

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: F-11-Z
3. Zoning: SU-1 / PRD
4. Gross Subdivision Acreage: 11.7627 Acres.
5. Total number of Lots/Tracts Created: Forty-five (45) Lots and Twelve (12) Tracts.
6. 0.43 miles public street right-of-way created.
7. Area of public streets created: 2.5786 Acres.
8. Area of public right of way vacated: 0.0244 Acres.
9. Date of Survey: December 2014.
10. Plat is located within Section 35, T11N, R2E, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tracts "A-1-A" & "B-2", ANDALUCIA AT LA LUZ, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 2008 in Book 2008C, Page 93 as Document #2008044730, into forty-five (45) Lots, twelve (12) Tracts, to vacate and dedicate public street right of way to the City of Albuquerque and to vacate and grant easements.

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.
- 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION

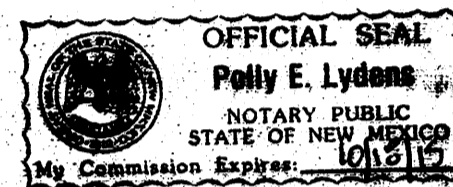
SEE SHEET 6 OF 6 FOR FULL DESCRIPTION

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this Plat and dedicate Right of Way to the City of Albuquerque in Fee Simple with Warranty Covenants.

PULTE DEVELOPMENT OF NEW MEXICO, INC.,
a Michigan company

By: *[Signature]*
Garret Price, Vice President of Land



State of New Mexico)
 SS
County of Bernalillo)

This instrument was acknowledged before me on 14 day of April, 2015, by
Garret Price
VP Land

My Commission Expires: 10/31/15 *[Signature]*
Polly E. Lydens
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "NM448-N6A" and "JOSEPH 1969". Bearing = S00°31'20"E
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the PLAT OF TRACTS A-1-A, A-1-B, B-1, B-2 & F-1 ANDALUCIA AT LA LUZ filed on April 21, 2008 in Book 2008C, Page 93 Document No. #2008044730.
4. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 5011635-1982368-AL04, Effective Date: October 30, 2014.
5. All streets and drainage improvements are to be public and to be dedicated for maintenance to the City of Albuquerque.
6. All sanitary and water utilities in the street right of way are to be public and to be dedicated for maintenance to the ABCWUA.
7. Tracts 1 thru 7, with the exception of Tract 5, are to be granted to the Homeowners Association with the filing of this Plat.
8. Tract 5 is to be owned and maintained by the "La Luz Homeowners Association".
9. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
10. The front (adjacent to street) lot corner will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "x" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the par. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
11. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".

PLAT OF SEVILLA AT ANDALUCIA

(A REPLAT OF TRACT A-1-A & B-2, ANDALUCIA AT LA LUZ AND VACATED RIGHT OF WAY FOR SEVILLA AVENUE NW)
SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015

PROJECT NUMBER 1000965

APPLICATION NUMBER _____

UTILITY APPROVALS:

<i>[Signature]</i> QWEST CORPORATION d/b/a CENTURYLINK QC	4-15-15 DATE
<i>[Signature]</i> COMCAST CABLE	4/21/15 DATE
<i>[Signature]</i> PNM ELECTRIC SERVICES	4-21-2015 DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	4/15/15 DATE

CITY APPROVALS:

<i>[Signature]</i> Soren N. Rischhoover P.S. CITY SURVEYOR	4/14/15 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	4/22/15 DATE
<i>[Signature]</i> Krisita Cadena ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	04/22/15 DATE
<i>[Signature]</i> Carl S. Dumont PARKS & RECREATION DEPARTMENT	4-22-15 DATE
<i>[Signature]</i> Jim M. Mays A.M.A.F.C.A.	4-23-15 DATE
<i>[Signature]</i> Curtis Chun CITY ENGINEER	4-22-15 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	4-23-15 DATE
<i>[Signature]</i> REAL PROPERTY DIVISION	4-23-15 DATE

TAX CERTIFICATION

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

10110613353164246 - 101106137636011405

PROPERTY OWNER OF RECORD: SPS Investments LG

[Signature] 4-24-15
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: APRIL 13, 2015



DOCN 2015033656

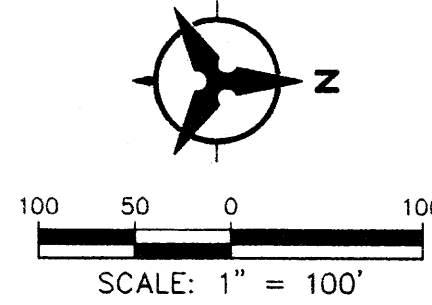
04/24/2015 09:37 AM Page: 1 of 6
PLAT R: 256.00 B: 2015C P: 0039 R, Toulouse Oliver, Bernalillo Cour.



