

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS- PUBLIC WORKS CONSTRUCTION-1986-UPDATE NO. 9.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE OR PER COA STANDARD DRAWING 2465, WHICHEVER IS MORE STRINGENT.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
10. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED. HOWEVER, NO SIDEWALKS ARE TO BE CONSTRUCTED BEHIND THE CUL-DE-SAC.
11. NOT USED.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN(7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abowua.org/content/view/full/463729/>.
14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
15. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
16. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET. FINAL STRIPING TO BE COORDINATED WITH C.O.A. TRAFFIC OPERATIONS (505-857-8004).
17. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS
18. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
19. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
20. WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
22. ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
23. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES. IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.
24. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITY COMPANY CONTACTS

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Plant Manager
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QWEST LONG DISTANCE
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RED FLEX
BRIAN KORITA
23751 N 23RD AVE.
PHOENIX, AZ 85085
(480) 226-7725



DEVELOPMENT CONSTRUCTION
PLANS FOR

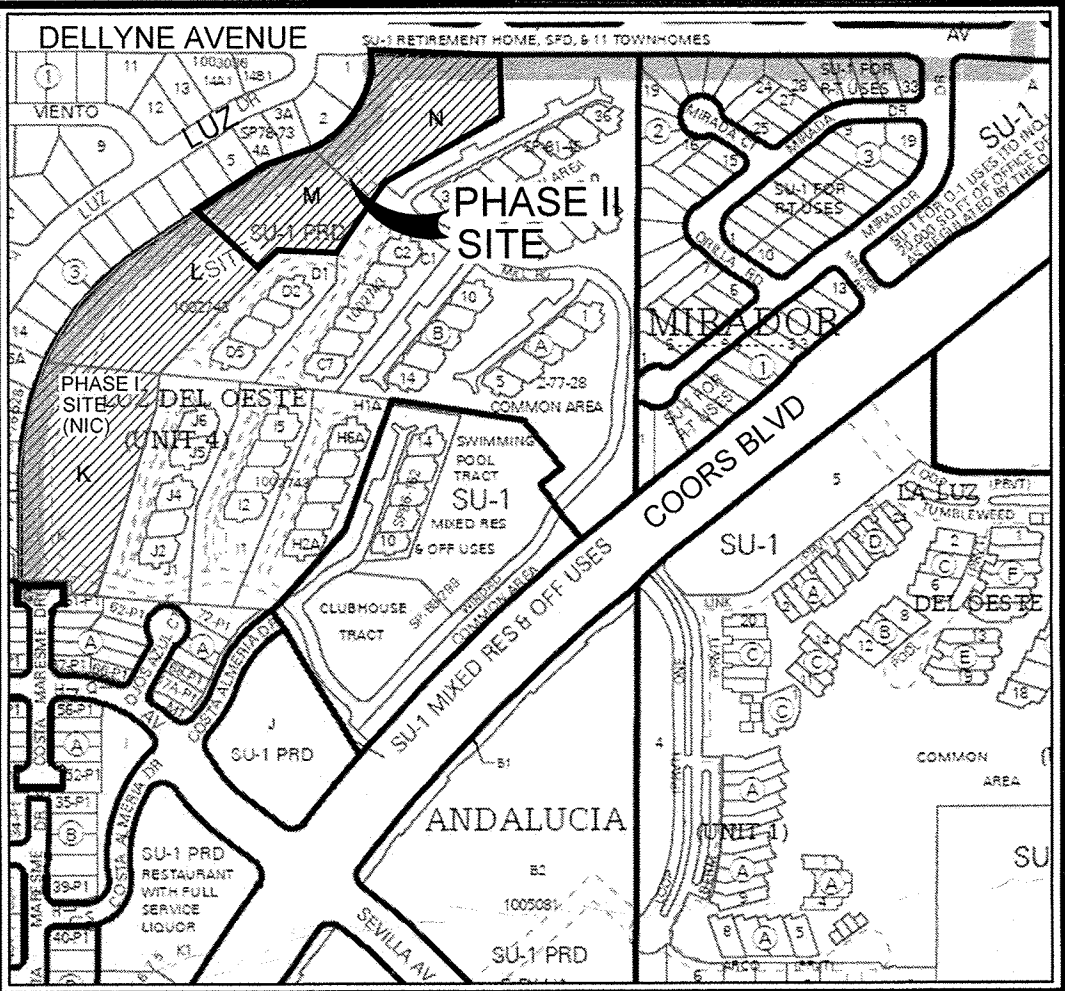
LA LUZ DEL OESTE
UNIT 4 TRACTS
(PHASE III)

PROJECT #676388
INDEX OF SHEETS

- 1 TITLE SHEET & GENERAL NOTES
2 OVERALL PAVING PLAN AND TYPICAL SECTION
3 WIND ROAD PAVING PLAN AND PROFILE: STA 7+30 TO STA 17+00
4 WIND ROAD PAVING PLAN AND PROFILE: STA 17+00 TO STA 24+00
5 MILL PAVING PLAN AND PROFILE
6 OVERALL UTILITY PLAN
7 WIND ROAD UTILITY PLAN AND PROFILE: STA 9+00 TO 17+00
8 WIND ROAD UTILITY PLAN AND PROFILE: STA 17+00 TO 24+00
9 SAS CONNECTION PLAN AND PROFILES
10 TRACT M PLAT (FOR INFORMATION ONLY)
11 TRACT M PLAT (FOR INFORMATION ONLY)
12 GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
13 EROSION AND SEDIMENT CONTROL PLAN

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 9/25/2017

VICINITY
MAP
NTS



RECORD DRAWINGS

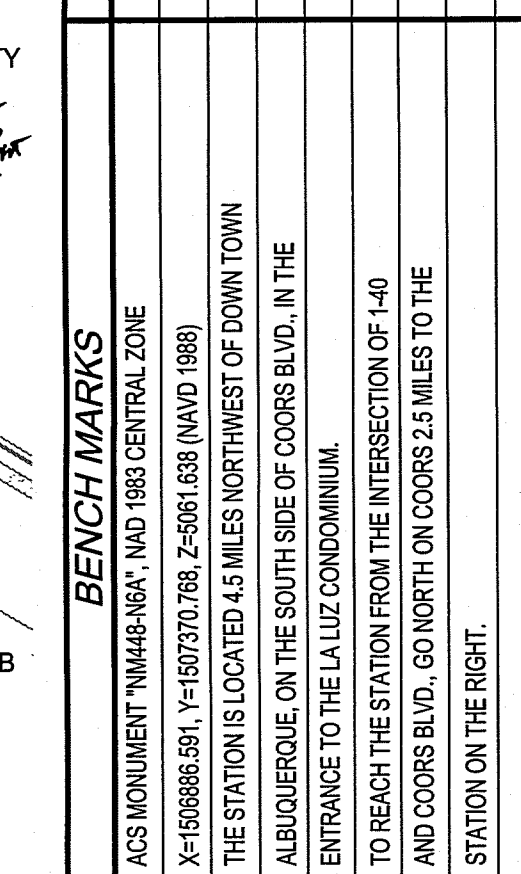
I, DAVID B. THOMPSON OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED FOR THIS PROJECT AS SHOWN ON THE PLANS HAS BEEN CONSTRUCTED IN GENERAL ACCORDANCE WITH THE OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (INCLUDING ALL UPDATES), AND THAT THE GENERAL INTENT OF THE PLANS HAS BEEN MET EXCEPT AS NOTED ON THE RECORD DRAWINGS. THE INFRASTRUCTURE CONSTRUCTION HAS BEEN OBSERVED BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND THIS STATEMENT COVERS INFRASTRUCTURE INSTALLATION THAT WAS OBSERVED WHILE A REPRESENTATIVE FROM THOMPSON ENGINEERING CONSULTANTS WAS ON SITE. THIS STATEMENT IS BASED ON SITE OBSERVATIONS BY ME OR PERSONNEL UNDER MY DIRECTION, AND AS-BUILT SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ (SURVEYOR NAME) NMPS NUMBER 18374 (PSR).



SURVEYORS CERTIFICATION
I, BRIAN J. MARTINEZ, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.
B. J. Martinez 1/16/17
BRIAN J. MARTINEZ, NMPS 18374



DRB No's 1010624 (PHASE III)									
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE		
ENGINEERS STAMP & SIGNATURE			APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION			
			DRC Chairman		5-4-16				
			Transportation		4-18-16				
			Water/Wastewater		4-18-16				
			Hydrology		4-18-16				
			CIP						
			AMAFCA						
			Const'r. Coord.			CITY ENGINEER DATE			
PROJECT NUMBER				ZONE ATLAS NO.		DRAWING NO. 1 OF 13			
676388				F-11-Z					

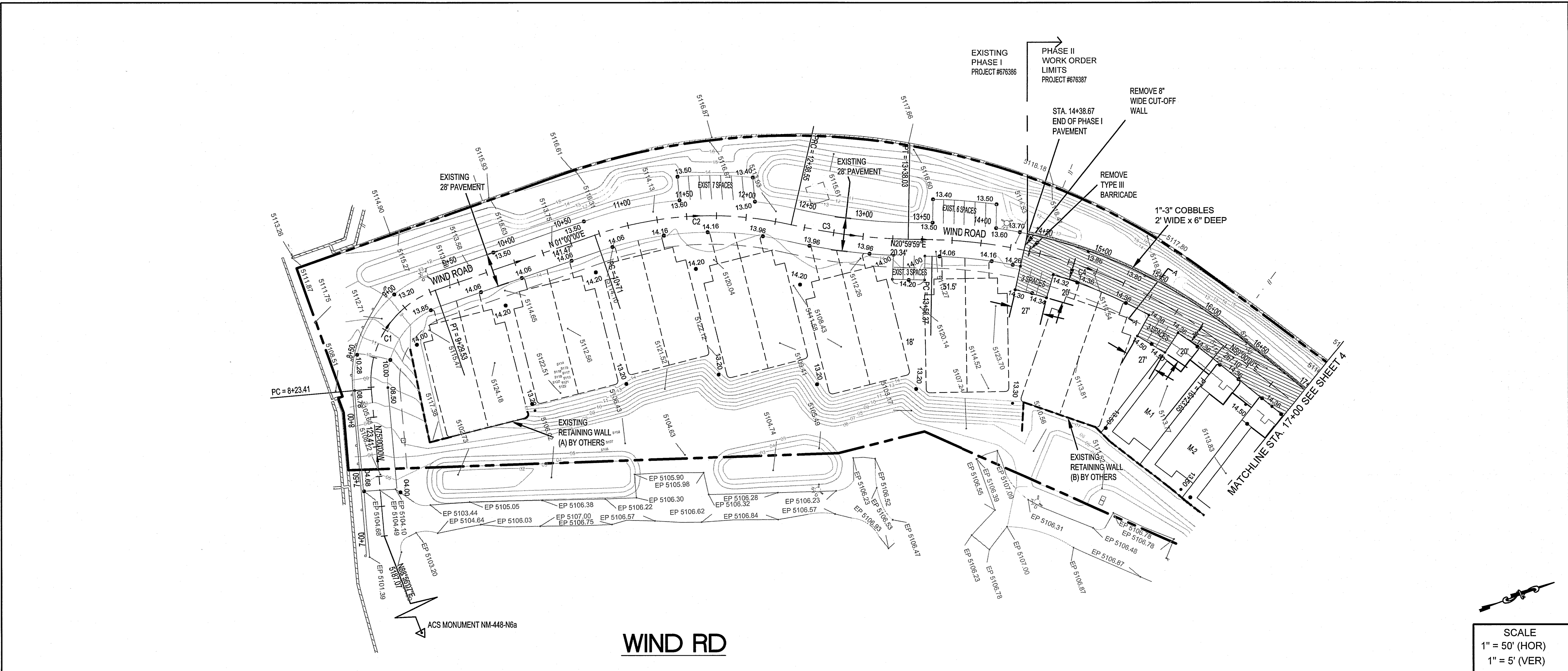
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OVERALL PAVING PLAN AND TYPICAL SECTION
LA LUZ DEL OESTE

A rectangular stamp with a double border. The top text reads "CITY ENGINEER APPROVAL". The word "APPROVED" is written in large, outlined letters across the top. Below it, a white rectangular box contains the date "AUG 16 2016". The bottom text reads "CITY ENGINEER".

