	33.43'	S 80°58'24" E
C11	15.89'	16.00'	56°53'07"	15.24'	N 74°11'35" E
C12	9.41'	41.00'	13°08'52"	9.39'	N 79°36'13" W
C13	9.57'	40.00'	13°42'45"	9.55'	S 66°02'28" E
C14	62.83'	265.50'	13°33'30"	62.68'	N 88°38'18" E
C15	3.06'	16.00'	10°58'24"	3.06'	N 82°51'03" W



ACS Monument "6\_G13AR"  
NAD 1983 CENTRAL ZONE  
X=1515743.949 \*  
Y=1500719.134 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.999684045  
Mapping Angle=-0°14'23.60"  
\* US SURVEY FEET

Easement Notes

- EXISTING 10' RIGHTS-OF-WAY FOR ACEQUIA (01/26/1934, C-28) AND (7/28/1995, BK. 95C, PG. 426) AND AS SHOWN ON PLAT (9/12/2001, 2001C-258)
- EXISTING 10' IRRIGATION DITCH AND PEDESTRIAN ACCESS EASEMENT (8/24/1994, 94C-285)
- 29' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A.
- 10' PUBLIC UTILITY EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT, TO BE MAINTAINED BY THE CAMINITO VERDE H.O.A., GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- PRIVATE USE AND ENJOYMENT EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, BENEFITING THE LOT ADJOINING SAID EASEMENT, AND MAINTAINED BY THE OWNER OF SAID ADJACENT LOT, SHOWN HEREON AS [diagonal lines], SEE SHEET 4 FOR DETAILS
- PRIVATE DRAINAGE EASEMENT, BENEFITING LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A., GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [dotted pattern]
- EXISTING 5' PUBLIC UTILITY EASEMENT (6/11/1947, B1-180)
- EXISTING 6' M.S.T.&T. CO. EASEMENT (6/2/1986, DOC. NO. 1986048767)
- 6' X 12' COMMON USE EASEMENT FOR MAIL STATION, GRANTED WITH THE FILING OF THIS PLAT, FOR THE BENEFIT OF LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A., SEE SHEET 4 FOR DETAILS

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 (9/18/2007, 2007C-267)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (2/19/2024, 2024S-15)
*{N 90°00'00" E}*	RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1994, 94C-285)
*[N 90°00'00" E]*	RECORD BEARINGS AND DISTANCES PER DEED (8/15/2016, DOC. NO. 2016075923)
*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER PLAT (9/12/2001, 2001C-258)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (6/11/1947, B1-180)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "7\_H13"  
NAD 1983 CENTRAL ZONE  
X=1513953.442 \*  
Y=1495777.837 \*  
Z=4964.364 \* (NAVD 1988)  
G-G=0.99968476  
Mapping Angle=-0°14'35.56"  
\* US SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com