**PLAT OF
SEVILLA AT ANDALUCIA**
(A REPLAT OF TRACT A-1-A & B-2, ANDALUCIA AT LA LUZ
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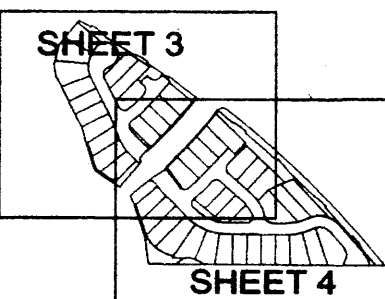
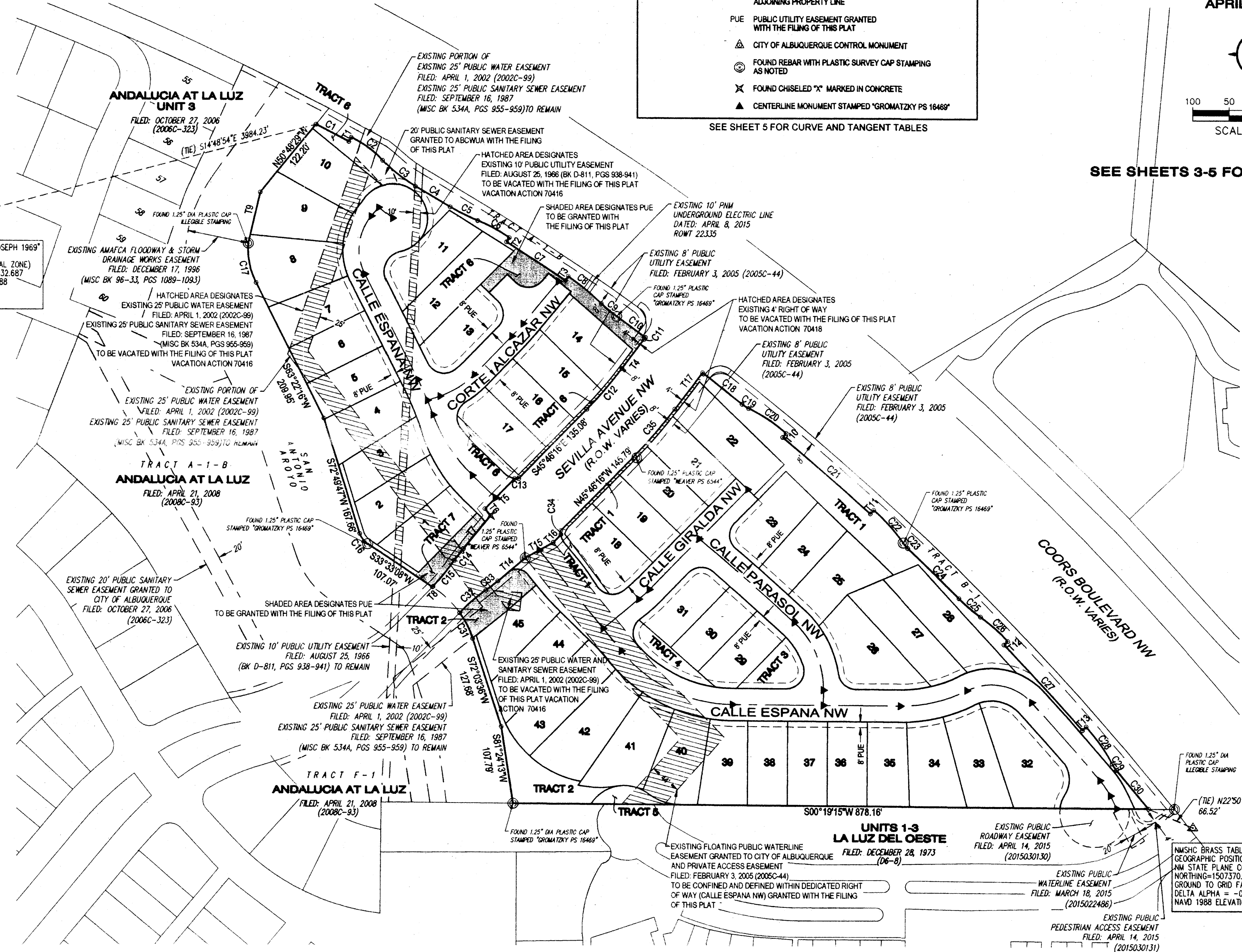
LEGEND	
	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND REBAR WITH PLASTIC SURVEY CAP STAMPING AS NOTED
	FOUND CHISELED "X" MARKED IN CONCRETE
	CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"

SEE SHEET 5 FOR CURVE AND TANGENT TABLES



SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

USC & GS BRASS TABLET STAMPED "JOSEPH 1969"
GEOGRAPHIC POSITION (NAD 1983)
NW STATE PLANE COORDINATES (CENTRAL ZONE)
NORTHING=1502309.280 EASTING=1506932.887
GROUND TO GRID FACTOR = 0.999679588
DELTA ALPHA = -0015'24.78"



NMNSC BRASS TABLET STAMPED "NM448-N6-A"
GEOGRAPHIC POSITION (NAD 1983)
NW STATE PLANE COORDINATES (CENTRAL ZONE)
NORTHING=1507370.768 EASTING=1506886.591
GROUND TO GRID FACTOR = 0.999682224
DELTA ALPHA = -0015'25.58"
NAVD 1988 ELEVATION = 5061.638



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24/24/2015 09:37 AM Page 2 of 6
PLAT # 25 00 8 2015C P 3039 P Toulouse Oliver, Bernalillo Cour