Zone Map No.	F-11-Z
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Sheet	Of
2	13



LEGEND

- EXISTING TRACT BOUNDARY
- - - CENTERLINE OF STREET
- - - PROPOSED ACCESS EASEMENT
- - - PROPOSED EDGE OF 28' PAVEMENT
- ===== EXISTING CURB & GUTTER
- [Hatched Box] PROPOSED ASPHALT PHASE II
- [Cross-hatched Box] PROPOSED ASPHALT PHASE III

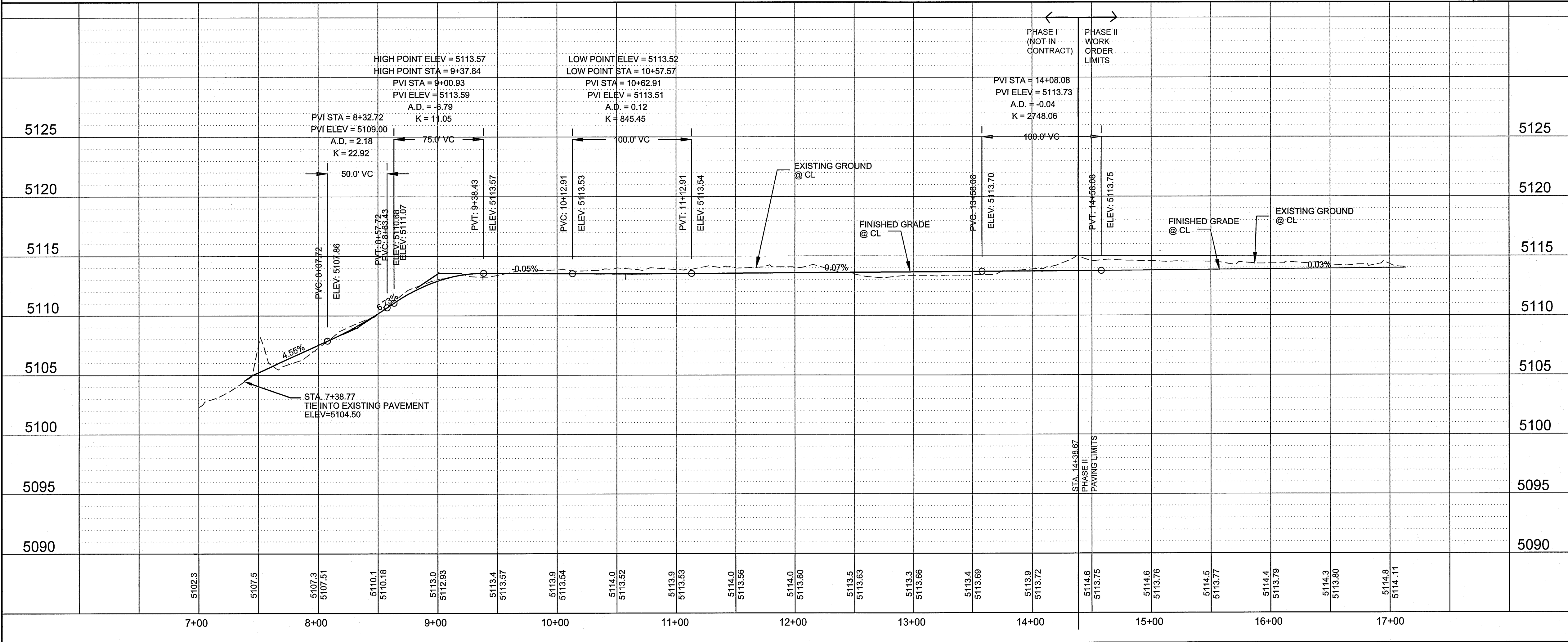
CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
C1	76°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	49.92	99.48
C4	37°59'58"	400.00	137.73	265.29
C5	13°59'59"	490.00	60.16	119.73
C6	20°00'08"	119.74	21.12	41.80
C7	20°00'08"	119.74	21.12	41.80
C8	55°12'30"	327.96	171.48	316.01
C9	27°31'42"	50.00	12.25	24.02
C10	19°00'00"	210.00	35.14	69.64

CONSTRUCTION NOTES:

- PROTECT ALL EXISTING PUBLIC WATERLINES, FIRE HYDRANTS, GATE VALVES, SERVICES, ETC. REFER TO THE ENCROACHMENT AGREEMENT PROVIDED BY THE OWNER FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
- WORK PERFORMED IN THIS WORK ORDER IS FOR PHASE III ONLY. PHASE II IS BEING CONSTRUCTED BY COA PROJECT #676387
- ALL PARKING SPACES SHALL HAVE 4" WHITE THERMOPLASTIC STIPING

SCALE
1" = 50' (HOR)
1" = 5' (VER)



ENGINEER'S SEAL

[Seal]

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY: Carleson Surveys Inc.	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY: Carleson Surveys Inc.	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT NM48-N6a, NAD 1983 CENTRAL ZONE
X=150888.581, Y=1507370.768, Z=5061.638 (NAVD 1988)
THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWN TOWN ALBUQUERQUE, ON THE SOUTH SIDE OF COORS BLVD., IN THE ENTRANCE TO THE LA LUZ CONDOMINIUM.
TO REACH THE STATION FROM THE INTERSECTION OF 140 AND COORS BLVD., GO NORTH ON COORS 2.5 MILES TO THE STATION ON THE RIGHT.

SURVEY INFORMATION

NO.	BY	DATE
		1

REMARKS

NO.	DATE	REMARKS
		DESIGN
	DATE	APRIL 2016
	DATE	APRIL 2016
	DATE	APRIL 2016

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT**

**WIND ROAD PAVING PLAN AND PROFILE: STA 7+30 TO 17+00
LA LUZ DEL OESTE**

DESIGN REVIEW COMMITTEE
APPROVED
MAY 04 2016
DESIGN REVIEW COMMITTEE

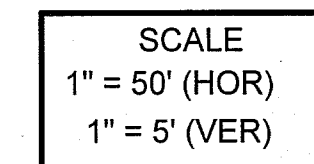
CITY ENGINEER APPROVAL
APPROVED
AUG 16 2016
CITY ENGINEER

MO./DAY/YR.	MO./DAY/YR.

City Project No. 676388

Zone Map No. F-11-Z

Sheet 3 Of 13



SCALE
1" = 50' (HOR)
1" = 5' (VER)

<u>CURVE #</u>	<u>DELTA</u>	<u>RADIUS</u>	<u>TAN</u>	<u>LENGTH</u>
C1	76°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	49.92	99.48
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CONSTRUCTION NOTES:

- Certification**
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

A circular professional engineer seal for David L. Thompson, License No. 9677, State of Missouri. The seal features the text "DAVID L. THOMPSON" around the top inner edge, "MISSOURI" at the bottom, and "LICENSED PROFESSIONAL ENGINEER" around the right inner edge. The license number "9677" is in the center. A signature "D. L. Thompson" is written across the seal.

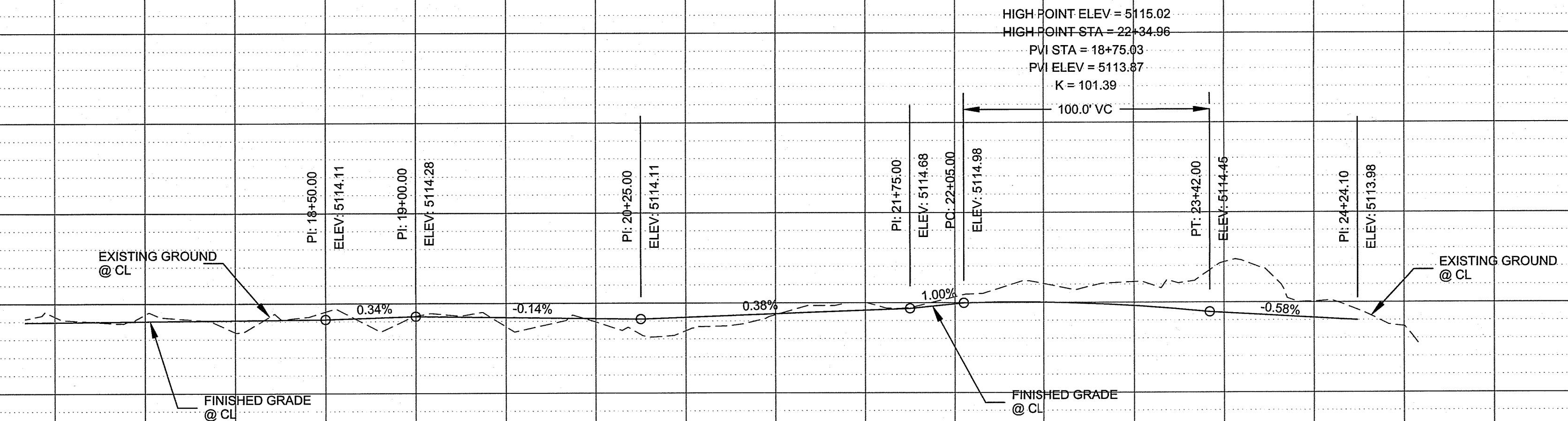
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

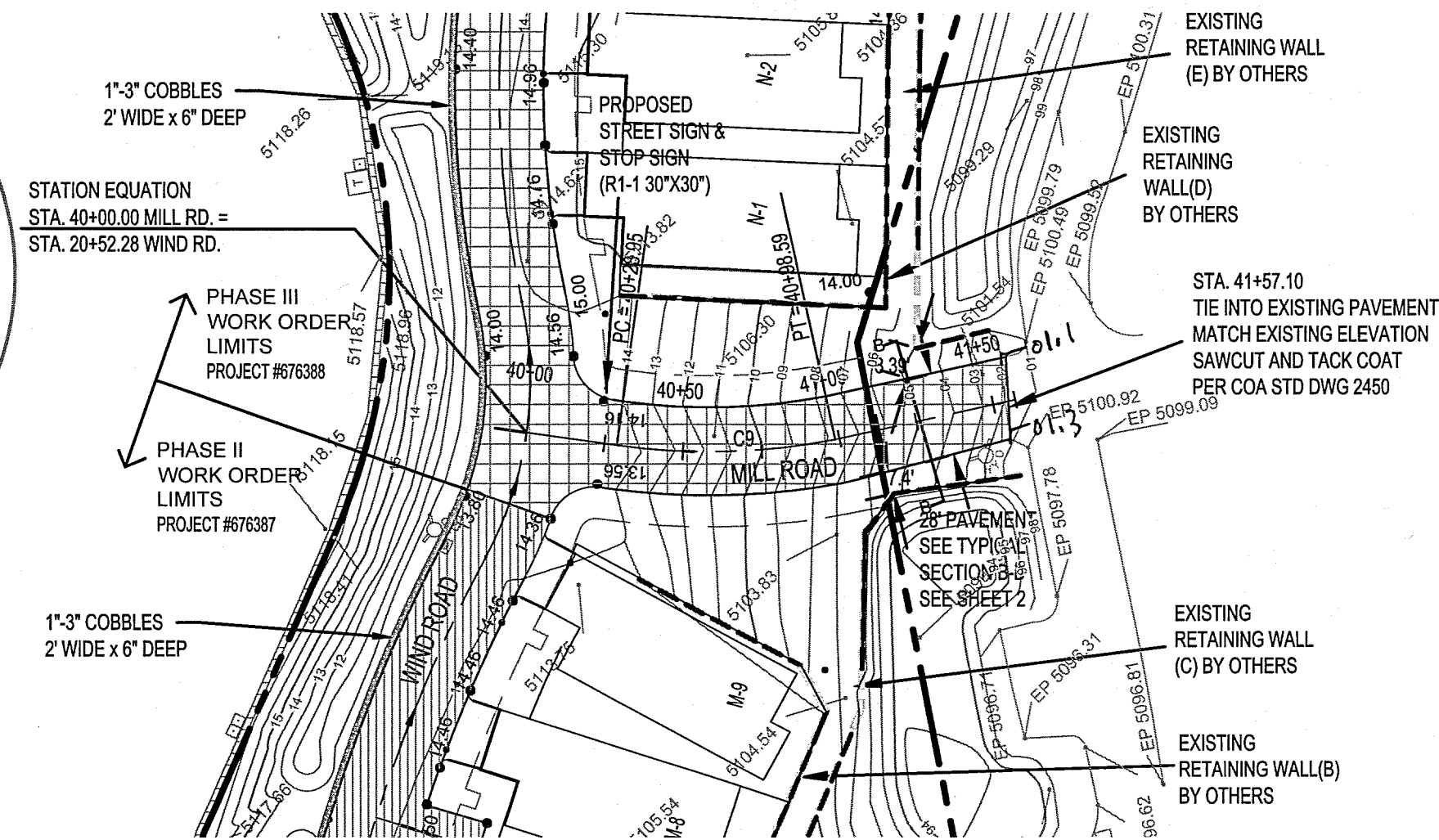
WIND ROAD PAVING PLAN AND PROFILE: STA 17+00 TO 24+00
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE	APPROVE		
MAY 04 2016	AUG 16 2016		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. 676388	Zone Map No. F-11-Z	Sheet 4	Of 13
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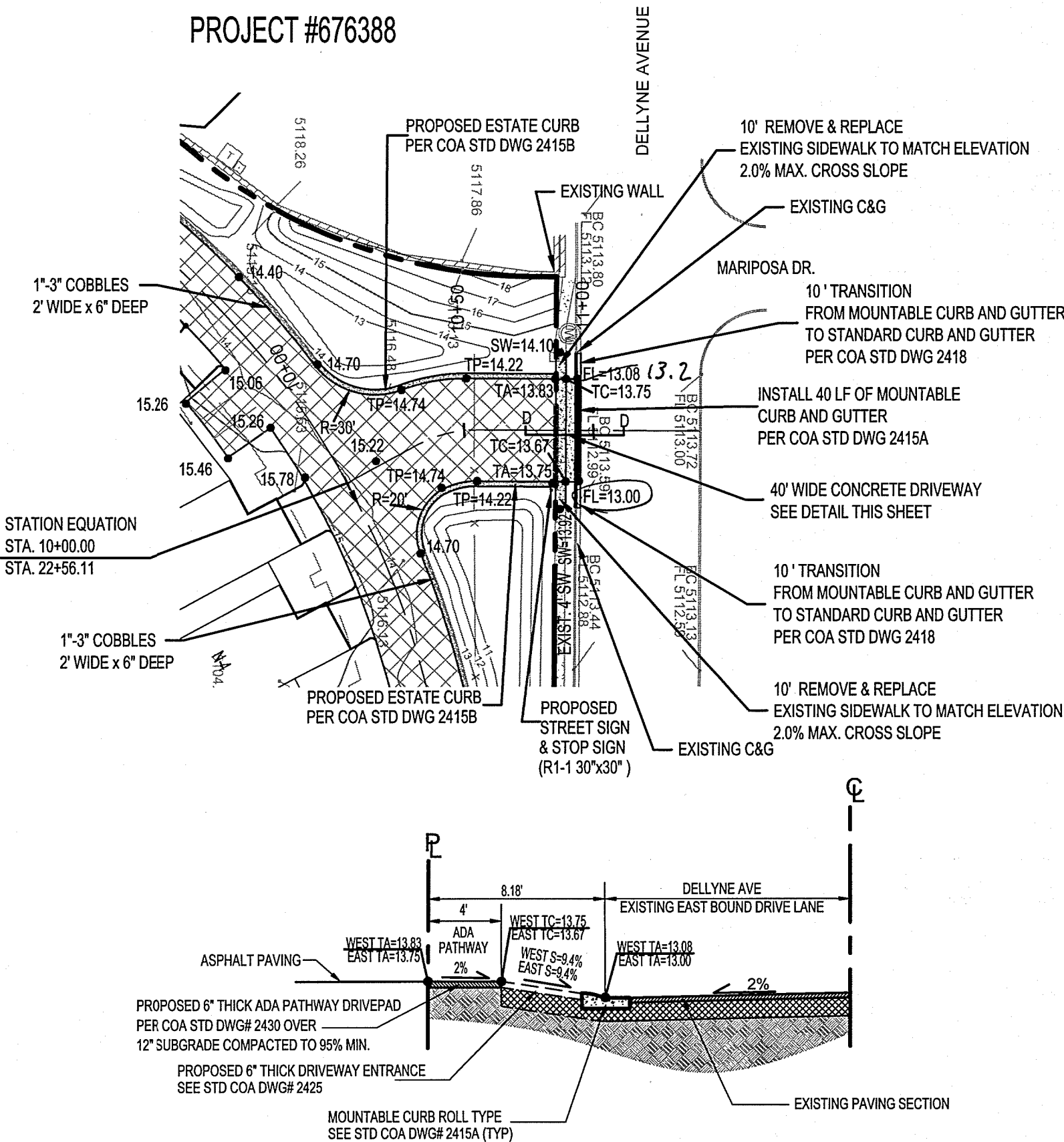
PHASE III
WORK ORDER
LIMITS
PROJECT #676388