Sheet shows Details for  
Easements 6 and 10

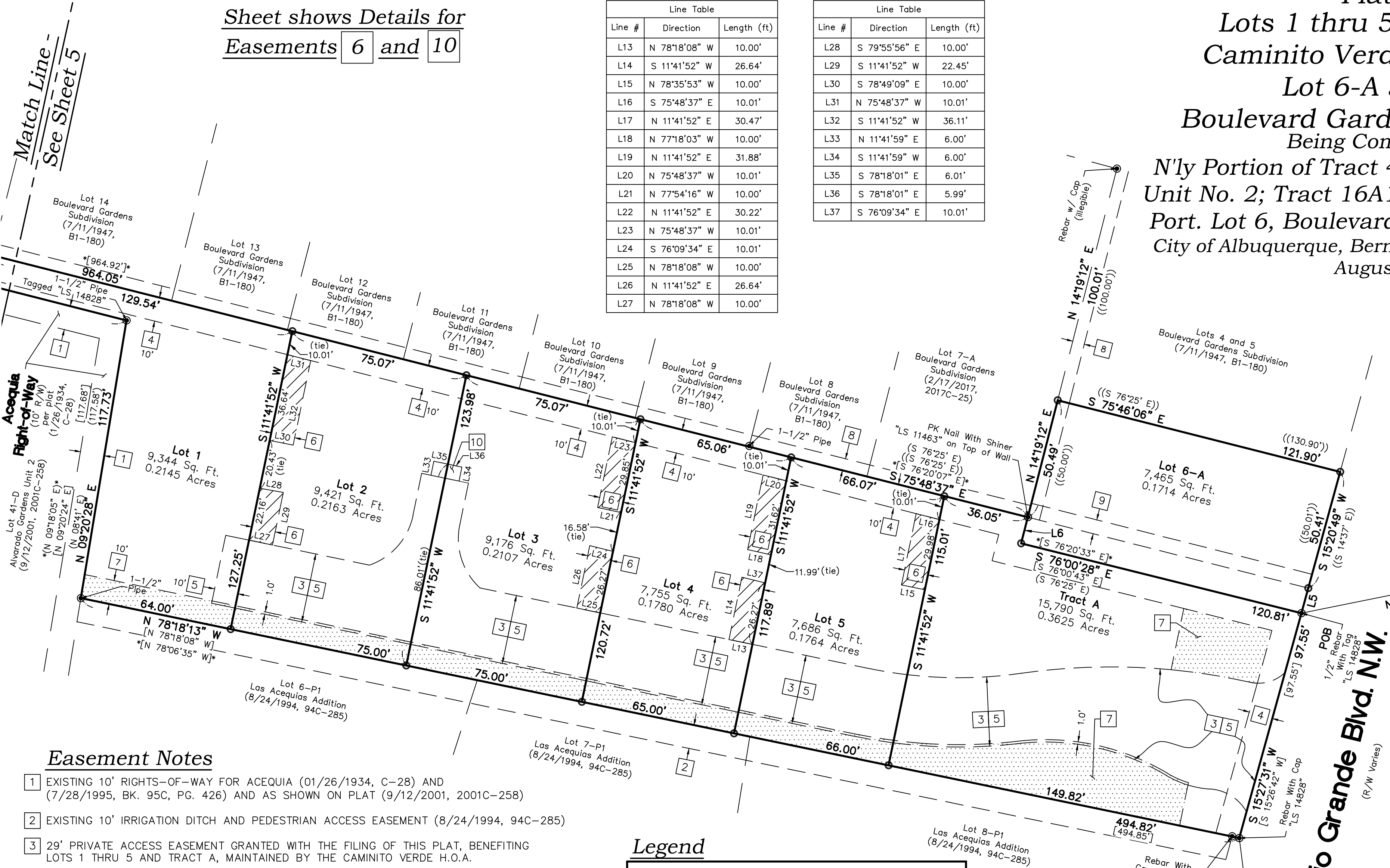
Line Table		
Line #	Direction	Length (ft)
L13	N 78°18'08" W	10.00'
L14	S 11°41'52" W	26.64'
L15	N 78°35'53" W	10.00'
L16	S 75°48'37" E	10.01'
L17	N 11°41'52" E	30.47'
L18	N 77°18'03" W	10.00'
L19	N 11°41'52" E	31.88'
L20	N 75°48'37" W	10.01'
L21	N 77°54'16" W	10.00'
L22	N 11°41'52" E	30.22'
L23	N 75°48'37" W	10.01'
L24	S 76°09'34" E	10.01'
L25	N 78°18'08" W	10.00'
L26	N 11°41'52" E	26.64'
L27	N 78°18'08" W	10.00'

Line Table		
Line #	Direction	Length (ft)
L28	S 79°55'56" E	10.00'
L29	S 11°41'52" W	22.45'
L30	S 78°49'09" E	10.00'
L31	N 75°48'37" W	10.01'
L32	S 11°41'52" W	36.11'
L33	N 11°41'59" E	6.00'
L34	S 11°41'59" W	6.00'
L35	S 78°18'01" E	6.01'
L36	S 78°18'01" E	5.99'
L37	S 76°09'34" E	10.01'