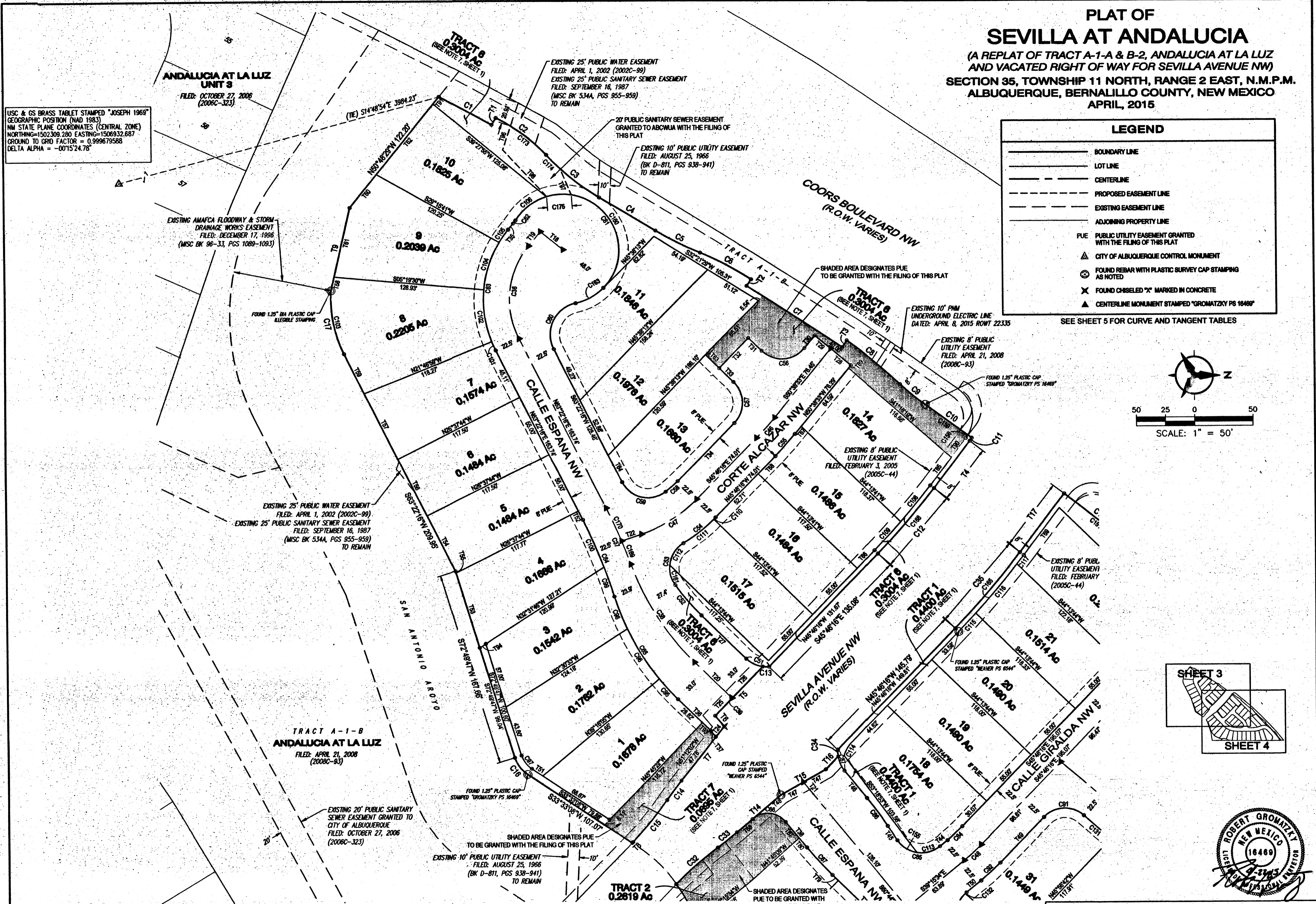
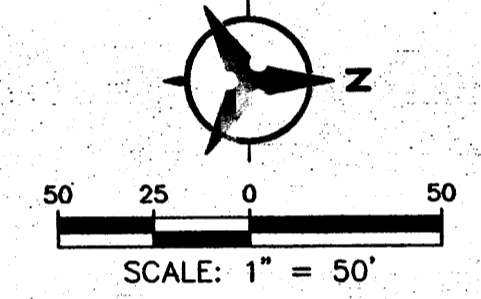
Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PLAT OF SEVILLA AT ANDALUCIA

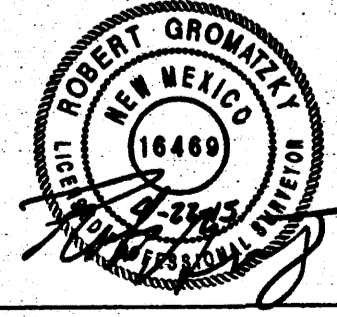
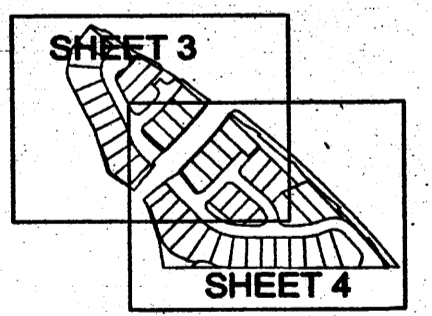
(A REPLAT OF TRACT A-1-A & B-2, ANDALUCIA AT LA LUZ AND VACATED RIGHT OF WAY FOR SEVILLA AVENUE NW)
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APRIL, 2015

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GROUND TO GRID FACTOR = 0.999679588
DELTA ALPHA = -001524.76

LEGEND	
	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND REBAR WITH PLASTIC SURVEY CAP STAMPING AS NOTED
	FOUND CHISELED "X" MARKED IN CONCRETE
	CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"