MILL RD

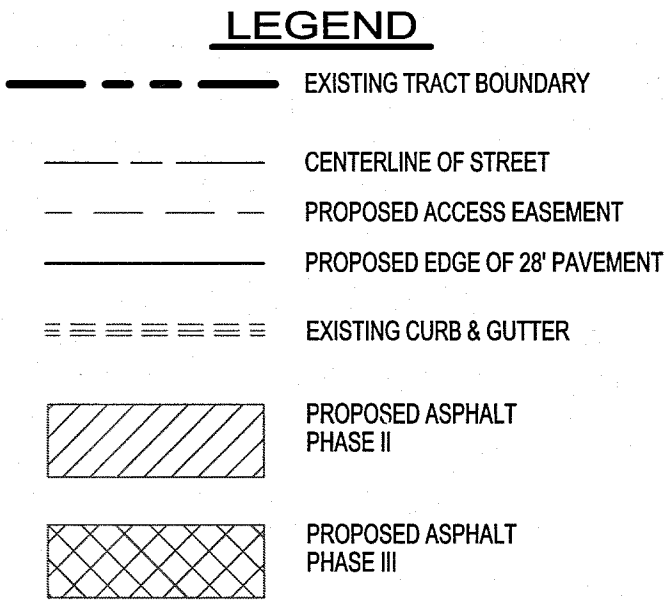
SCALE
1" = 50' (HOR)
1" = 5' (VER)

PHASE III
WORK ORDER
LIMITS
PROJECT #676388



SECTION D-D 40' DRIVEWAY ENTRANCE
ENTRANCE - EXIT

SCALE
1" = 50' (HOR)
1" = 5' (VER)



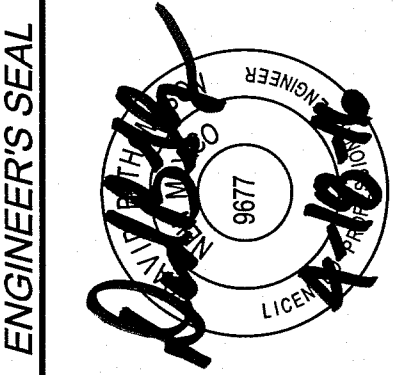
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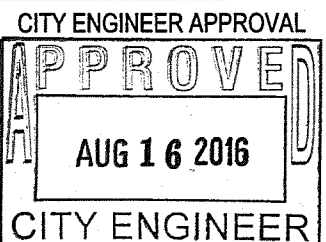
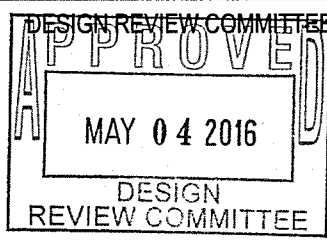
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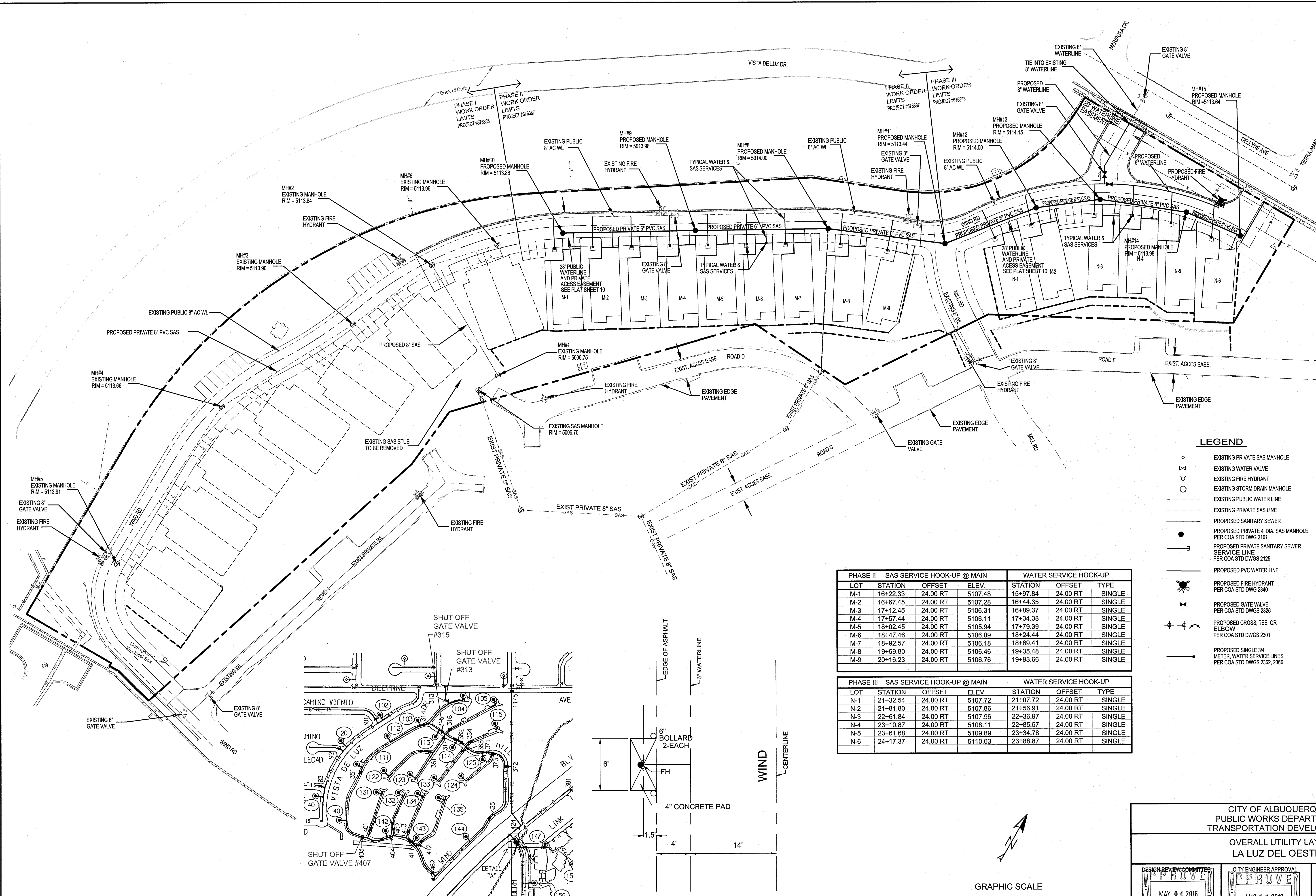
REMARKS		BY	
NO.	DATE	DESIGN	DATE
1	APRIL 2016	DEM	APRIL 2016
2	APRIL 2016	DEM	APRIL 2016
3	APRIL 2016	DBT	APRIL 2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

MILL ROAD PAVING PLAN AND PROFILE
LA LUZ DEL OESTE



MO./DAY/YR.	MO./DAY/YR.



LEGEND

- EXISTING PRIVATE SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING PUBLIC WATER LINE
- EXISTING PRIVATE SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED PRIVATE 4" DIA. SAS MANHOLE PER COA STD DWG 2101
- PROPOSED PRIVATE SANITARY SEWER SERVICE LINE PER COA STD DWGS 2125
- PROPOSED PVC WATER LINE
- PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- PROPOSED GATE VALVE PER COA STD DWGS 2326
- PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS 2301
- PROPOSED SINGLE 3/4" METER, WATER SERVICE LINES PER COA STD DWGS 2362, 2366

PHASE II SAS SERVICE HOOK-UP @ MAIN						WATER SERVICE HOOK-UP					
LOT	STATION	OFFSET	ELEV.	STATION	OFFSET	TYPE	LOT	STATION	OFFSET	ELEV.	TYPE
M-1	16+22.33	24.00 RT	5107.48	15+97.84	24.00 RT	SINGLE	N-1	21+32.54	24.00 RT	5107.72	SINGLE
M-2	16+67.45	24.00 RT	5107.28	16+44.35	24.00 RT	SINGLE	N-2	21+81.80	24.00 RT	5107.86	SINGLE
M-3	17+12.45	24.00 RT	5106.31	16+89.37	24.00 RT	SINGLE	N-3	22+61.84	24.00 RT	5107.96	SINGLE
M-4	17+57.44	24.00 RT	5106.11	17+34.38	24.00 RT	SINGLE	N-4	23+10.87	24.00 RT	5108.11	SINGLE
M-5	18+02.45	24.00 RT	5105.94	17+79.39	24.00 RT	SINGLE	N-5	23+61.68	24.00 RT	5109.89	SINGLE
M-6	18+47.46	24.00 RT	5106.09	18+24.44	24.00 RT	SINGLE	N-6	24+17.37	24.00 RT	5110.03	SINGLE
M-7	18+92.57	24.00 RT	5106.18	18+69.41	24.00 RT	SINGLE					
M-8	19+59.60	24.00 RT	5106.46	19+35.48	24.00 RT	SINGLE					
M-9	20+16.23	24.00 RT	5106.76	19+93.66	24.00 RT	SINGLE					

PHASE III SAS SERVICE HOOK-UP @ MAIN						WATER SERVICE HOOK-UP					
LOT	STATION	OFFSET	ELEV.	STATION	OFFSET	TYPE	LOT	STATION	OFFSET	ELEV.	TYPE
N-1	21+32.54	24.00 RT	5107.72	21+07.72	24.00 RT	SINGLE					
N-2	21+81.80	24.00 RT	5107.86	21+56.91	24.00 RT	SINGLE					
N-3	22+61.84	24.00 RT	5107.96	22+36.97	24.00 RT	SINGLE					
N-4	23+10.87	24.00 RT	5108.11	22+85.57	24.00 RT	SINGLE					
N-5	23+61.68	24.00 RT	5109.89	23+34.78	24.00 RT	SINGLE					
N-6	24+17.37	24.00 RT	5110.03	23+88.87	24.00 RT	SINGLE					

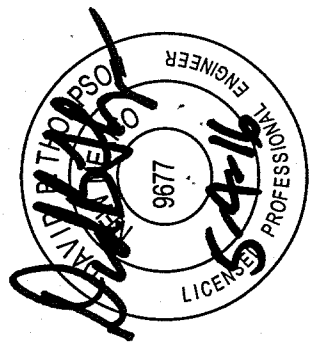
WATER SHUT-OFF PLAN NTS

FIRE HYDRANT PROTECTION PLAN NTS

AS BUILT INFORMATION		CONTRACTOR	WORK	DATE
		Canaan Surveys Inc.	AS BUILT	DATE
		STATIONED BY	DATE	DATE
		ACCEPTANCE BY	DATE	DATE
		FIELD CHECK BY	DATE	DATE
		DRAWINGS	DATE	DATE
		CORRECTED BY	DATE	DATE
		RECORDED BY	DATE	DATE
		NO.	DATE	DATE