Plat for  
Lots 1 thru 5 and Tract A,  
Caminito Verde Subdivision;

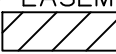
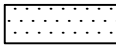
Lot 6-A and 6-B,  
Boulevard Gardens Subdivision  
Being Comprised of

N'ly Portion of Tract 43, Alvarado Gardens,  
Unit No. 2; Tract 16A1, MRGCD Map No. 34;  
Port. Lot 6, Boulevard Gardens Subdivision  
City of Albuquerque, Bernalillo County, New Mexico  
August 2025



ACS Monument "6\_G13AR"  
NAD 1983 CENTRAL ZONE  
X=1515743.949 \*  
Y=1500719.134 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.999684045  
Mapping Angle = -0°14'23.60"  
\* US SURVEY FEET

**Easement Notes**

- EXISTING 10' RIGHTS-OF-WAY FOR ACEQUIA (01/26/1934, C-28) AND (7/28/1995, BK. 95C, PG. 426) AND AS SHOWN ON PLAT (9/12/2001, 2001C-258)
- EXISTING 10' IRRIGATION DITCH AND PEDESTRIAN ACCESS EASEMENT (8/24/1994, 94C-285)
- 29' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A.
- 10' PUBLIC UTILITY EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT, TO BE MAINTAINED BY THE CAMINITO VERDE H.O.A., GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- PRIVATE USE AND ENJOYMENT EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, BENEFITING THE LOT ADJOINING SAID EASEMENT, AND MAINTAINED BY THE OWNER OF SAID ADJACENT LOT, SHOWN HEREON AS , SEE SHEET 4 FOR DETAILS
- PRIVATE DRAINAGE EASEMENT, BENEFITING LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A., GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS 
- EXISTING 5' PUBLIC UTILITY EASEMENT (6/11/1947, B1-180)
- EXISTING 6' M.S.T.&T. CO. EASEMENT (6/2/1986, DOC. NO. 1986048767)
- 6' X 12' COMMON USE EASEMENT FOR MAIL STATION, GRANTED WITH THE FILING OF THIS PLAT, FOR THE BENEFIT OF LOTS 1 THRU 5 AND TRACT A, MAINTAINED BY THE CAMINITO VERDE H.O.A., SEE SHEET 4 FOR DETAILS

**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 (9/18/2007, 2007C-267)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (2/19/2024, 2024S-15)
*{N 90°00'00" E}*	RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1994, 94C-285)
*[N 90°00'00" E]*	RECORD BEARINGS AND DISTANCES PER DEED (8/15/2016, DOC. NO. 2016075923)
*{N 90°00'00" E}*	RECORD BEARINGS AND DISTANCES PER PLAT (9/12/2001, 2001C-258)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (6/11/1947, B1-180)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "7\_H13"  
NAD 1983 CENTRAL ZONE  
X=1513953.442 \*  
Y=1495777.837 \*  
Z=4964.364 \* (NAVD 1988)  
G-G=0.99968476  
Mapping Angle = -0°14'35.56"  
\* US SURVEY FEET

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com



Plat for  
Lots 1 thru 5 and Tract A,  
Caminito Verde Subdivision;

Lot 6-A and 6-B,  
Boulevard Gardens Subdivision

Being Comprised of

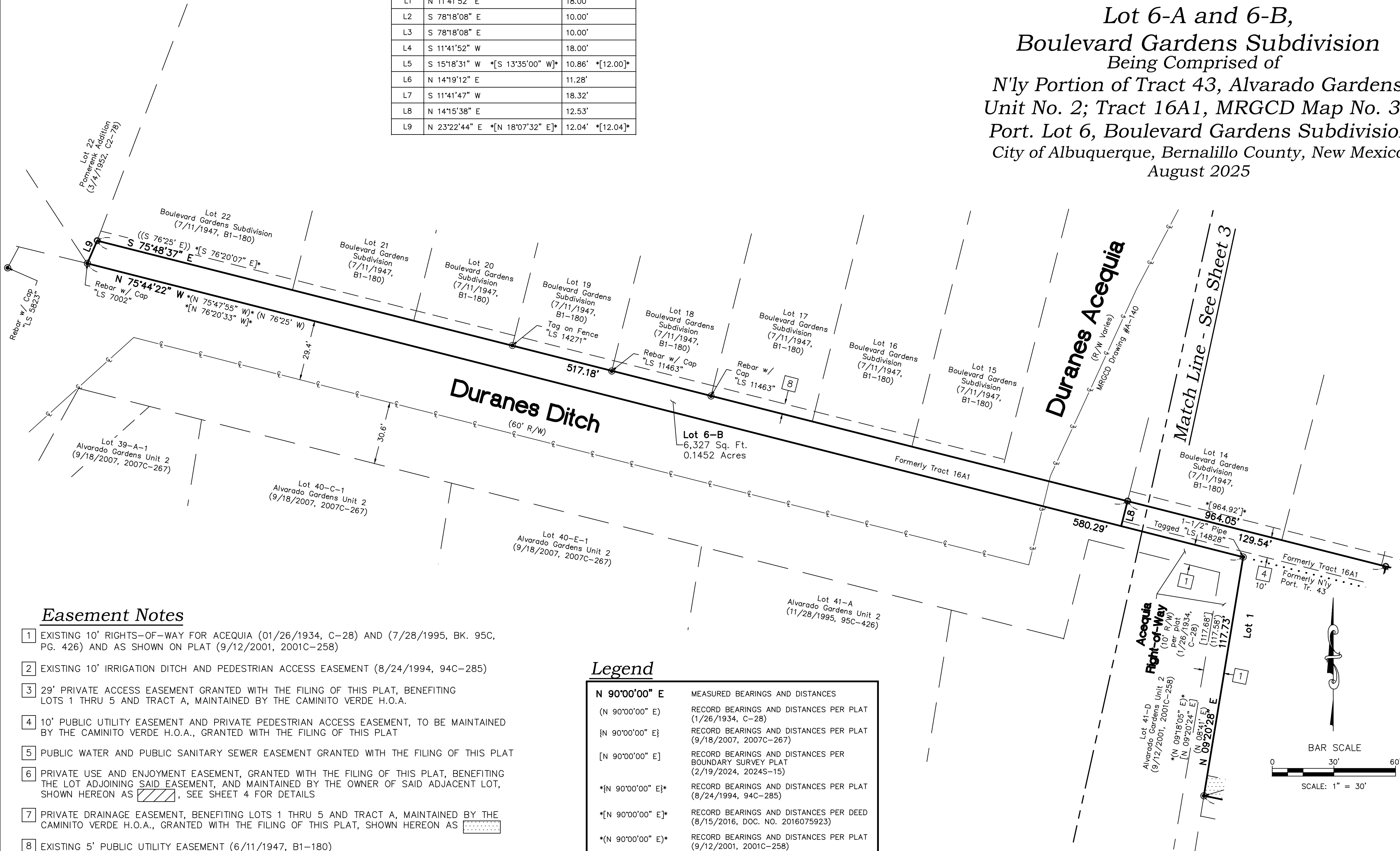
N'ly Portion of Tract 43, Alvarado Gardens,  
Unit No. 2; Tract 16A1, MRGCD Map No. 34;

Port. Lot 6, Boulevard Gardens Subdivision

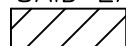
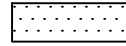
City of Albuquerque, Bernalillo County, New Mexico

August 2025

Line Table		
Line #	Direction	Length (ft)
L1	N 11°41'52" E	18.00'
L2	S 78°18'08" E	10.00'
L3	S 78°18'08" E	10.00'
L4	S 11°41'52" W	18.00'
L5	S 15°18'31" W *[S 13°35'00" W]*	10.86' *[12.00]*
L6	N 14°19'12" E	11.28'
L7	S 11°41'47" W	18.32'
L8	N 14°15'38" E	12.53'
L9	N 23°22'44" E *[N 18°07'32" E]*	12.04' *[12.04]*



Easement Notes

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