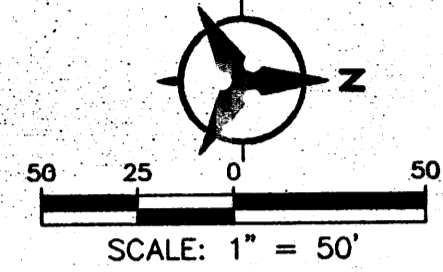
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Bohannon & Huston
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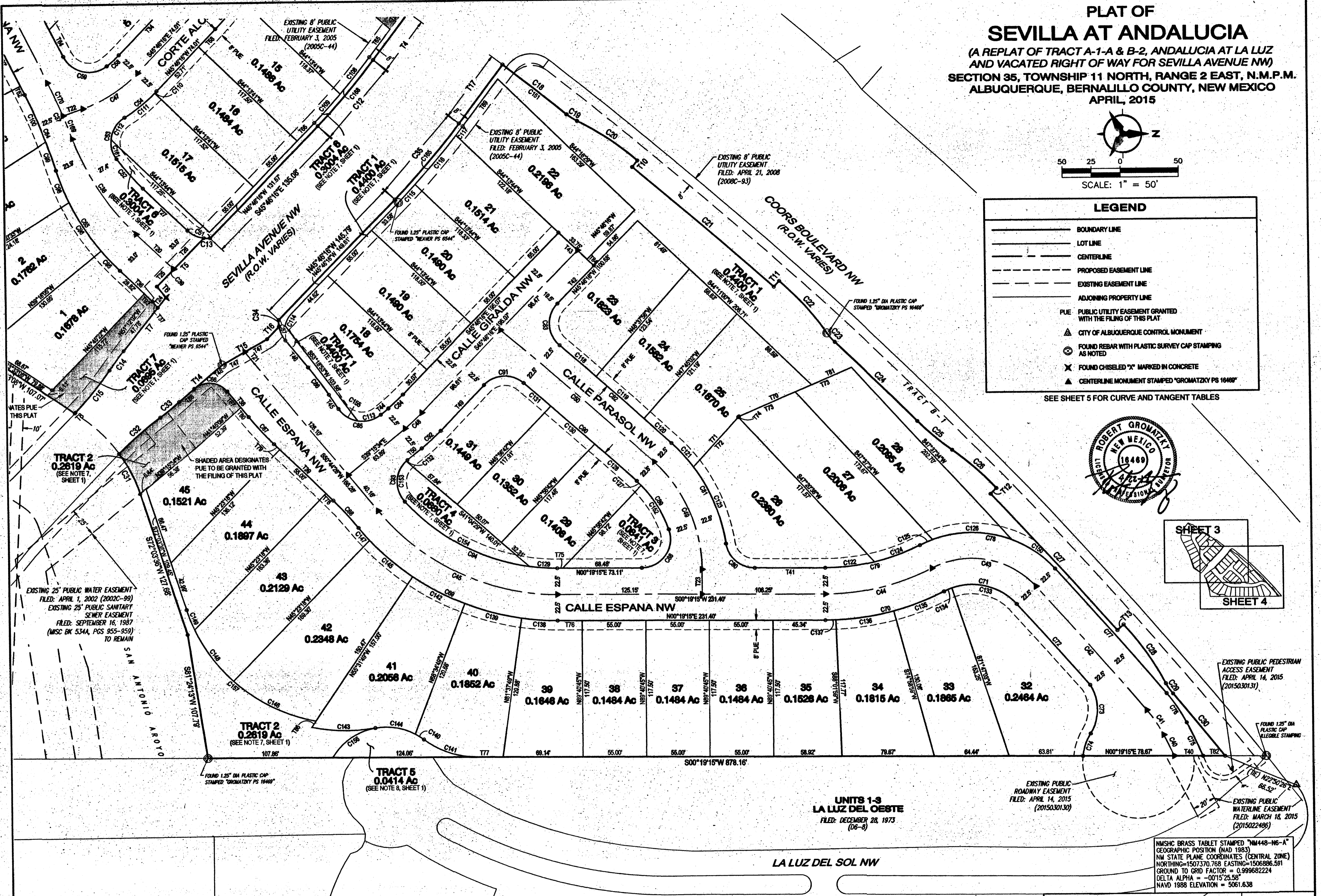
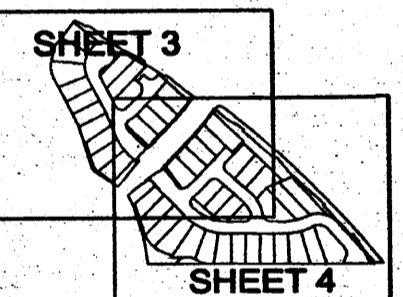
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SEE SHEET 5 FOR CURVE AND TANGENT TABLES



EXISTING 25' PUBLIC WATER EASEMENT
FILED: APRIL 1, 2002 (2002C-99)
EXISTING 25' PUBLIC SANITARY
SEWER EASEMENT
FILED: SEPTEMBER 16, 1987
(MISC BK 534A, PGS 955-959)
TO REMAIN

EXISTING PUBLIC PEDESTRIAN
ACCESS EASEMENT
FILED: APRIL 14, 2015
(2015030131)

EXISTING PUBLIC
ROADWAY EASEMENT
FILED: APRIL 14, 2015
(2015030130)

EXISTING PUBLIC
WATERLINE EASEMENT
FILED: MARCH 18, 2015
(2015022486)

**UNITS 1-3
LA LUZ DEL OESTE**
FILED: DECEMBER 28, 1973
(06-8)

NMHC BRASS TABLET STAMPED "NM448-N6-A"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
NORTHING=1507370.768 EASTING=1506886.591
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DOCN 2015033656
04/24/2015 09:37 AM Page: 4 of 8
PLAT: R: 026, 00 8, 2015C P: 0039 R, Toulouse Oliver, Bernalillo Cour

Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015

CURVE DATA						CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	00°47'33"	25.68'	51.37'	3714.20'	51.37'	C91	86°28'41"	23.49'	37.71'	25.00'	34.24'
C2	21°27'18"	27.22'	53.81'	143.70'	53.50'	C92	06°30'42"	22.45'	197.50'	22.43'	842°30'56"
C3	16°40'59"	29.33'	58.24'	200.00'	58.03'	C93	92°46'34"	26.23'	40.47'	25.00'	38.20'
C4	00°52'02"	28.04'	56.09'	3705.45'	56.08'	C94	47°39'37"	78.40'	147.69'	177.50'	143.43'
C5	06°52'28"	21.34'	42.59'	275.00'	42.55'	C95	06°29'17"	11.99'	23.95'	211.50'	23.94'
C6	11°45'19"	24.79'	49.42'	240.85'	49.33'	C96	13°50'55"	25.69'	51.12'	211.50'	51.00'
C7	01°30'37"	48.84'	97.68'	3705.45'	97.67'	C97	37°29'42"	7.47'	14.40'	22.00'	14.14'
C8	07°56'03"	29.57'	59.04'	426.36'	58.99'	C98	08°02'17"	14.86'	29.67'	211.50'	29.65'
C9	07°57'53"	13.92'	27.80'	200.00'	27.78'	C99	03°27'57"	13.33'	26.65'	440.50'	26.64'
C10	00°45'28"	24.51'	49.01'	3705.45'	49.01'	C100	05°46'54"	22.24'	44.45'	440.50'	44.43'
C11	05°20'16"	1.58'	3.17'	34.00'	3.17'	C101	04°50'45"	4.13'	8.25'	97.50'	8.24'
C12	07°03'24"	37.24'	74.39'	604.00'	74.34'	C102	27°06'29"	23.50'	46.13'	97.50'	45.70'
C13	12°27'46"	2.73'	5.44'	25.00'	5.43'	C103	31°02'43"	29.02'	56.62'	104.50'	55.93'
C14	03°50'19"	10.39'	20.77'	310.00'	20.76'	C104	25°51'35"	22.38'	44.01'	97.50'	43.63'
C15	09°16'05"	23.51'	46.91'	290.00'	46.86'	C105	08°00'28"	6.82'	13.63'	97.50'	13.61'
C16	37°41'38"	9.56'	18.42'	28.00'	18.09'	C106	40°49'28"	17.86'	34.20'	48.00'	33.48'
C17	31°02'38"	29.02'	56.62'	104.50'	55.93'	C107	NOT USED				
C18	01°04'29"	34.83'	69.66'	3714.20'	69.66'	C108	08°52'20"	20.28'	40.56'	600.00'	40.54'
C19	12°17'18"	5.38'	10.72'	50.00'	10.70'	C109	03°11'03"	16.68'	33.35'	600.00'	33.34'
C20	14°50'03"	31.35'	62.36'	240.85'	62.18'	C110	00°55'17"	1.15'	2.29'	142.50'	2.29'
C21	02°28'36"	80.29'	160.55'	3714.20'	160.54'	C111	13°28'25"	16.83'	33.51'	142.50'	33.43'
C22	14°30'27"	30.65'	60.98'	240.85'	60.82'	C112	53°09'04"	12.51'	23.19'	25.00'	22.37'
C23	12°02'58"	5.28'	10.51'	50.00'	10.50'	C113	48°30'44"	11.26'	21.17'	25.00'	20.54'
C24	01°31'01"	49.17'	96.33'	3714.20'	96.33'	C114	28°44'24"	6.64'	12.98'	25.00'	12.83'
C25	09°13'34"	19.51'	38.94'	241.85'	38.90'	C115	01°45'14"	10.71'	21.43'	700.00'	21.43'
C26	12°04'36"	25.48'	50.76'	240.85'	50.67'	C116	04°30'51"	27.59'	55.15'	700.00'	55.14'
C27	02°28'16"	80.10'	160.18'	3714.20'	160.17'	C117	00°47'19"	4.82'	9.64'	700.00'	9.64'
C28	14°54'36"	31.52'	62.68'	240.85'	62.50'	C118	00°36'50"	20.59'	41.18'	354.22'	41.18'
C29	12°20'17"	5.40'	10.77'	50.00'	10.75'	C119	00°52'54"	27.35'	54.70'	354.22'	54.70'
C30	01°04'35"	34.89'	69.79'	3714.20'	69.78'	C120	00°30'58"	16.01'	32.02'	354.22'	32.02'
C31	17°53'22"	20.07'	39.81'	127.50'	39.65'	C121	10°52'19"	14.13'	28.18'	148.50'	28.14'
C32	09°26'09"	23.93'	47.76'	290.00'	47.70'	C122	13°55'31"	21.68'	43.14'	177.50'	43.03'
C33	03°54'29"	10.58'	21.14'	310.00'	21.14'	C123	27°57'44"	36.97'	72.47'	148.50'	71.76'
C34	12°42'43"	2.78'	5.55'	25.00'	5.54'	C124	13°28'24"	20.91'	41.64'	177.50'	41.54'
C35	07°03'24"	42.91'	85.72'	696.00'	85.67'	C125	07°05'35"	6.04'	12.07'	97.50'	12.06'
C36	65°49'15"	48.54'	96.18'	75.00'	81.50'	C126	40°59'24"	36.44'	69.75'	97.50'	68.27'
C37	06°31'29"	26.39'	52.73'	463.00'	52.70'	C127	02°58'52"	2.69'	5.39'	103.50'	5.38'
C38	25°40'39"	51.28'	102.54'	225.00'	99.99'	C128	00°47'33"	24.27'	48.54'	3509.22'	48.54'
C39	00°14'02"	0.31'	0.61'	150.00'	0.61'	C129	07°42'06"	11.95'	23.86'	177.50'	23.84'
C40	02°53'01"	10.07'	20.13'	400.00'	20.13'	C130	00°48'02"	25.02'	50.05'	3509.22'	50.05'
C41	12°19'45"	12.96'	25.82'	120.00'	25.77'	C131	00°29'56"	15.28'	30.56'	3509.22'	30.56'
C42	02°13'38"	71.69'	143.36'	3687.72'	143.35'	C132	03°39'19"	0.80'	1.59'	25.00'	1.59'
C43	74°42'49"	57.25'	97.80'	75.00'	91.02'	C133	86°44'38"	34.58'	61.16'	52.50'	57.76'
C44	27°21'55"	48.69'	95.52'	200.00'	94.62'	C134	07°58'13"	3.66'	7.30'	52.50'	7.30'
C45	60°28'11"	94.15'	178.00'	200.00'	170.37'	C135	12°01'39"	23.44'	46.71'	222.50'	46.62'
C46	04°52'17"	11.70'	23.38'	275.00'	23.37'	C136	13°03'00"	25.45'	50.68'	222.50'	50.57'
C47	27°14'12"	29.07'	57.04'	120.00'	56.51'	C137	02°17'16"	4.44'	8.88'	222.50'	8.88'
C48	06°30'42"	9.95'	19.89'	175.00'	19.88'	C138	08°02'56"	15.65'	31.26'	222.50'	31.23'
C49	47°33'19"	55.51'	104.58'	126.00'	101.60'	C139	13°03'00"	25.45'	50.68'	222.50'	50.57'
C50	02°49'58"	67.33'	174.62'	3531.72'	174.60'	C140	09°22'39"	4.45'	8.89'	54.24'	8.87'
C51	48°46'03"	11.33'	22.67'	25.00'	20.64'	C141	36°58'53"	25.08'	48.41'	75.00'	47.57'
C52	09°47'23"	17.13'	34.17'	200.00'	34.13'	C142	13°03'00"	25.45'	50.68'	222.50'	50.57'
C53	94°35'24"	27.09'	41.27'	25.00'	36.74'	C143	21°10'08"	26.03'	55.42'	150.00'	55.11'
C54	14°23'41"	18.00'	35.80'	142.50'	35.71'	C144	37°26'01"	18.38'	35.44'	54.24'	34.81'
C55	04°52'17"	12.65'	25.29'	297.50'	25.29'	C145	12°32'04"	24.44'	48.68'	222.50'	48.58'
C56	95°00'27"	27.29'	41.45'	25.00'	36.87'	C146	31°45'50"	40.99'	79.87'	144.00'	78.85'
C57	89°51'57"	24.94'	39.21'	25.00'	35.31'	C147	03°41'11"	7.16'	14.32'	222.50'	14.31'
C58	08°18'21"	7.88'	15.71'	97.50'	15.71'	C148	22°17'42"	28.38'	56.03'	144.00'	55.68'
C59	100°50'11"	30.24'	44.00'	25.00'	38.54'	C149	07°19'57"	9.23'	18.43'	144.00'	18.43'
C60	104°12'51"	35.98'	50.93'	28.00'	44.19'	C150	26°37'50"	23.08'	45.32'	97.50'	44.91'
C61	225°21'51"	—	168.80'	48.00'	86.58'	C151	01°00'46"	37.1420'	66.66'	3714.20'	66.66'
C62	06°58'15"	1.71'	3.41'	28.00'	3.40'	C152	24°59'38"	22.94'	45.15'	103.50'	44.79'
C63	65°49'15"	63.10'	112.01'	97.50'	105.96'	C153	89°06'15"	24.61'	38.88'	25.00'	35.08'
C64	09°14'51"	35.63'	71.10'	440.50'	71.02'	C154	39°57'31"	64.53'	123.79'	177.50'	121.30'
C65	28°22'29"	53.47'	104.74'	211.50'	103.67'	C155	46°26'16"	10.72'	20.26'	25.00'	19.71'
C66	90°59'02"	20.36'	31.76'	20.00'	28.53'	C156	48°47'30"	24.60'	46.19'	54.24'	44.81'
C67	06°07'44"	16.09'	32.14'	300.50'	32.13'	C157	61°24'30"	85.51'	154.34'	144.00'	147.05'
C68	06°04'44"	15.93'	31.83'	300.00'	31.81'	C158	05°56'40"	1.55'	3.10'	30.00'	3.10'
C69	60°22'11"	104.63'	195.60'	222.50'	189.37'	C159	00°41'45"	22.50'	45.00'	3705.45'	45.00'
C70	27°21'55"	54.17'	106.27'	222.50'	105.26'	C160	151°19'02"	187.75'	126.77'	48.00'	93.01'
C71	74°42'49"	40.06'	68.46'	52.50'	63.71'	C161	41°26'19"	9.46'	18.08'	25.00'	17.69'
C72	01°28'18"	47.07'	94.14'	3685.22'	94.14'	C162	NOT USED				
C73	63°35'38"	24.80'	44.40'	40.00'	42.15'	C163	38°13'20"	14.32'	27.83'	48.00'	27.44'
C74	24°22'55"	10.37'	20.43'	48.00'	20.27'	C164	NOT USED				
C75	04°18'43"	15.91'	31.80'	422.50'	31.79'	C165	07°09'24"	43.16'	86.21'	700.00'	86.16'
C76	12°19'45"	15.39'	30.66'	142.50'	30.60'	C166	NOT USED				
C77	02°13'38"	72.13'	144.23'	3710.22'	144.22'	C167	NOT USED				
C78	74°42'49"	74.43'	127.14'	97.50'	118.32'	C168	07°03'24"	37.00'	73.90'	600.00'	73.85'
C79	27°21'55"	43.21'	84.78'	177.50'	83.97'	C169	02°38'53"	10.77'	21.53'	463.00'	21.53'
C80	81°16'43"	21.46'	35.46'	25.00'	32.56'	C170	03°51'36"	15.60'	463.00'	31.19'	31.19'
C81	38°50'02"	52.34'	100.65'	148.50'	98.73'	C171	NOT USED				
C82	02°03'42"	63.96'	127.90'	3554.22'	127.89'	C172	NOT USED				
C83	93°31'30"	26.59'	40.81'	25.00'	36.43'	C173	15°39'38"	19.76'	39.28'	143.70'	39.16'
C84	06°30'42"	8.88'	17.33'	152.50'	17.32'	C174	04°43'48"	8.25'	16.51'	200.00'	16.51'
C85	94°57'01"	27.26'	41.43'	25.00'	36.85'	C175	25°33'44"	10.89'	21.42'	48.00'	21.24'
C86	05°40'33"	14.90'	29.77'	300.50'	29.76'						
C87	43°34'20"	9.99'	19.01'	25.00'	18.56'						
C88	109°34'49"	35.43'	47.81'	25.00'	40.85'						
C89	27°58'30"	25.78'	50.53'	103.50'	50.03'						
C90	02°06'31"	64.58'	129.14'	3509.22'	129.14'						