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ENGINEER'S SEAL		NO.	DATE
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		1	DATE
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		1	DATE



REMARKS		NO.	DATE
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		1	DATE
		1	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

OVERALL UTILITY LAYOUT
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE
APPROVED
MAY 04 2016
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
AUG 16 2016
CITY ENGINEER

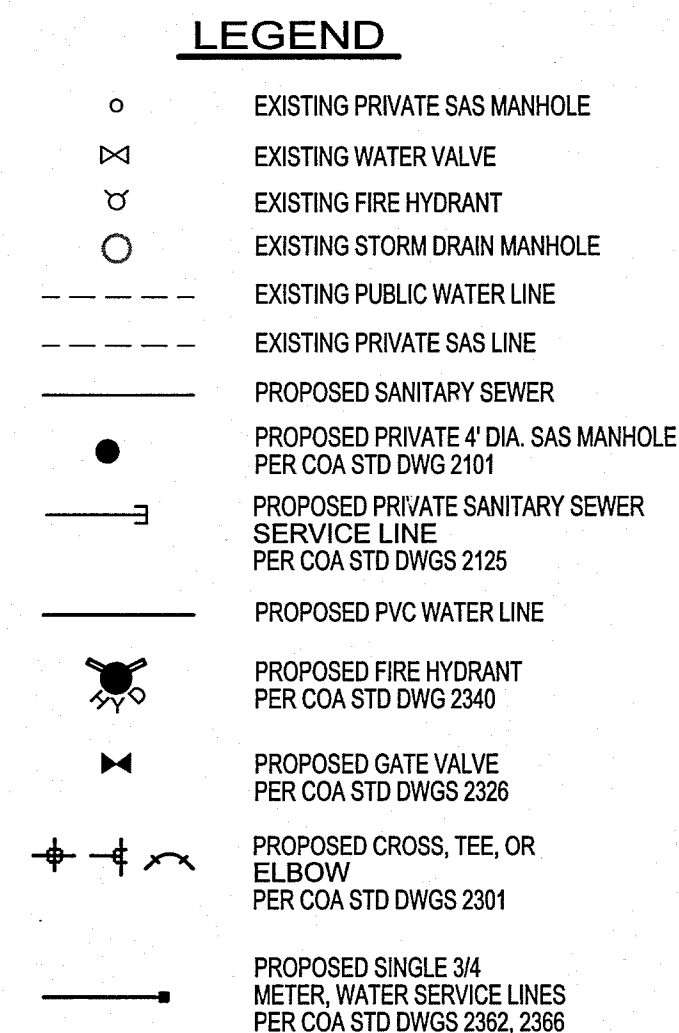
City Project No.
676388

Zone Map No.
F-11-Z

Sheet
6

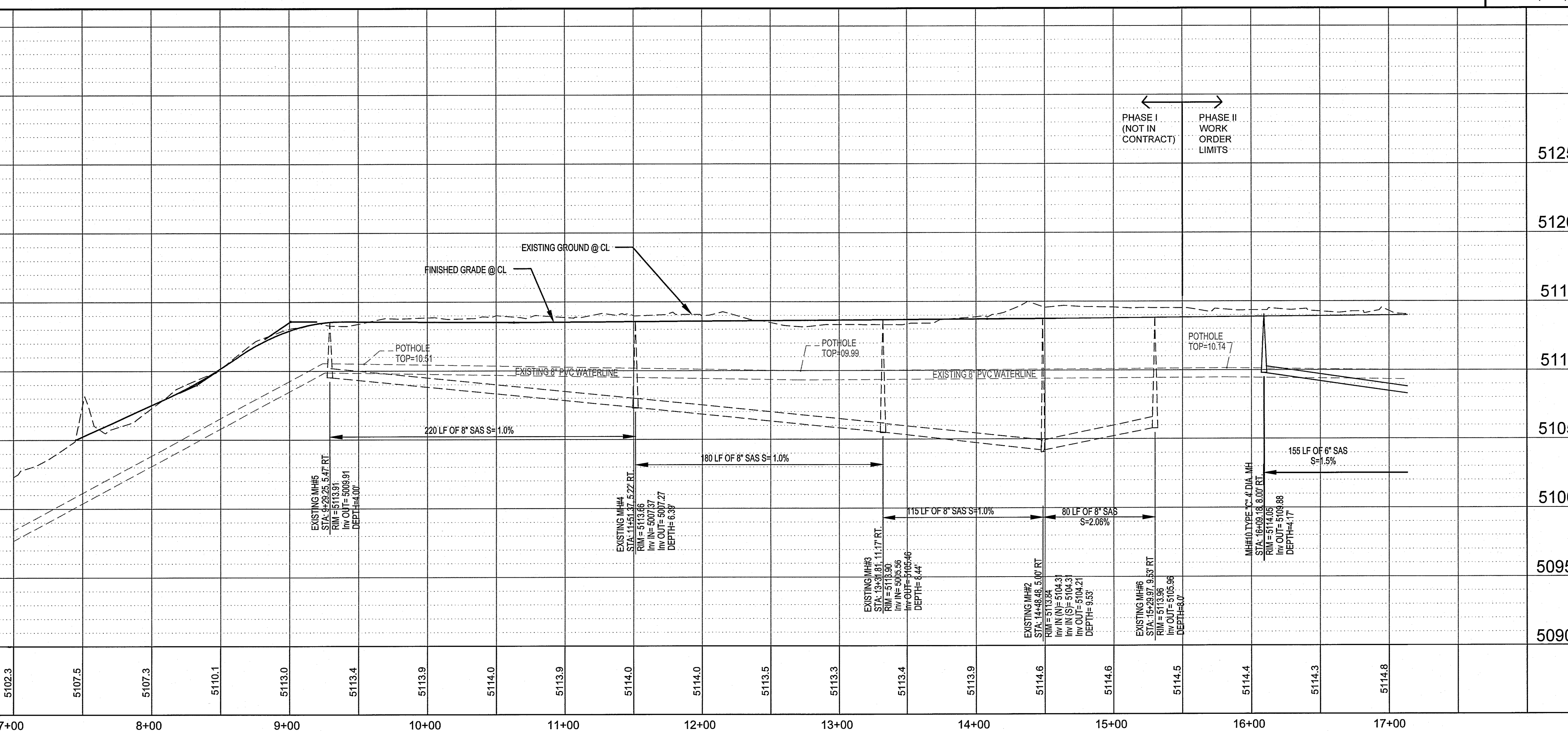
Of
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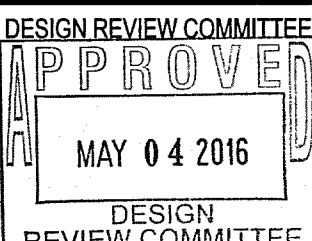
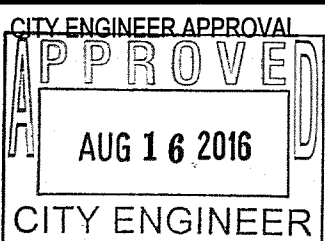
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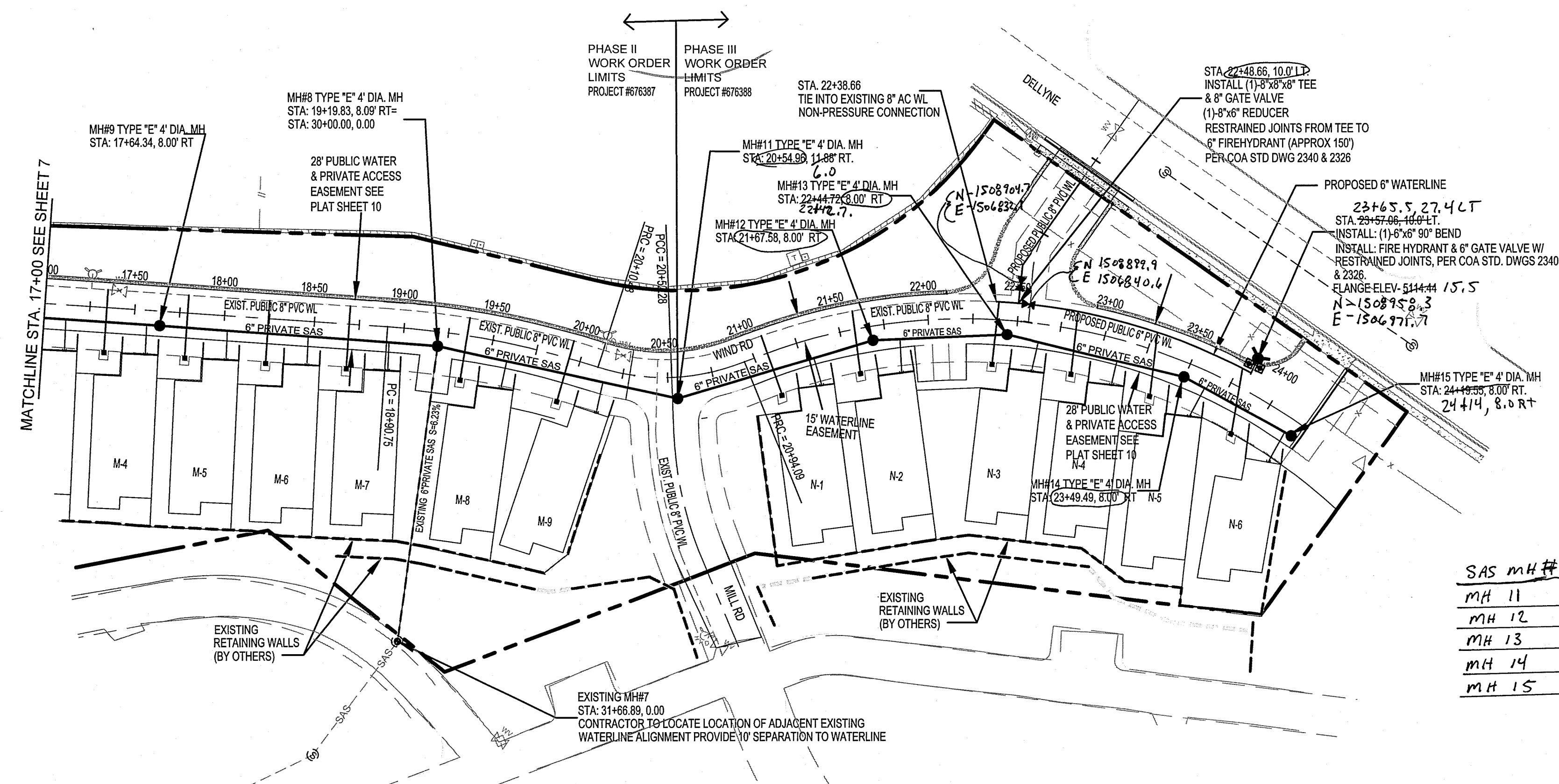


1. PROTECT ALL EXISTING PUBLIC WATERLINES, FIRE HYDRANTS, GATE VALVES, SERVICES, ETC. REFER TO THE ENCOACHMENT AGREEMENT PROVIDED BY THE OWNER FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
2. WORK PERFORMED IN THIS WORK ORDER IS FOR PHASE III ONLY. PHASE II IS BEING CONSTRUCTED BY COA PROJECT #676387
3. ALL PARKING SPACES SHALL HAVE 4" WHITE THERMOPLASTIC STIPING

SCALE
1" = 50' (HOR)
1" = 5' (VER)



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT			
WIND ROAD UTILITY PLAN AND PROFILE: STA 9+00 to STA 17+00 LA LUZ DEL OESTE			
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 	MO./DAY/YR. 	MO./DAY/YR.
City Project No. 676388	Zone Map No. F-11-Z	Sheet 7	Of 13



WIND RD -PUBLIC WATERLINE AND PRIVATE SANITARY SEWER

SCALE
1" = 50' (HOR)
1" = 5' (VER)

* Coordinates shown hereon are NMSPC modified ground

SAS MH #	N	E
MH 11	1508749.8	1506706.8
MH 12	1508833.9	1506781.0
MH 13	1508878.2	1506839.2
MH 14	1508916.4	1506934.3
MH 15	1508923.5	1506997.8

LEGEND

	EXISTING PRIVATE SAS MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN MANHOLE
	EXISTING PUBLIC WATER LINE
	EXISTING PRIVATE SAS LINE
	PROPOSED SANITARY SEWER
	PROPOSED PRIVATE 4" DIA. SAS MANHOLE PER COA STD DWG 2101
	PROPOSED PRIVATE SANITARY SEWER SERVICE LINE PER COA STD DWGS 2125
	PROPOSED PVC WATER LINE
	PROPOSED FIRE HYDRANT PER COA STD DWG 2340
	PROPOSED GATE VALVE PER COA STD DWGS 2326
	PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS 2301
	PROPOSED SIZE 3/4 METER, WATER SERVICE LINES PER COA STD DWGS 2392, 2396

CONSTRUCTION NOTES:

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3. ALL PARKING SPACES SHALL HAVE 4" WHITE THERMOPLASTIC STIPING

[illegible]

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF. _____

BY MY KNOWLEDGE AND BELIEF
B. J. M.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WIND ROAD UTILITY PLAN AND PROFILE 2
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE
APPROVED
MAY 04 2016
DESIGN REVIEW COMMITTEE

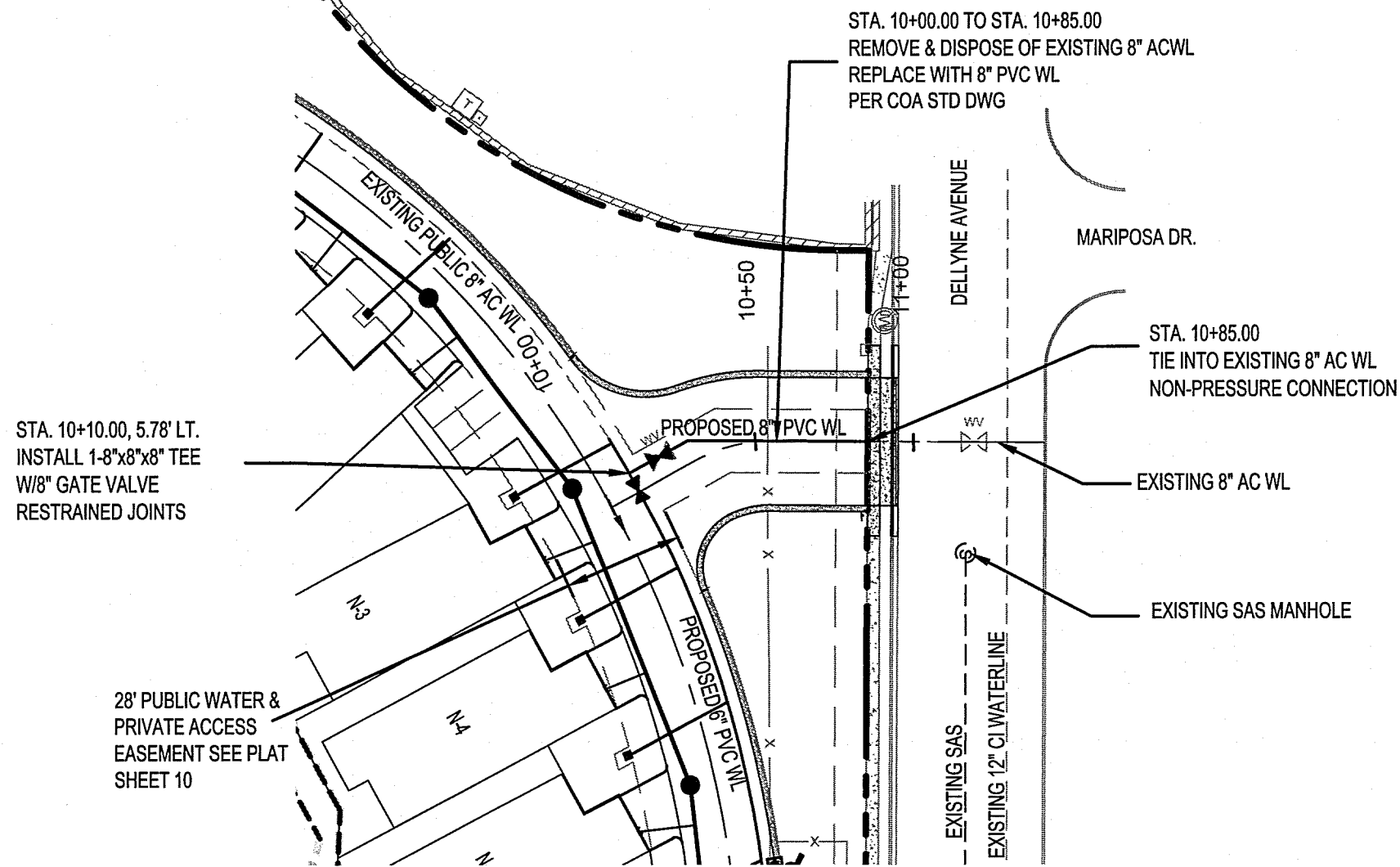
CITY ENGINEER APPROVAL
APPROVED
AUG 16 2016
CITY ENGINEER

City Project No.	676388
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Zone Map No.	F-11-Z
--------------	--------

Sheet	Of
8	13

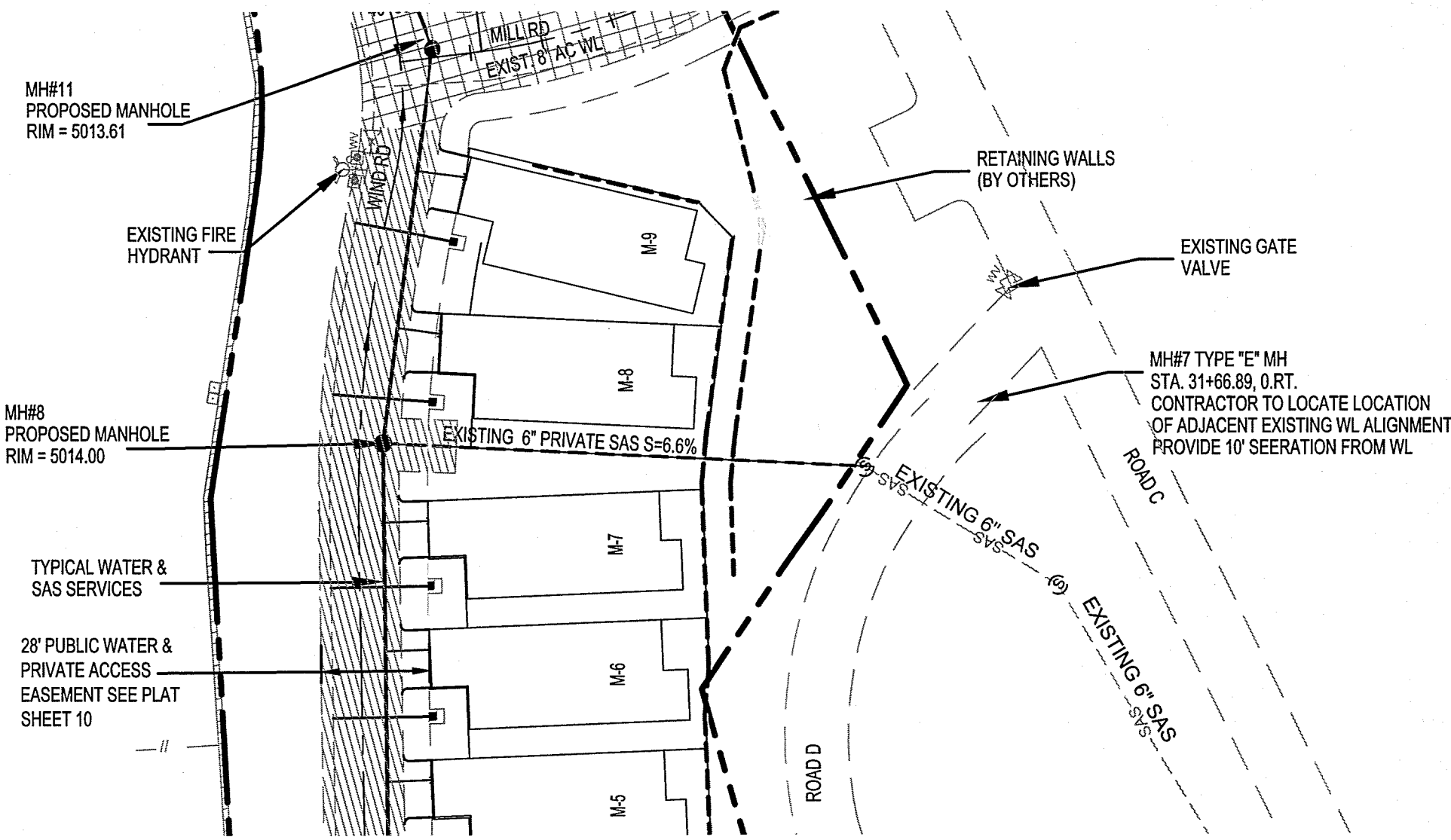
PHASE III
WORK ORDER LIMITS
PROJECT #676388



ENTRANCE WATERLINE

SCALE
1" = 50' (HOR)
1" = 5' (VER)

PHASE II
WORK ORDER LIMITS
PROJECT #676387



NORTHERN SAS CONNECTION

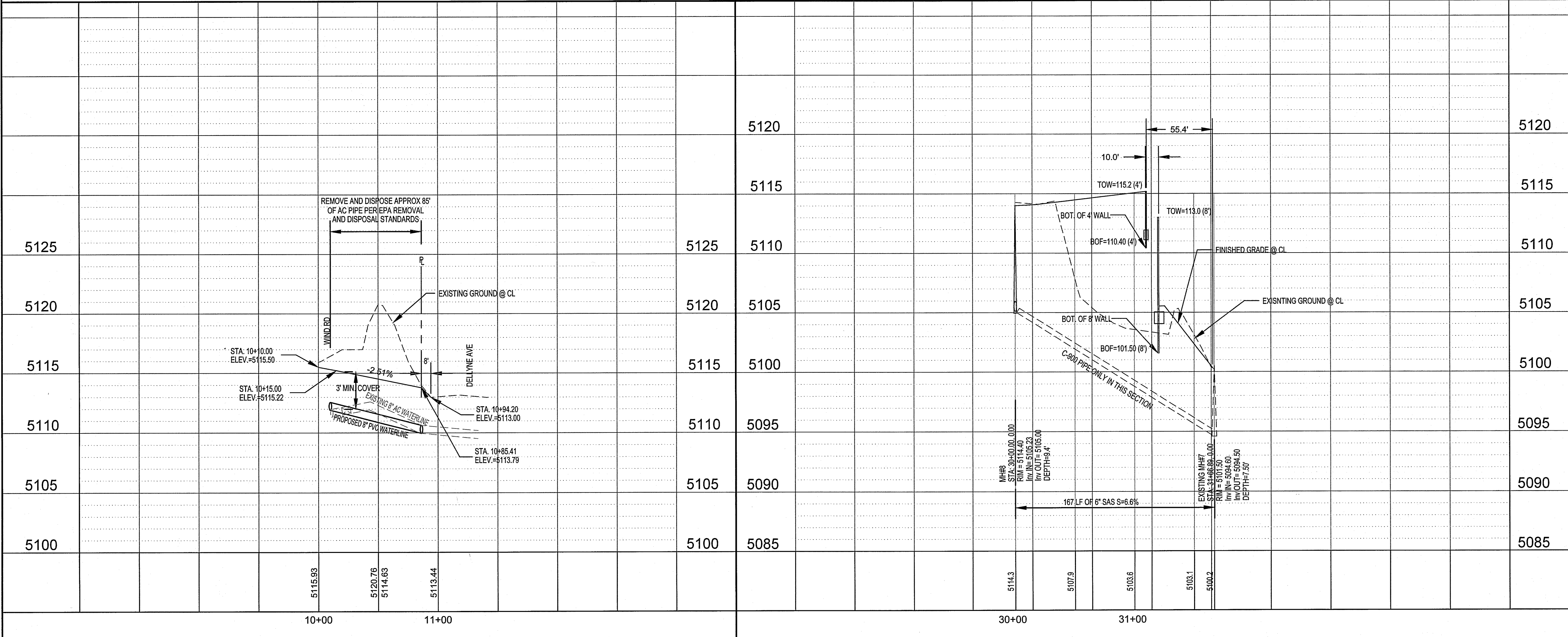
SCALE
1" = 50' (HOR)
1" = 5' (VER)

LEGEND

- EXISTING PRIVATE SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING PUBLIC WATER LINE
- EXISTING PRIVATE SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED PRIVATE 4" DIA. SAS MANHOLE PER COA STD DWG 2101
- PROPOSED PRIVATE SANITARY SEWER SERVICE LINE PER COA STD DWGS 2125
- PROPOSED PVC WATER LINE
- PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- PROPOSED GATE VALVE PER COA STD DWGS 2326
- PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS 2301
- PROPOSED SINGLE 3/4" METER, WATER SERVICE LINES PER COA STD DWGS 2362, 2366

CONSTRUCTION NOTES:

- PROTECT ALL EXISTING PUBLIC WATERLINES, FIRE HYDRANTS, GATE VALVES, SERVICES, ETC. REFER TO THE ENCROACHMENT AGREEMENT PROVIDED BY THE OWNER FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
- WORK PERFORMED IN THIS WORK ORDER IS FOR PHASE III ONLY. PHASE II IS BEING CONSTRUCTED BY COA PROJECT #676387
- ALL PARKING SPACES SHALL HAVE 4" WHITE THERMOPLASTIC STIPING



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.		FIELD NOTES		NO.		CONTRACTOR	
BY		DATE		BY		DATE	
1		CARTESIAN SURVEYS		1		CARTESIAN SURVEYS	
DATE		DATE		DATE		DATE	
APRIL 2016		APRIL 2016		APRIL 2016		APRIL 2016	
DESIGNED BY		DESIGNED BY		DESIGNED BY		DESIGNED BY	
DEM		DEM		DEM		DEM	
DRAWN BY		DRAWN BY		DRAWN BY		DRAWN BY	
DBT		DBT		DBT		DBT	
CHECKED BY		CHECKED BY		CHECKED BY		CHECKED BY	
APRIL 2016		APRIL 2016		APRIL 2016		APRIL 2016	
REMARKS		REMARKS		REMARKS		REMARKS	
DESIGN		DESIGN		DESIGN		DESIGN	
APRIL 2016		APRIL 2016		APRIL 2016		APRIL 2016	
DATE		DATE		DATE		DATE	
APRIL 2016		APRIL 2016		APRIL 2016		APRIL 2016	
APRIL 2016		APRIL 2016		APRIL 2016		APRIL 2016	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT			
EXISTING SAS CONNECTION & ENTRANCE WATERLINE PLAN AND PROFILE LA LUZ DEL OESTE			
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
APPROVED MAY 04 2016 DESIGN REVIEW COMMITTEE		APPROVED AUG 16 2016 CITY ENGINEER	
City Project No. 676388		Zone Map No. F-11-Z	
Sheet 9		Of 13	



Vicinity Map F-11-Z

Purpose of Plat

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

Notes

- FIELD SURVEY PERFORMED IN APRIL 2013.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83--GRID).

Legal Description

TRACT LETTERED "N" OF LA LUZ DEL OESTE, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 12, 2003, IN PLAT BOOK 2003C, FOLIO 342.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND USE THE UTILITIES AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Scott Ashcraft, Manager, Las Ventanas NM, Inc

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015
BY: Scott Ashcraft, Manager, Las Ventanas NM, Inc

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Luz del Oeste, Unit 4
Owner: Las Ventanas NM, Inc.
UPC #10106135252010145 (Tract N)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC

#:

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACRES: 1.7460 ACRES
SUBDIVISION PAGE NO.: F-11-Z
NUMBER OF EXISTING LOTS: 1
NUMBER OF LOTS CREATED: 8
MILES OF FULL-WIDTH STREETS: 0.0 MILES
MILES OF HALF-WIDTH STREETS: 0.0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0 ACRES
DATE OF SURVEY: AUGUST 2015

Plat for

Lots N-1 through N-8

La Luz del Oeste, Unit 4

Being a Replat of

Tract N, La Luz del Oeste, Unit 4

City of Albuquerque

Bernalillo County, New Mexico

December 2015

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number:

Application Number:

Plat Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
QWEST Corporation d/b/a Centurylink QC	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Traffic Engineer	Date
ABCNUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Surveyor's Certificate

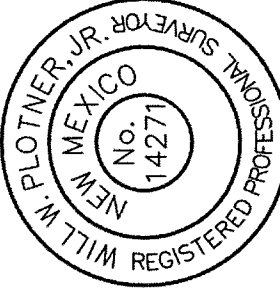
I, WILL PLOTNER JR., A BULLY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

Will Plotner Jr.
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896-3050 Fax (505) 891-0244



Sheet 1 of 3
151577

Solar Collection Note

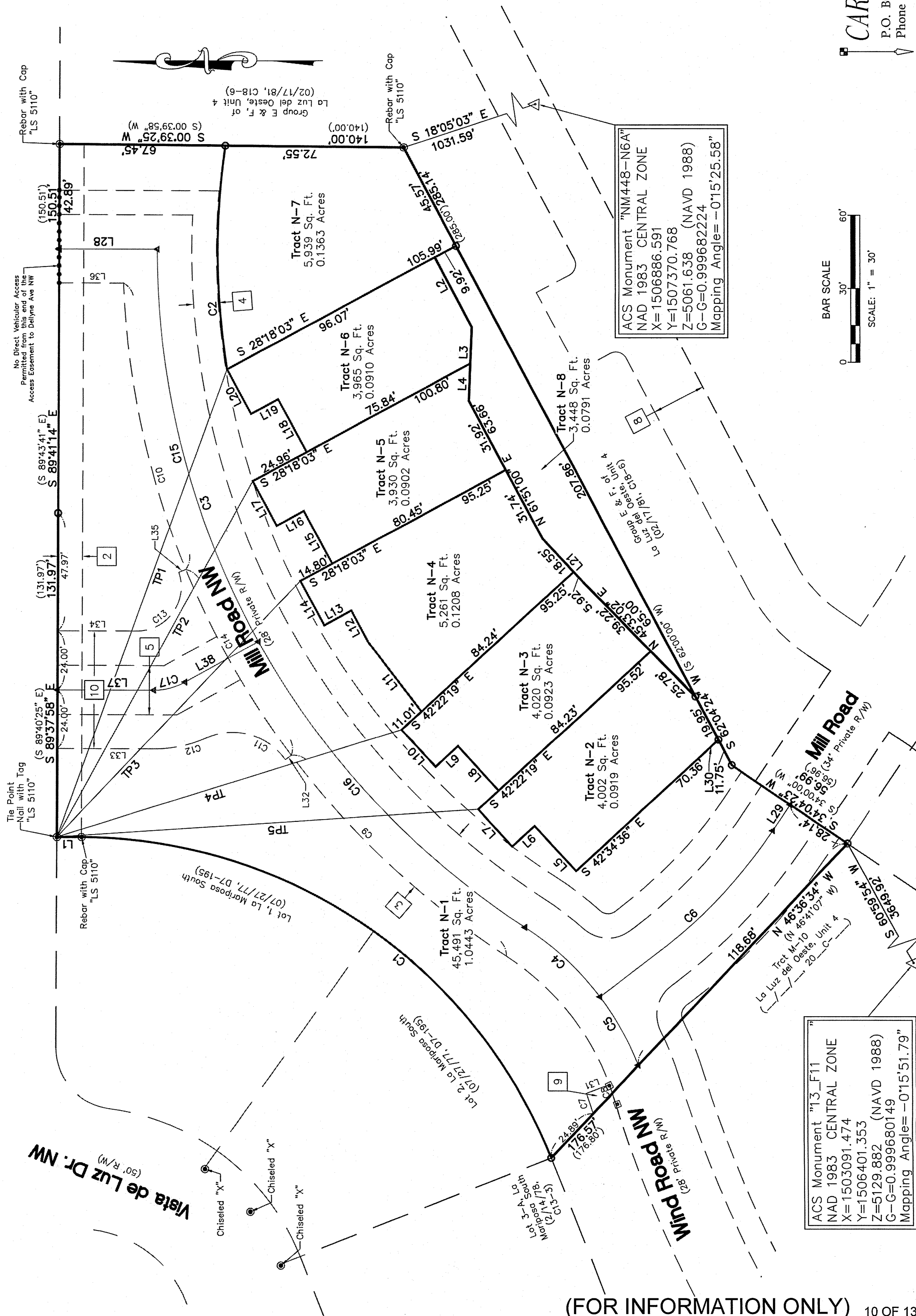
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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.

Plat for
Lots N-1 through N-8
La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015

Tierra Amada St NW

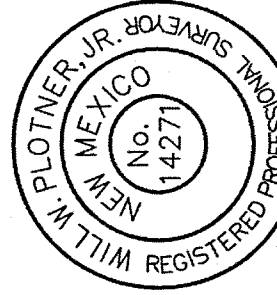
Dellyne Ave NW



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896-3050 Fax (505) 891-0244



Sheet 2 of 3
151577

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	246.11' (246.11')	206.69' (206.69')	68°13'28"	231.83' N 34°28'45" E
C2	91.70'	303.46'	17°19'48"	91.35' S 89°38'37" W
C3	327.72'	327.96'	57°15'11"	314.25' S 61°38'09" W
C4	41.80'	119.74'	20°03'08"	41.59' N 43°00'00" E
C5	32.20'	119.74'	15°24'32"	32.11' N 60°42'12" E
C6	69.64'	210.00'	19°00'00"	69.32' S 46°30'00" E
C7	4.91'	85.74'	2°55'17"	4.91' N 71°31'56" E
C8	3.58'	106.74'	1°56'24"	3.58' N 71°01'59" E
C9	121.12'	341.96'	20°17'39"	120.49' S 43°09'22" W
C10	119.92'	341.96'	20°03'31"	119.30' S 77°52'13" W
C11	36.19'	26.00'	79°44'59"	33.34' N 15°30'00" E
C12	21.95'	50.00'	24°42'04"	21.39' S 12°01'27" E
C13	34.34'	18.00'	109°19'03"	29.37' S 54°19'57" E
C14	87.20'	341.96'	14°36'37"	86.96' S 60°37'09" W
C15	166.85'	327.96'	29°08'57"	165.06' S 75°41'16" W
C16	160.87'	327.96'	28°06'14"	159.26' S 47°03'40" W
C17	13.26'	26.00'	29°12'53"	13.11' S 14°16'51" E

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' UNDERGROUND EASEMENT (09/14/78, MISC. 637, PG. 899)
- 3 EXISTING 28' CITY WATER & PRIVATE ACCESS EASEMENT (11/12/03, 2003C-342)
- 4 EXISTING 10' P.U.E. (11/12/03, 2003C-342)
- 5 EXISTING 20' CITY WATER EASEMENT (09/14/78, MISC. 637, PG. 899)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 22' ACCESS EASEMENT (02/17/81, C18-6)
- 9 FIRE HYDRANT EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 48' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

Public Utility Easements

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

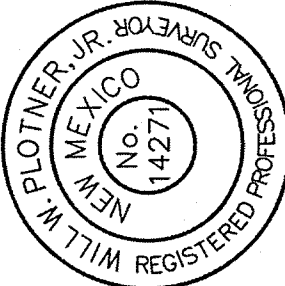
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric Division) installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. 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. Quest Corp. d/b/a CenturyLink, LLC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- D. Cable IV 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, over, under, across, and adjacent to, and easement over 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. If installed, shall extend ten (10) feet in front of transformer/switchgear 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.

Plat for
Lots N-1 through N-8
La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015

Tie Point Table		
Line #	Direction	Length (ft)
TP1	N 69°53'45" W	202.71'
TP2	N 61°04'28" W	165.46'
TP3	N 46°20'39" W	143.89'
TP4	N 17°12'35" W	147.01'
TP5	N 03°39'33" W	172.08'

Line Table		
Line #	Direction	Length
L1	N 00°22'03" E	10.00'
L2	N 62°00'29" E	32.25'
L3	S 87°35'25" E (N 00°19'36" E)	14.83' (10.00')
L4	S 87°35'25" E	15.21'
L5	N 47°37'41" E	24.97'
L6	N 42°22'19" W	12.41'
L7	N 47°37'41" E	20.50'
L8	N 47°37'41" E	24.61'
L9	N 42°22'19" W	12.50'
L10	N 47°37'41" E	20.50'
L11	N 52°36'52" E	35.66'
L12	N 61°41'57" E	14.46'
L13	N 28°16'03" W	12.50'
L14	N 61°41'57" E	20.50'
L15	N 61°41'57" E	24.46'
L16	N 28°16'03" W	12.50'
L17	N 61°41'57" E	20.54'
L18	N 61°41'57" E	24.42'
L19	N 28°16'03" W	12.50'
L20	N 61°41'57" E	20.58'
L21	N 47°06'13" E	24.47'
L28	S 00°16'19" W	40.00'
L29	S 56°00'00" E	12.73'
L30	N 43°11'40" W	8.71'
L31	S 19°56'13" E	10.00'
L32	S 36°37'07" E	3.02'
L33	S 00°19'35" W	39.82'
L34	S 00°19'35" W	32.26'
L35	S 22°20'36" E	3.03'
L36	S 00°16'19" W	26.29'
L37	S 00°19'35" W	39.32'
L38	S 28°53'18" E	34.06'





<u>BASIN</u>	<u>100YR 6HR</u> <u>VOLUME</u>	<u>100-YR</u> <u>WSEL</u>
106	3,689 CF	5112.93
107	6,655 CF	5104.77
108	4,028 CF	5095.30
109	3,343 CF	5112.96 + 5113.96
110	4,237 CF	5098.41
111	2,074 CF	5112.47
112	1,970 CF	5099.72

LEGEND

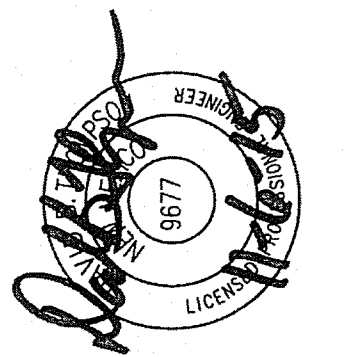
-
- FP =93.00
92.00
- FINISHED PAD ELEVATION
- SPOT ELEVATIONS
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS
- FLOW DIRECTION
- PROPOSED BUILDING ENVELOPE
- BOUNDARY
- PROP. RETAINING WALL