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N60°03'28"W	6.87'	T50	S39°15'34"E	16.22'
T2	S57°19'00"E	7.00'	T51	S33°30'06"W	11.21'
T3	N55°56'32"E	7.05'	T52	S63°22'16"W	8.62'
T4	S52°49'40"E	51.07'	T53	S72°49'47"W	66.99'
T5	S45°46'16"E	58.88'	T54	S63°22'16"W	63.39'
T6	N50°44'27"E	12.03'	T55	S72°49'47"W	1.64'
T7	S51°12'02"E	59.20'	T56	S63°22'16"W	55.00'
T8	S45°46'16"E	0.95'	T57	S63°22'16"W	63.34'
T9	N76°50'35"W	73.84'	T58	N76°50'35"W	12.36'
T10	S50°08'07"E	7.13'	T59	S63°22'16"W	38.22'
T11	N47°41'20"W	6.86'	T60	N50°48'29"W	66.99'
T12	S44°03'56"E	7.02'	T61	N76°50'35"W	61.48'
T13	N41°06'49"W	7.19'	T62	N50°48	

**PLAT OF
SEVILLA AT ANDALUCIA**
(A REPLAT OF TRACT A-1-A & B-2, ANDALUCIA AT LA LUZ
AND VACATED RIGHT OF WAY FOR SEVILLA AVENUE NW)
SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2015.