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FOR INFORMATION ONLY

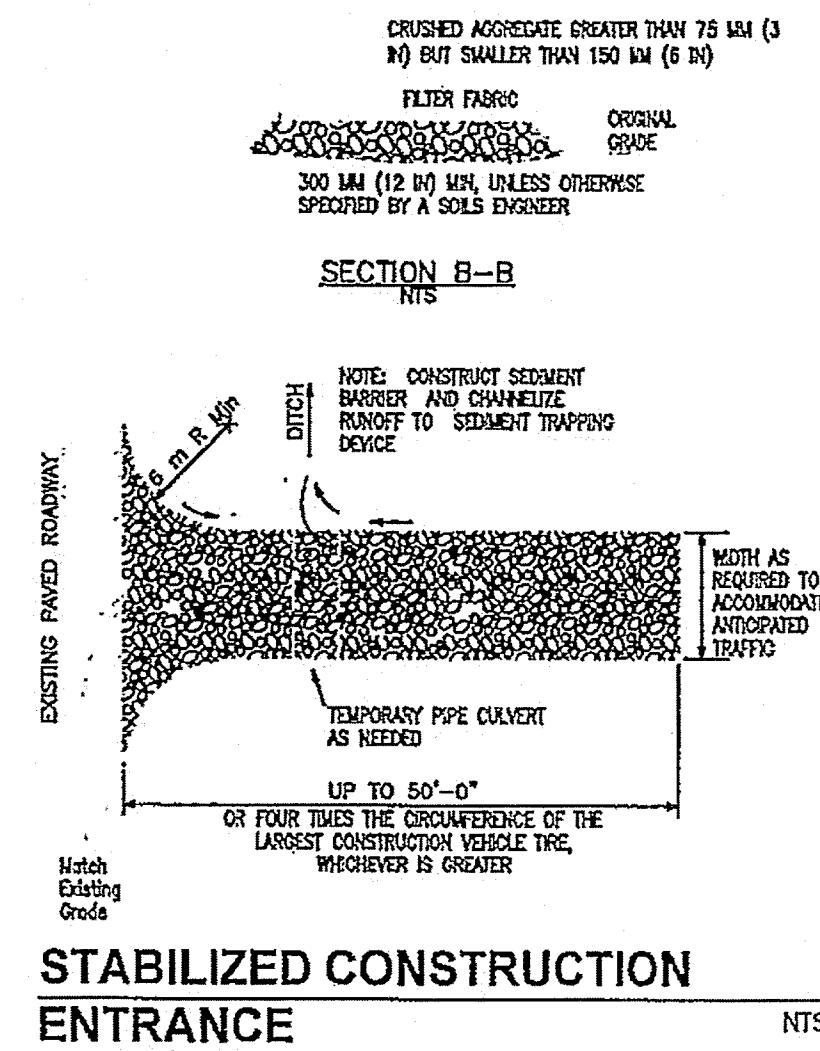
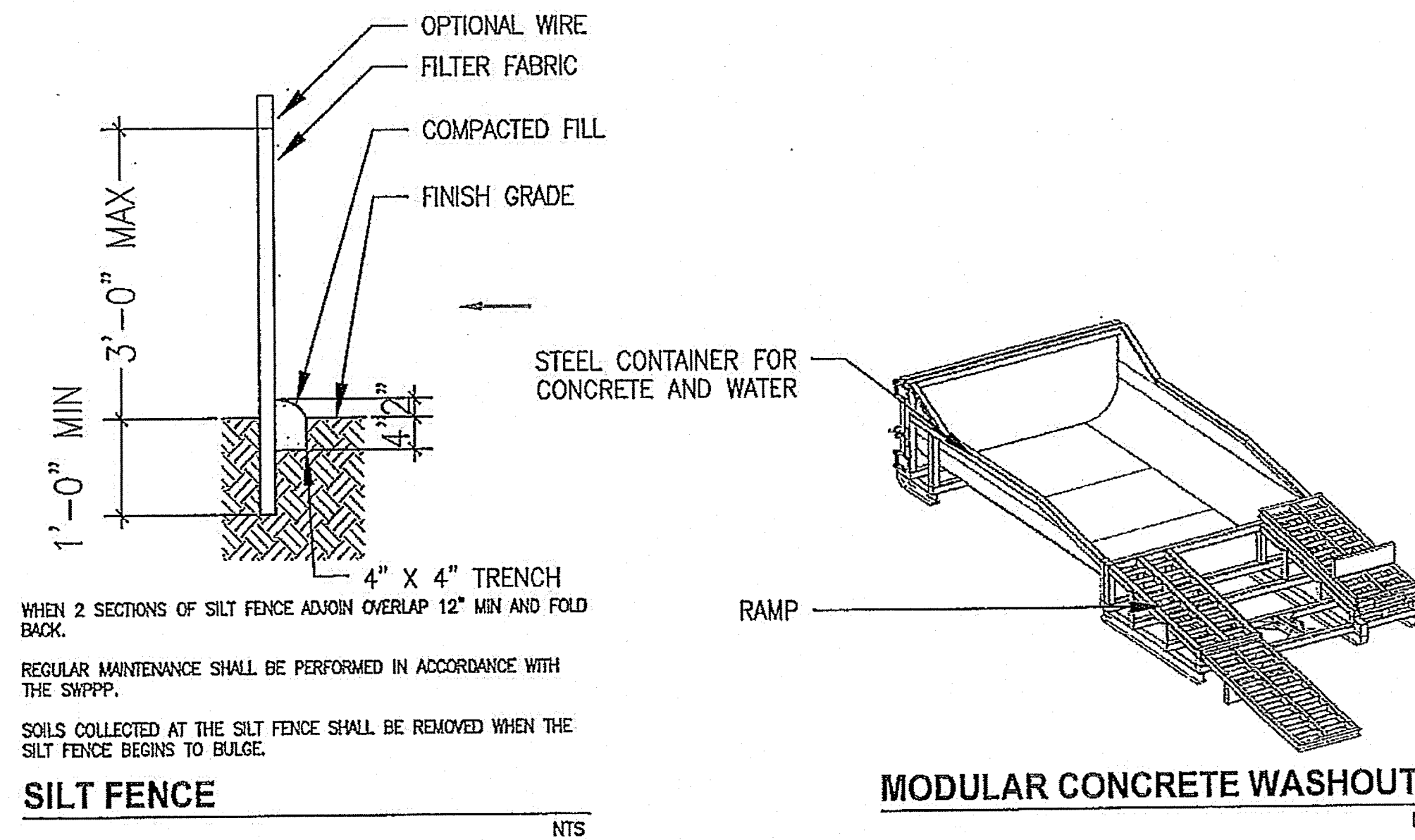
[illegible]

LOT K-1 & TRACTS M & N
LA LUZ DEL OESTE, UNIT 4

GRADING AND DRAINAGE PLAN

CITY/COUNTY REVIEW			
DEPARTMENT	SIGN-UP	DATE	
WASTEWATER MGMT. DIV.			
WATER SERVICES			
SUBDIVISION ENG.			
STREETS			
TRAFFIC			
FOR CITY/COUNTY USE ONLY			

SHEET No.



NOTES:

PARKING AND STAGING AREAS ARE LOCATED OFF SITE IF NOT INDICATED ON THIS
DRAWING SET

NATURAL VEGETATION WILL BE USED AS THE INITIAL BMP

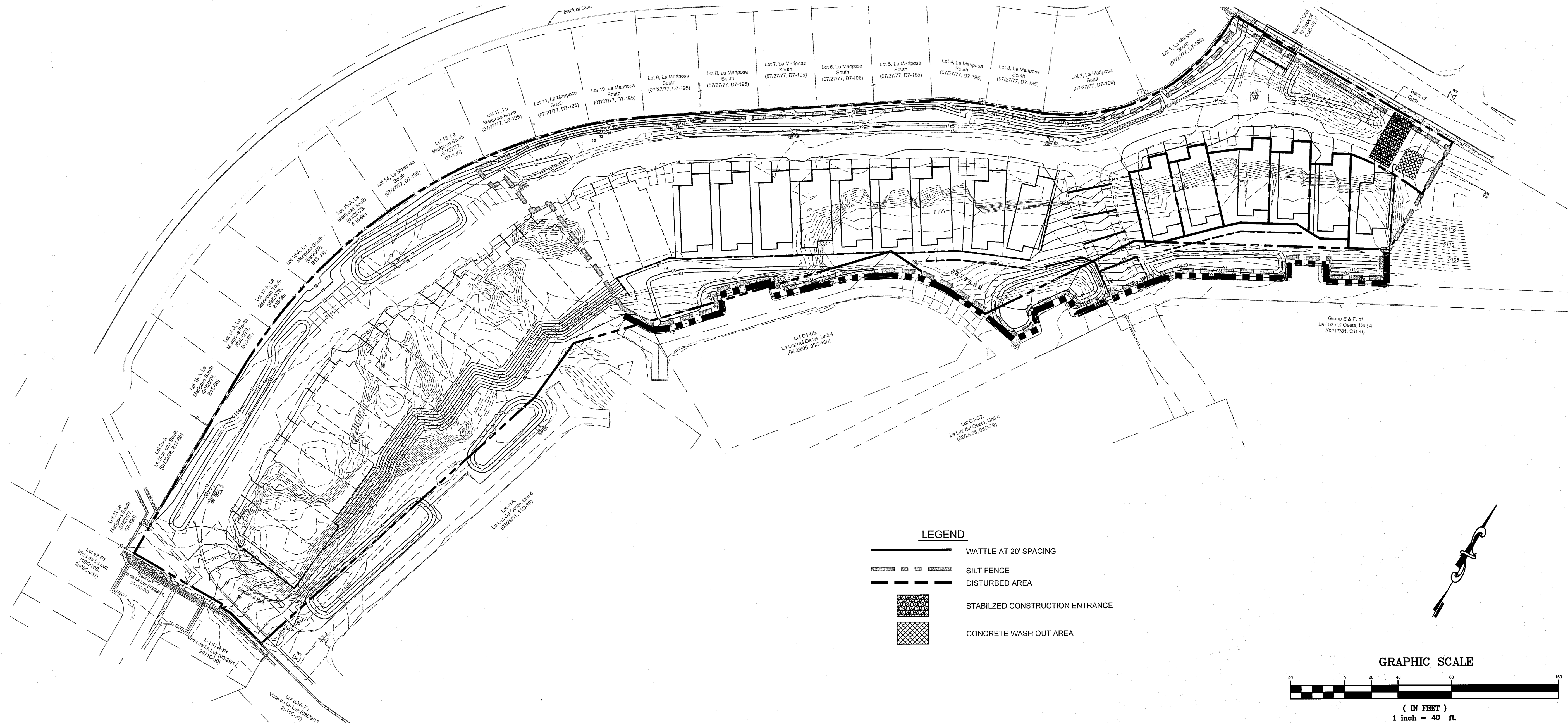
ALL SITE FEATURES (EXISTING/PROPOSED GRADES, EXISTING CONSTRUCTION,
FUTURE CONSTRUCTION, ETC.) SHOWN IS FOR INFORMATION ONLY

LOCATE TEMPORARY CONCRETE WASHOUT, CONSTRUCTION ENTRANCE, AND TRASH CONTAINMENT AREA TO MINIMIZE SITE DISTURBANCE DURING CONSTRUCTION ACTIVITY AND MODIFY AS REQUIRED PER SITE REQUIREMENTS

DISTURBED AREAS REMAINING NOT COVERED BY PERMANENT STRUCTURES OR BMPs SHALL BE STABILIZED BY SEEDING OR HYDRO-MULCH CLASS C AND IN ACCORDANCE WITH NEW MEXICO SEED LAY CHAPTER 76, ARTICLE 10, SECTION 11-22 NMSA 1978

PROJECT IS REQUIRED TO MAINTAIN A REGIMENT OF STREET SWEEPING AND CLEAN UP MEASURES IN THE EVENT OF TRACK OUT TO MINIMIZE AND PREVENT OFF SITE CONVEYANCES

PERMANENT STABILIZATION:
GROUND PREP (DISCING) IF NECESSARY
DRILL SEED
EITHER CRIMPED STRAW OR HYDRO-SEEDING

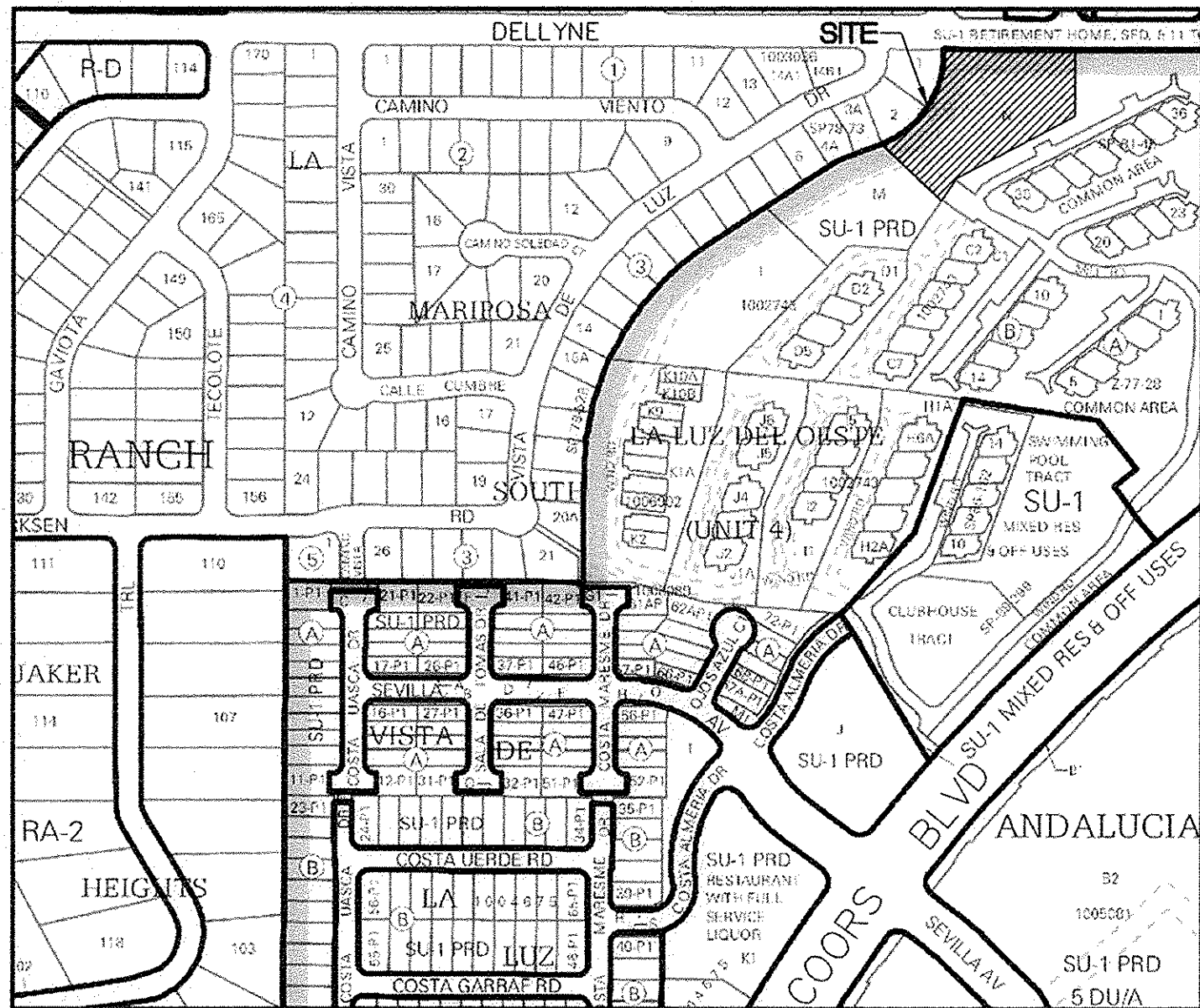
[illegible]

PLAN

CITY/COUNTY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		
FOR CITY/COUNTY USE ONLY		

SHEET No.

13 of 13



Vicinity Map F-11-Z

Purpose of Plat

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

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Legal Description

TRACT LETTERED "N", OF LA LUZ DEL OESTE, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 12, 2003, IN PLAT BOOK 2003C, FOLIO 342.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

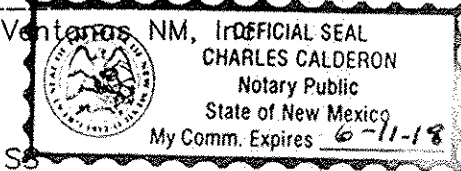
Scott Ashcraft, Manager, Las Ventanas NM, Inc.

STATE OF NEW MEXICO }
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th December, 2015
BY: Scott Ashcraft, Manager, Las Ventanas NM, Inc

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018



Indexing Information

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Luz del Oeste, Unit 4
Owner: Las Ventanas NM, Inc.
UPC #101106135252010145 (Tract N)

Subdivision Data

GROSS ACREAGE..... 1.7460 ACRES
ZONE ATLAS PAGE NO..... F-11-Z
NUMBER OF EXISTING LOTS..... .1
NUMBER OF LOTS CREATED..... .8
MILES OF FULL-WIDTH STREETS..... .0.0 MILES
MILES OF HALF-WIDTH STREETS..... .0.0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... .0.0 ACRES
DATE OF SURVEY..... AUGUST 2015

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC
101106135252010145

PROPERTY OWNER OF RECORD
Las Ventanas NM, Inc

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4/15/16

Plat for
Lots N-1 through N-8
La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1010624

Application Number: 15 DRB-70447

Plat Approvals:

[Signature] 12-7-15
PNM Electric Services Date
[Signature] 1/20/16
New Mexico Gas Company Date
[Signature] 1/21/16
QWEST Corporation d/b/a Centurylink QC Date
[Signature] 1/25/16
Comcast Date

City Approvals:

[Signature] 12/7/15
Soren N. Richardson P.S. City Surveyor Date
[Signature] 4/13/16
Rafael M. Mui Traffic Engineer Date
[Signature] 04/13/16
ABCWUA Date
[Signature] 04-13-16
Carl S. Dumont Parks and Recreation Department Date
[Signature] 4-15-16
AMAFCA Date
[Signature] 4-13-16
Pete P. H City Engineer Date
[Signature] 4-15-16
DRB Chairperson, Planning Department Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED 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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

Will Plotner Jr. 12/4/15
Will Plotner Jr. Date
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 28, 2013, AND HAVING FILE NUMBER 1302157.
2. PLAT FOR LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON NOVEMBER 12, 2003, IN BOOK 2003C PAGE 342, AS DOCUMENT NO. 2003205166.
3. PLAT FOR TRACT K-1, LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON MARCH 29, 2011, IN BOOK 2011C PAGE 30, AS DOCUMENT NO. 2011029887.
4. PLAT FOR VISTA DE LA LUZ, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON OCTOBER 30, 2006, IN BOOK 2006C PAGE 331, AS DOCUMENT NO. 2006165286.
5. PLAT FOR LOTS D-1 THRU D-5, LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON MAY 23, 2005, IN BOOK 2005C PAGE 169, AS DOCUMENT NO. 2005072669.
6. PLAT FOR GROUP E & F, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON FEBRUARY 17, 1981, IN BOOK C18 PAGE 6.
7. PLAT FOR LA MARIPOSA SOUTH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON JULY 27, 1977, IN BOOK D7 PAGE 195.
8. PLAT FOR LOTS 15-20, BLOCK 3, LA MARIPOSA SOUTH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON SEPTEMBER 20, 1978, IN BOOK B15 PAGE 98.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOCH 2016034646

04/15/2016 11:47 AM Page: 1 of 3
PLAT R:256.00 B: 2016C P: 0039 M. Toulouse Oliver, Bernalillo Cou
[Barcode]

Plat for
 Lots N-1 through N-8
 La Luz del Oeste, Unit 4
 Being a Replat of
 Tract N, La Luz del Oeste, Unit 4
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2015

Mariposa Dr. NW
 (64' R/W)

Tierra Amada St NW
 (64' R/W)

Dellyne Ave NW
 (64' R/W)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/12/03, 03C-342)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND ACS MONUMENT AS NOTED
▲	SET CENTERLINE MONUMENT "LS 14271"
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT

ACS Monument "NM448-N6A"
 NAD 1983 CENTRAL ZONE
 X=1506886.591
 Y=1507370.768
 Z=5061.638 (NAVD 1988)
 G-G=0.999682224
 Mapping Angle=-0°15'25.58"

Detail "A"

CARTESIAN SURVEYS INC.

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



Sheet 2 of 3
 151577

Vista de Luz Dr. NW
 (50' R/W)

Chiseled "X"
 Chiseled "X"
 Chiseled "X"

Lot 3-A, La
 Mariposa South
 (2/14/78,
 C13-3)

Wind Road NW
 (28' Private R/W)

ACS Monument "13_F11"
 NAD 1983 CENTRAL ZONE
 X=1503091.474
 Y=1506401.353
 Z=5129.882 (NAVD 1988)
 G-G=0.999680149
 Mapping Angle=-0°15'51.79"

Lot 2, La Mariposa South
 (07/27/77, D7-195)

Tract N-1
 45,491 Sq. Ft.
 1.0443 Acres

Tract N-2
 4,002 Sq. Ft.
 0.0919 Acres

Tract N-3
 4,020 Sq. Ft.
 0.0923 Acres

Tract N-4
 5,261 Sq. Ft.
 0.1208 Acres

Tract N-5
 3,930 Sq. Ft.
 0.0902 Acres

Tract N-6
 3,965 Sq. Ft.
 0.0910 Acres

Tract N-7
 5,939 Sq. Ft.
 0.1363 Acres

Mill Road NW
 (28' Private R/W)

Mill Road
 (34' Private R/W)

BAR SCALE
 0 30' 60'
 SCALE: 1" = 30'

DOCH 2016034646
 04/15/2016 11:47 AM Page: 2 of 3
 PLAT R: \$25.00 B: 2016C P: 0035 R: Toulouse Oliver, Bernalillo Cour

Plat for
Lots N-1 through N-8
La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015

Line Table		
Line #	Direction	Length
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L2	N 62°00'29" E	32.25'
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L33	S 00°19'35" W	39.82'
L34	S 00°19'35" W	32.26'
L35	S 22°20'36" E	3.03'
L36	S 00°16'19" W	26.29'
L37	S 00°19'35" W	39.32'
L38	S 28°53'18" E	34.06'
L39	N 27°12'55" E	13.83'
L40	N 07°51'19" E	16.41'
L41	N 13°40'41" W	9.74'
L42	N 18°36'14" E	17.12'
L43	N 07°38'16" E	21.30'
L44	S 83°01'52" E	18.21'
L45	N 42°22'19" W	5.13'
L46	N 35°10'58" E	5.12'
L47	N 42°22'19" W	5.11'
L48	N 42°22'19" W	5.01'
L49	N 43°55'26" E	5.01'
L50	N 42°22'19" W	5.01'
L51	N 28°18'03" W	5.01'
L52	N 57°54'31" E	5.01'
L53	N 28°18'03" W	5.01'
L54	N 28°18'03" W	5.01'
L55	N 66°32'31" E	5.02'
L56	N 28°18'03" W	5.02'
L57	N 28°18'03" W	5.13'
L58	N 75°17'16" E	5.14'
L59	N 28°18'03" W	5.15'
L60	N 25°10'02" W	5.30'
L61	N 84°51'12" E	5.32'
L62	N 25°10'02" W	5.33'
L63	S 06°42'41" E	10.00'
L64	S 06°42'41" E	10.00'

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' UNDERGROUND EASEMENT (09/14/78, MISC. 637, PG. 899)
- 3 EXISTING 28' PUBLIC WATER & PRIVATE ACCESS EASEMENT (11/12/03, 2003C-342)
- 4 EXISTING 10' P.U.E. (11/12/03, 2003C-342)
- 5 EXISTING 20' CITY WATER EASEMENT (09/14/78, MISC. 637, PG. 899)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 22' ACCESS EASEMENT (02/17/81, C18-6)
- 9 FIRE HYDRANT EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 48' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITTING LOTS N-2 THROUGH N-7 AND TRACT M, TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 11 5' X 5' WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL "A" FOR EASEMENT LOCATIONS
- 12 A PORTION OF FIRE HYDRANT GRANTED BY PLAT ENTITLED "LOTS M-1 THROUGH M-10, LA LUZ DEL OESTE, UNIT 4" (___/___/___, ____-____-____)
- 13 PRIVATE DRAINAGE POND EASEMENT BENEFITTING LOTS N-2 THROUGH N-7 TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- 14 PRIVATE DRAINAGE EASEMENT BENEFITTING LOTS N-2 THROUGH N-7 TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT

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 Corp. 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.

Tie Point Table		
Line #	Direction	Length (ft)
TP1	N 69°53'45" W	202.71'
TP2	N 61°04'28" W	165.46'
TP3	N 46°20'39" W	143.89'
TP4	N 17°12'35" W	147.01'
TP5	N 03°39'33" W	172.08'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	246.11' (246.11')	206.69' (206.69')	68°13'28"	231.83'	N 34°28'45" E
C2	91.70'	303.46'	17°18'48"	91.35'	S 89°38'37" W
C3	327.72'	327.96'	57°15'11"	314.25'	S 61°38'09" W
C4	41.80'	119.74'	20°00'08"	41.59'	N 43°00'00" E
C5	32.20'	119.74'	15°24'32"	32.11'	N 60°42'12" E
C6	69.64'	210.00'	19°00'00"	69.32'	S 46°30'00" E
C7	4.91'	95.74'	2°56'17"	4.91'	N 71°31'56" E
C8	3.58'	105.74'	1°56'24"	3.58'	N 71°01'59" E
C9	121.12'	341.96'	20°17'39"	120.49'	S 43°09'22" W
C10	119.92'	341.96'	20°05'31"	119.30'	S 77°52'13" W
C11	36.19'	26.00'	79°44'59"	33.34'	N 15°30'00" E
C12	21.56'	50.00'	24°42'04"	21.39'	S 12°01'27" E
C13	34.34'	18.00'	109°19'03"	29.37'	S 54°19'57" E
C14	87.20'	341.96'	14°36'37"	86.96'	S 60°31'09" W
C15	166.85'	327.96'	29°08'57"	165.06'	S 75°41'16" W
C16	160.87'	327.96'	28°06'14"	159.26'	S 47°03'40" W
C17	13.26'	26.00'	29°12'53"	13.11'	S 14°16'51" E
C18	22.62'	341.96'	3°47'24"	22.62'	S 86°01'17" W
C19	10.00'	351.96'	1°37'41"	10.00'	S 83°17'19" W

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PLAT R: \$25.00 B: 2016C P: 0089 M: Toulouse Oliver, Bernalillo Cou
[Barcode]

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