DESCRIPTION BOUNDARY TRACT "A-1-A"

A certain tract of land located within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract "A-1-A", ANDALUCIA AT LA LUZ, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 2008 in Book 2008C, Page 93 as Document #2008044730 and the southwest vacated right of way portion for Sevilla Avenue and being more particularly described by New Mexico State Plane Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, also being a point on Tract A-1-B, of said Plat of ANDALUCIA AT LA LUZ, WHENCE the USC & GS brass disc in a concrete post stamped "JOSEPH 1969" having New Mexico State Plane grid coordinates (NAD83 Central Zone) N=1,502,309.280 and E=1,506,932.687 bears S 14°48'54" E a distance of 3984.23 feet;

THENCE along the southerly Tract line of said Tract A-1-B the following thirteen (13) courses:
 Along an arc 51.37 feet to the right, having a radius of 3714.20 feet, a central angle of 00°47'33" and the chord of which is N 28°17'28" E for a distance of 51.37 feet;
 N 60°03'26" W a distance of 6.87 feet to a point of curvature;
 Along an arc 53.81 feet to the right, having a radius of 143.70 feet, a central angle of 21°27'18" and the chord of which is N 36°20'56" E for a distance of 53.50 feet;
 Along an arc 58.24 feet to the left, having a radius of 200.00 feet, a central angle of 16°40'59" and the chord of which is N 38°44'05" E for a distance of 58.03 feet;
 Along an arc 56.09 feet to the right, having a radius of 3705.45 feet, a central angle of 00°52'02" and the chord of which is N 30°49'37" E for a distance of 56.08 feet;
 Along an arc 42.59 feet to the left, having a radius of 275.00 feet, a central angle of 08°52'28" and the chord of which is N 26°49'24" E for a distance of 42.55 feet;
 Along an arc 49.42 feet to the right, having a radius of 240.85 feet, a central angle of 11°45'19" and the chord of which is N 28°15'49" E for a distance of 49.33 feet;
 S 57°19'00" E a distance of 7.00 feet to a point of curvature;
 Along an arc 97.68 feet to the right, having a radius of 3705.45 feet, central angle of 01°30'37" and the chord of which is N 33°25'51" E for a distance of 97.67 feet;
 N 55°56'32" W a distance of 7.05 feet to a point of curvature;
 Along an arc 59.04 feet to the right, having a radius of 426.36 feet, a central angle of 07°56'03" and the chord of which is N 39°31'10" E for a distance of 58.99 feet;
 Along an arc 27.80 feet to the left, having a radius of 200.00 feet, a central angle of 07°57'53" and the chord of which is N 39°30'15" E for a distance of 27.78 feet to a found 1.25" plastic cap stamped "GROMATZKY PS 16469";
 Along an arc 49.01 feet to the right, having a radius of 3705.45 feet, a central angle of 00°45'28" and the chord of which is N 35°54'02" E for a distance of 49.01 feet, to a point on the new southwesterly right of way line of Andaluca Avenue;

THENCE along said new southwesterly right of way of Andaluca Avenue the following five (5) courses:
 Along an arc 3.17 feet to the right, having a radius of 34.00 feet, a central angle of 05°20'16" and the chord of which is S 55°29'48" E for a distance of 3.17 feet;
 S 52°49'40" E a distance of 51.07 feet to a point of curvature;
 Along an arc 74.39 feet to the right, having a radius of 604.00 feet, a central angle of 07°03'24" and the chord of which is S 49°17'58" E for a distance of 74.34 feet;
 S 45°46'16" E a distance of 135.08 feet to a point of curvature;
 Along an arc 5.44 feet to the right, having a radius of 25.00 feet, a central angle of 12°27'46" and the chord of which is S 1°42'28" W for a distance of 5.43 feet to the existing southwesterly right of way of Andaluca Avenue;

THENCE along said existing southwesterly right of way of Andaluca Avenue the following six (6) courses:
 S 45°46'16" E a distance of 58.88 feet;
 N 50°44'27" E a distance of 12.03 feet to a found chiseled "X" in concrete;
 S 51°12'02" E a distance of 59.20 feet to a point of curvature;
 Along an arc 20.77 feet to the left, having a radius of 310.00 feet, a central angle of 03°50'19" and the chord of which is S 53°07'11" E for a distance of 20.76 feet;
 Along an arc 46.91 feet to the right, having a radius of 290.00 feet, a central angle of 09°16'05" and the chord of which is S 50°24'18" E for a distance of 46.86 feet;
 S 45°46'16" E a distance of 0.96 feet to a point on the northerly line of an Existing AMAFCA Floodway and Storm Drainage Works Easement, filed on December 17, 1996 on Miscellaneous Book 96-33, Pages 1089-1093;

THENCE leaving said existing southwesterly right of way of Andaluca Avenue, and along the said northerly AMAFCA Floodway and Storm Drainage Works Easement Line the following seven (7) courses:
 S 33°33'08" W a distance of 107.07 feet to found 1.25" plastic cap stamped "GROMATZKY PS 16469" also a point of curvature;
 Along an arc 18.42 feet to the right, having a radius of 28.00 feet, the chord of which is S 52°24'11" W for a distance of 18.09 feet;
 S 72°49'47" W a distance of 167.66 feet;
 S 63°22'16" W a distance of 209.95 feet to a point of curvature;
 Along an arc 56.62 feet to the right, having a radius of 104.50 feet, a central angle of 37°41'36" and the chord of which is S 78°53'40" W for a distance of 55.93 feet to a found 1.25" plastic cap with illegible stamping;
 N 76°50'35" W a distance of 73.84 feet;
 N 50°48'28" W a distance of 122.20 feet to the POINT OF BEGINNING.

The above described parcel contains ± 4.2374 acres (184580.2048 sq. ft.)

DESCRIPTION BOUNDARY TRACT "B-2"

A certain tract of land located within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract "B-2", ANDALUCIA AT LA LUZ, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 21, 2008 in Book 2008C, Page 93 as Document #2008044730 and the northeast vacated right of way portion for Sevilla Avenue and being more particularly described by New Mexico State Plane Bearings (NAD83 Central Zone) and ground distances as follows:


BEGINNING at the northeast corner of the tract herein described, also being a point on Tract B-1, of said Plat of ANDALUCIA AT LA LUZ, WHENCE the USC & GS brass disc in a concrete post stamped "NM448-N6A" having New Mexico State Plane grid coordinates (NAD83 Central Zone) N=1,507,370.768 and E=1,506,886.591 bears N 22°50'26" E a distance of 66.52 feet;
 THENCE S 0°19'15" W a distance of 878.16 feet to a found 1.25" plastic cap stamped "GROMATZKY PS 16469" also a point northerly line of an Existing AMAFCA Floodway and Storm Drainage Works Easement, filed on December 17, 1996 on Miscellaneous Book 96-33, Pages 1089-1093;
 THENCE along the said northerly AMAFCA Floodway and Storm Drainage Works Easement Line the following three (3) courses:
 S 81°24'13" W a distance of 107.79 feet;
 S 72°03'36" W a distance of 127.68 feet;
 Along an arc 39.81 feet to the left, having a radius of 127.50 feet, a central angle of 17°53'22" and the chord of which is S 63°06'55" W for a distance of 39.65 feet to a point on the existing northeasterly right of way of Sevilla Avenue;

THENCE leaving said northerly AMAFCA Floodway and Storm Drainage Works Easement Line and along said existing northeasterly right of way of Sevilla Avenue the following five (5) courses:
 Along an arc 47.76 feet to the right, having a radius of 290.00 feet, a central angle of 09°26'09" and the chord of which is N 41°03'12" W for a distance of 47.70 feet;
 Along an arc 21.14 feet to the left, having a radius of 310.00 feet, a central angle of 03°54'29" and the chord of which is N 38°17'22" W for a distance of 21.14 feet;
 N 40°14'36" W a distance of 49.34 feet;
 N 29°25'19" W a distance of 44.66 feet;
 N 45°46'16" W a distance of 15.14 feet to a point on the new northeasterly right of way line of Sevilla Avenue;

THENCE along the new northeasterly right of way line of Sevilla Avenue the following four (4) courses:
 Along an arc 5.55 feet to the right, having a radius of 25.00 feet, a central angle of 12°42'43" and the chord of which is S 87°57'24" W for a distance of 5.54 feet;
 N 45°46'16" W a distance of 145.79 feet;
 Along an arc 85.72 feet to the left, having a radius of 698.00 feet, a central angle of 07°03'24" and the chord of which is N 49°17'58" W for a distance of 85.67 feet;
 N 52°49'40" W a distance of 63.27 feet to a point on Tract B-1, of said Plat of ANDALUCIA AT LA LUZ;

THENCE along the southeasterly Tract line of Tract B-1, of said Plat of ANDALUCIA AT LA LUZ, the following seventeen (17) courses:
 Along an arc 69.66 feet to the right, having a radius of 3714.20 feet, a central angle of 01°04'29" and the chord of which is N 38°14'26" E for a distance of 69.66 feet;
 Along an arc 10.72 feet to the left, having a radius of 50.00 feet, a central angle of 12°17'18" and the chord of which is N 32°38'01" E for a distance of 10.70 feet;
 Along an arc 62.36 feet to the right, having a radius of 240.85 feet, a central angle of 14°50'03" and the chord of which is N 33°54'24" E for a distance of 62.18 feet;
 S 50°08'07" E a distance of 7.13 feet;
 Along an arc 160.55 feet to the right, having a radius of 3714.20 feet, a central angle of 02°28'36" and the chord of which is N 41°08'03" E for a distance of 160.54 feet;
 N 47°41'20" W a distance of 6.86 feet;
 Along an arc 60.98 feet to the right, having a radius of 240.85 feet, a central angle of 14°30'27" and the chord of which is N 48°15'41" E for a distance of 60.82 feet to a found 1.25" plastic cap stamped "GROMATZKY PS 16469";
 Along an arc 10.51 feet to the left, having a radius of 50.00 feet, a central angle of 12°02'55" and the chord of which is N 49°29'27" E for a distance of 10.50 feet;
 Along an arc 98.33 feet to the right, having a radius of 3714.20 feet, a central angle of 01°31'01" and the chord of which is N 44°13'29" E for a distance of 98.33 feet;
 Along an arc 38.94 feet to the left, having a radius of 241.85 feet, a central angle of 09°13'34" and the chord of which is N 40°22'13" E for a distance of 38.90 feet;
 Along an arc 50.76 feet to the right, having a radius of 240.85 feet, a central angle of 12°04'35" and the chord of which is N 41°47'43" E for a distance of 50.67 feet;
 S 44°03'56" E a distance of 7.02 feet;
 Along an arc 160.18 feet to the right, having a radius of 3714.20 feet, a central angle of 02°28'16" and the chord of which is N 47°35'45" E for a distance of 160.17 feet;
 N 41°06'49" W a distance of 7.19 feet;
 Along an arc 62.68 feet to the right, having a radius of 240.85 feet, a central angle of 14°54'36" and the chord of which is N 54°50'16" E for a distance of 62.50 feet;
 Along an arc 10.77 feet to the left, having a radius of 50.00 feet, a central angle of 12°20'17" and the chord of which is N 56°07'26" E for a distance of 10.75 feet;
 Along an arc 69.79 feet to the right, having a radius of 3714.20 feet, a central angle of 01°04'35" and the chord of which is N 50°29'35" E for a distance of 69.78 feet to the POINT OF BEGINNING.

The above described parcel contains ± 7.5253 acres (327800.2064 sq. ft.)

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 04/24/2015 09:37 AM Page: 6 of 6
 PLAT R: 225.00 B: 2015C P: 0039 M. Toulouse Oliver, Bernalillo Cour




Bohannon & Huston
 7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO