

LOCATION MAP

ZONE ATLAS INDEX MAP No. F-11 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB Project No.
2. Zone Atlas Index No. F-11-Z; Zoning: SU-1.
3. Gross Subdivision Acreage: 23.1164 Acres.
4. Total Number of Lots/Tracts created: Sixty (60) Lots and Three (3) Tracts.
5. Total Mileage of full width Streets created: 0.589 mile.
6. Total Mileage of partial width Streets created: 0.102 mile.
7. Date of Survey: December, 2005
8. Plat is located within the Section 35, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to Subdivide all of Tracts A and C of the Plat of Andalucia At La Luz, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521, into Sixty (60) lots and Three (3) Tracts to dedicate additional public street right-of-way to the City of Albuquerque, to vacate easements and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being all of Tracts A and C as the same are shown and designated on the Plat of Andalucia At La Luz filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 2005 in Book 2005C, Page 44 as document no. 2005016521, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27) and ground distances as follows:

BEGINNING at the northwest corner of said Tract A, also being the south point of return at the southeast intersection of Coors Boulevard NW and Sevilla Avenue NW, WHENCE the ACS Monument "NM448-N6A" a standard NMSHC brass tablet set in top of a concrete post, having New Mexico State Plane Grid Bearings, Central Zone (1927) X = 366,640.72 and Y = 1,507,308.30 bears N43°38'30"E a distance of 1047.97 feet;

THENCE along said return of Coors Boulevard NW and Sevilla Avenue NW, 39.85 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 91°20'05", and a chord bearing N81°30'17"E, a distance of 35.76 feet to a point of tangency on said northerly boundary of Tract A and the southerly right-of-way line of said Sevilla Avenue NW;

THENCE along said Northerly boundary line of Tract A and said southerly right-of-way line of Sevilla Avenue NW, the following nine courses;

- S52°49'40"E, a distance of 64.94 feet to a point of curvature;
73.90 feet along the arc of a curve to the right having a radius of 600.00 feet, a central angle of 7°03'24", and a chord bearing S49°17'58"E, a distance of 73.85 feet to a point of tangency;
S45°46'16"E, a distance of 197.62 feet;
N50°44'27"E, a distance of 12.03 feet;
S51°12'02"E, a distance of 59.20 feet to a point of curvature;
20.77 feet along the arc of a curve to the left having a radius of 310.00 feet, a central angle of 3°50'19", and a chord bearing S53°07'11"E, a distance of 20.76 feet to a point of reverse curvature;
46.91 feet along the arc of a curve to the right having a radius of 290.00 feet, a central angle of 9°16'05", and a chord bearing S50°24'18"E, a distance of 46.86 feet to a point of tangency;
S45°46'16"E, a distance of 70.57 feet to a point of curvature;
77.45 feet along the arc of a curve to the right having a radius of 190.00 feet, a central angle of 23°21'23", and a chord bearing S34°05'35"E, a distance of 76.92 feet to a point of tangency;

THENCE continuing along said northerly boundary of Tract A and said southerly right-of-way line of Sevilla Avenue NW and also along the northerly boundary line of said Tract C, S22°24'53"E, a distance of 116.72 feet to a point of curvature;

THENCE along said northerly boundary line of Tract C and said southerly right-of-way line of Sevilla Avenue NW, 61.63 feet along the arc of a curve to the right having a radius of 280.00 feet, a central angle of 12°36'42", and a chord bearing S16°06'32"E, a distance of 61.51 feet to the northeast corner of said Tract C;

THENCE leaving said southerly right-of-way line of Sevilla Avenue NW and along the easterly boundary line of said Tract C, the following four courses;

- S59°04'36"W, a distance of 212.05 feet to a point of curvature;
126.58 feet along the arc of a curve to the left having a radius of 447.00 feet, a central angle of 16°13'28", and a chord bearing S50°57'52"W, a distance of 126.15 feet to a point of tangency;
S42°51'08"W, a distance of 42.47 feet to a point of curvature;
64.12 feet along the arc of a curve to the left having a radius of 1022.00 feet, a central angle of 3°35'40", and a chord bearing S41°03'18"W, a distance of 64.11 feet to the southeast corner of said Tract C;

THENCE along the southerly boundary line of said Tract C the following two courses;

- N69°48'42"W, a distance of 49.35 feet;
N68°37'02"W, a distance of 109.98 feet to the southwest corner of said Tract C, a point on the easterly boundary line of said Tract A and a point on the easterly right-of-way line of Monte Frio Drive NW;

THENCE along said easterly boundary line of Tract A, N67°58'52"W, a distance of 44.00 feet to a point on curve on the westerly right-of-way line of said Monte Frio Drive NW;

THENCE along said easterly boundary line of Tract A and said westerly right-of-way line of Monte Frio Drive NW the following nine courses;

- 3.75 feet along the arc of a curve to the left having a radius of 338.00 feet, a central angle of 0°38'10", and a chord bearing S21°42'03"W, a distance of 3.75 feet to a point of tangency;
S21°22'58"W, a distance of 276.37 feet to a point of curvature;
50.04 feet along the arc of a curve to the left having a radius of 297.00 feet, a central angle of 9°39'10", and a chord bearing S 16°33'23" W, a distance of 49.98 feet to a point of tangency;
S11°43'48"W, a distance of 144.46 feet to a point of curvature;
116.96 feet along the arc of a curve to the left having a radius of 887.00 feet, a central angle of 7°33'18", and a chord bearing S7°57'09"W, a distance of 116.88 feet to a point of tangency;
S4°10'30"W, a distance of 69.60 feet to a point of curvature;
130.66 feet along the arc of a curve to the left having a radius of 1173.00 feet, a central angle of 6°22'56", and a chord bearing S0°59'02"W, a distance of 130.60 feet to a point of tangency;
S2°12'27"E, a distance of 308.65 feet;
S89°46'11"E, a distance of 22.02 feet;

THENCE leaving said westerly right-of-way line of Monte Frio Drive NW and continuing along said easterly boundary line of Tract A, S2°12'27"E, a distance of 76.07 feet to the southeast corner of said Tract A and a point on the northerly right-of-way line of Namaste Road NW;

THENCE along the southerly boundary line of said Tract A and said northerly right-of-way line of Namaste Road NW, N89°46'11"W, a distance of 541.16 feet to the east northeast point of return of Namaste Road NW and Coors Boulevard NW;

THENCE along said return, 49.48 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 94°30'03", and a chord bearing N42°31'10"W, a distance of 44.06 feet to a point of compound curvature;

THENCE along the westerly boundary line of said Tract A and the easterly right-of-way line of said Coors Boulevard NW, 2031.04 feet along the arc of a curve to the right having a radius of 3741.72 feet, a central angle of 31°06'02", and a chord bearing N20°17'14"E, a distance of 2006.20 feet to the POINT OF BEGINNING.

Tract contains 23.1164 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being and comprising all of Tracts A and C of the Plat of Andalucia At La Luz, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521, now comprising Lots One (1) thru Sixty (60) inclusive and Tracts A-1, A-2 & A-3 of the Plat of Andalucia At La Luz Unit 3, Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and overhead distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work affects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the Improvements or Encroachments. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

ANDALUCIA DEVELOPMENT COMPANY

By: Scott Schlabor, President

State of New Mexico )
SS )
County of Bernalillo )

This instrument was acknowledged before me on 10th day of April 2006, by Scott Schlabor, President of Andalucia Development Company.

My Commission Expires: [Signature] Notary Public

NOTES

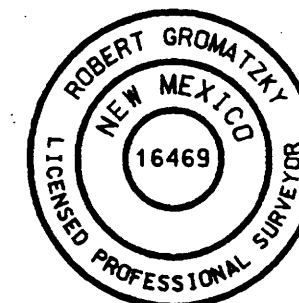
- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the Plat Of Andalucia At La Luz, Albuquerque, New Mexico, recorded on February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the city of Albuquerque. Water and Sanitary Sewer Systems capability are based on City of Albuquerque's and ABCWUA facilities. Water and Sanitary Sewer Infrastructure Improvements must be approved by the City of Albuquerque and ABCWUA.
5. Centerline in (lieu of R/W monumentation) 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".
6. All streets are public, to be dedicated to the City of Albuquerque with the filing of this plat.
7. Tracts A-2 & A-3 are to be conveyed to and maintained by the Andalucia Homeowners Association as private open space by separate deed. Tracts are subject to a pedestrian access and community landscaping easement granted with the filing of this plat.
8. Park Dedication Requirements have been met with the park site within Tract H of the Plat Of Andalucia At La Luz filed February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521.
9. The front (adjacent to street right-of-way) lot corner will not be staked. A witness corner projected along the property line (10' offset), being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset may be adjusted by even foot increments where necessary to fall within the pan.

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 easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 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.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 2-13-06



PLAT OF ANDALUCIA AT LA LUZ UNIT 3

(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)

ALBUQUERQUE, NEW MEXICO FEBRUARY, 2006

PROJECT NUMBER 1004462

APPLICATION NUMBER 06088-00517

PLAT APPROVAL

UTILITY APPROVALS:
QWEST ELECTRONIC COMMUNICATIONS 4-18-06
COMCAST CABLE 4-18-06
PNM ELECTRIC SERVICES 4-18-06
PNM GAS SERVICES 4-18-06

CITY APPROVALS:
CITY SURVEYOR 4-10-06

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 5-8-06

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY 4/19/06

UTILITIES DEVELOPMENT 4/19/06

PARKS & RECREATION DEPARTMENT 4-21-06

A.W.A.F.C.A. 4/19/06

CITY ENGINEER 10/27/06

DRB CHAIRPERSON, PLANNING DEPARTMENT
REAL PROPERTY DIVISION

TAX CERTIFICATION

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

1011061386244020

PROPERTY OWNER OF RECORD Andalucia Development Co.

Cynthia Tompkins 10/27/06
BERNALILLO COUNTY TREASURER'S OFFICE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

NOTE: SEE SHEETS 3 THRU 5 FOR SUBDIVISION DETAILS

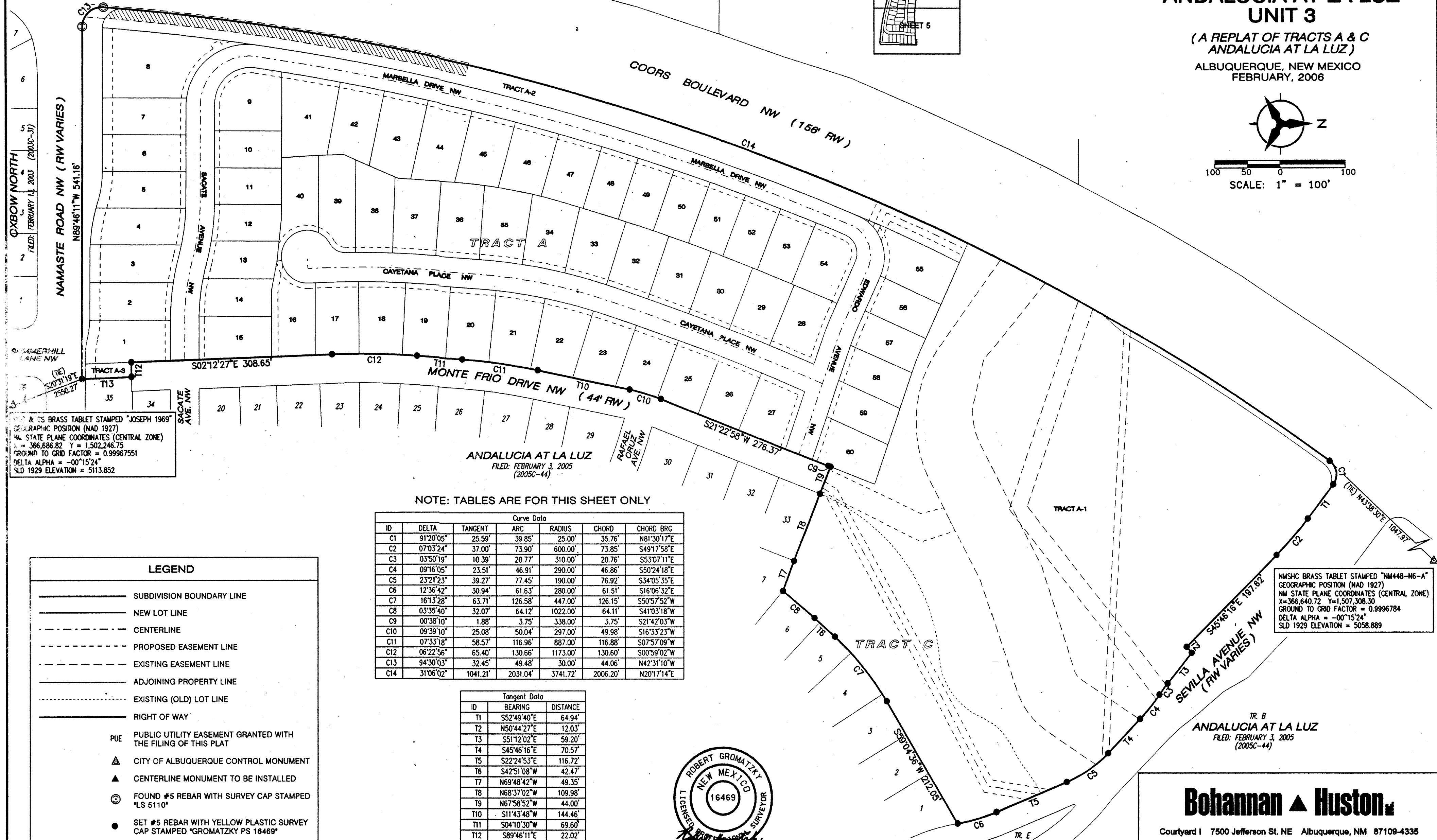
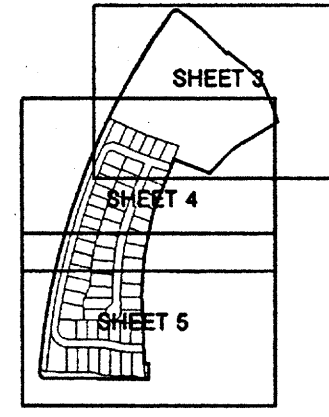
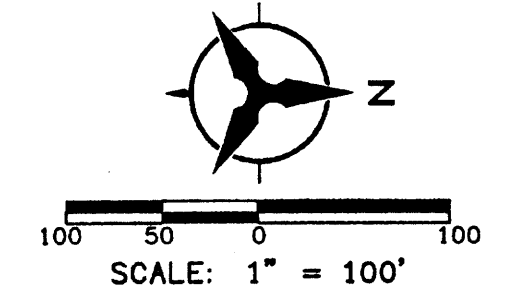
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Maru Herrera Bern. Co. PLRT R 32.00 Bk-2086C Pg-323

PLAT OF  
**ANDALUCIA AT LA LUZ**  
 UNIT 3

(A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)

ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



1/2" & 5/8" BRASS TABLET STAMPED "JOSEPH 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 366,686.82 Y = 1,502,246.75  
 GROUND TO GRID FACTOR = 0.99967551  
 DELTA ALPHA = -00°15'24"  
 SLD 1929 ELEVATION = 5113.852

ANDALUCIA AT LA LUZ  
 FILED: FEBRUARY 3, 2005  
 (2005C-44)

NMSHC BRASS TABLET STAMPED "NM448-N6-A"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 366,640.72 Y = 1,507,308.30  
 GROUND TO GRID FACTOR = 0.9996784  
 DELTA ALPHA = -00°15'24"  
 SLD 1929 ELEVATION = 5058.889

NOTE: TABLES ARE FOR THIS SHEET ONLY

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C3	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C4	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C8	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°39'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.66'	1173.00'	130.60'	S00°59'02"W
C13	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E

ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	N50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S22°24'53"E	116.72'
T6	S42°51'08"W	42.47'
T7	N69°48'42"W	49.35'
T8	N68°37'02"W	109.98'
T9	N67°58'52"W	44.00'
T10	S11°43'48"W	144.46'
T11	S04°10'30"W	69.60'
T12	S89°46'11"E	22.02'
T13	S02°12'27"E	76.07'

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 6110"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 18469"

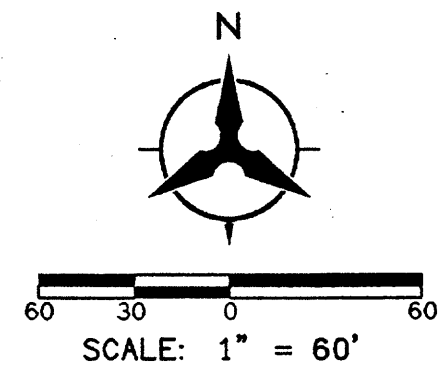


**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87108-4335

NMSHC BRASS TABLE STAMPED "NM448-N6-A"  
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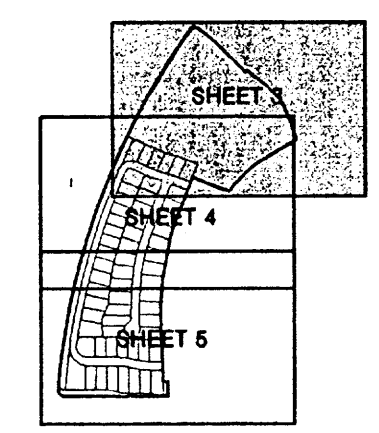
Barry Herrera bern. co. PLAT R 32.00 Bk-2006C Pg-323



**PLAT OF  
 ANDALUCIA AT LA LUZ  
 UNIT 3**  
 (A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006

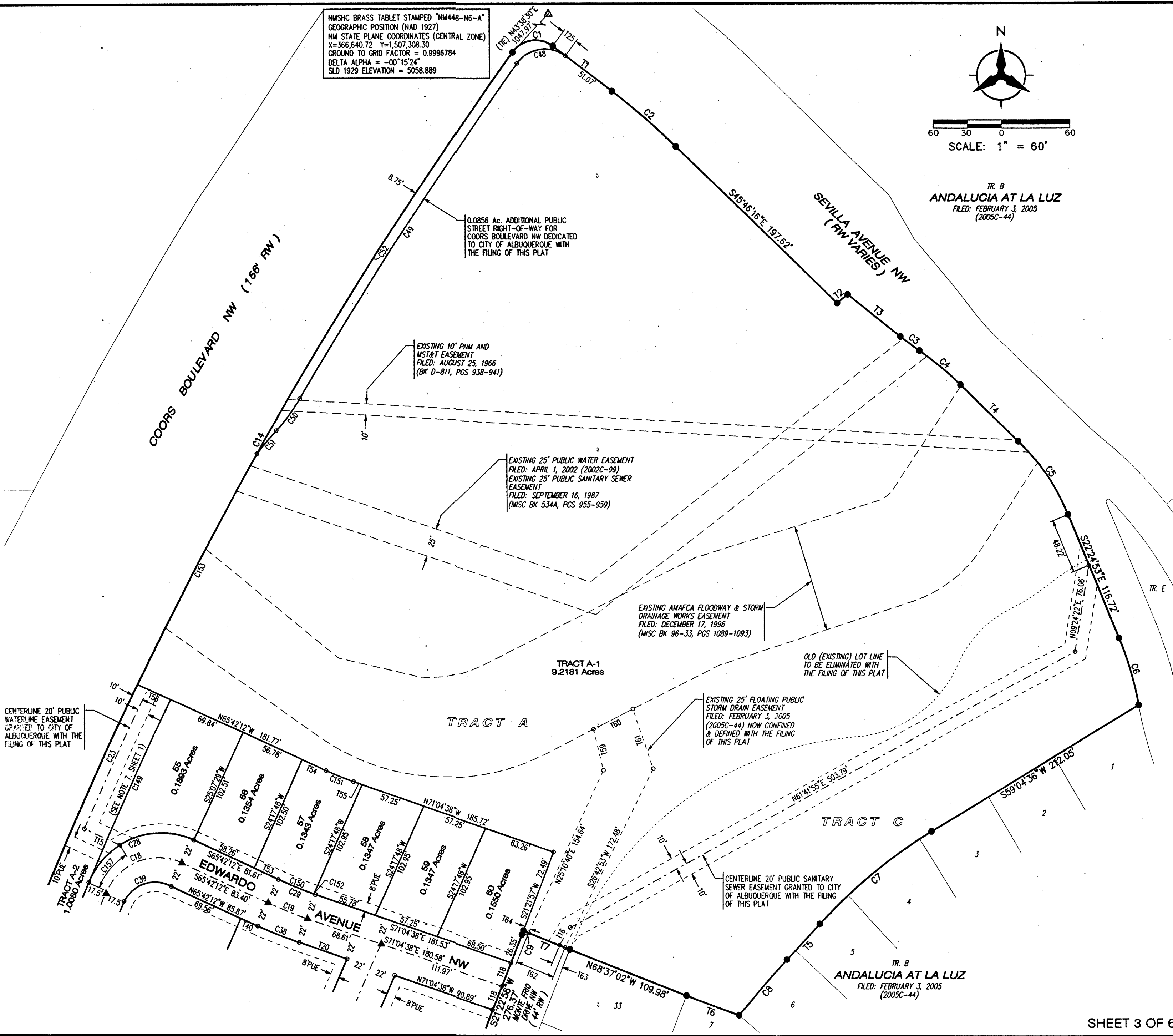
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 ANDALUCIA AT LA LUZ  
 FILED: FEBRUARY 3, 2005  
 (2005C-44)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	RIGHT OF WAY
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 5110"
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



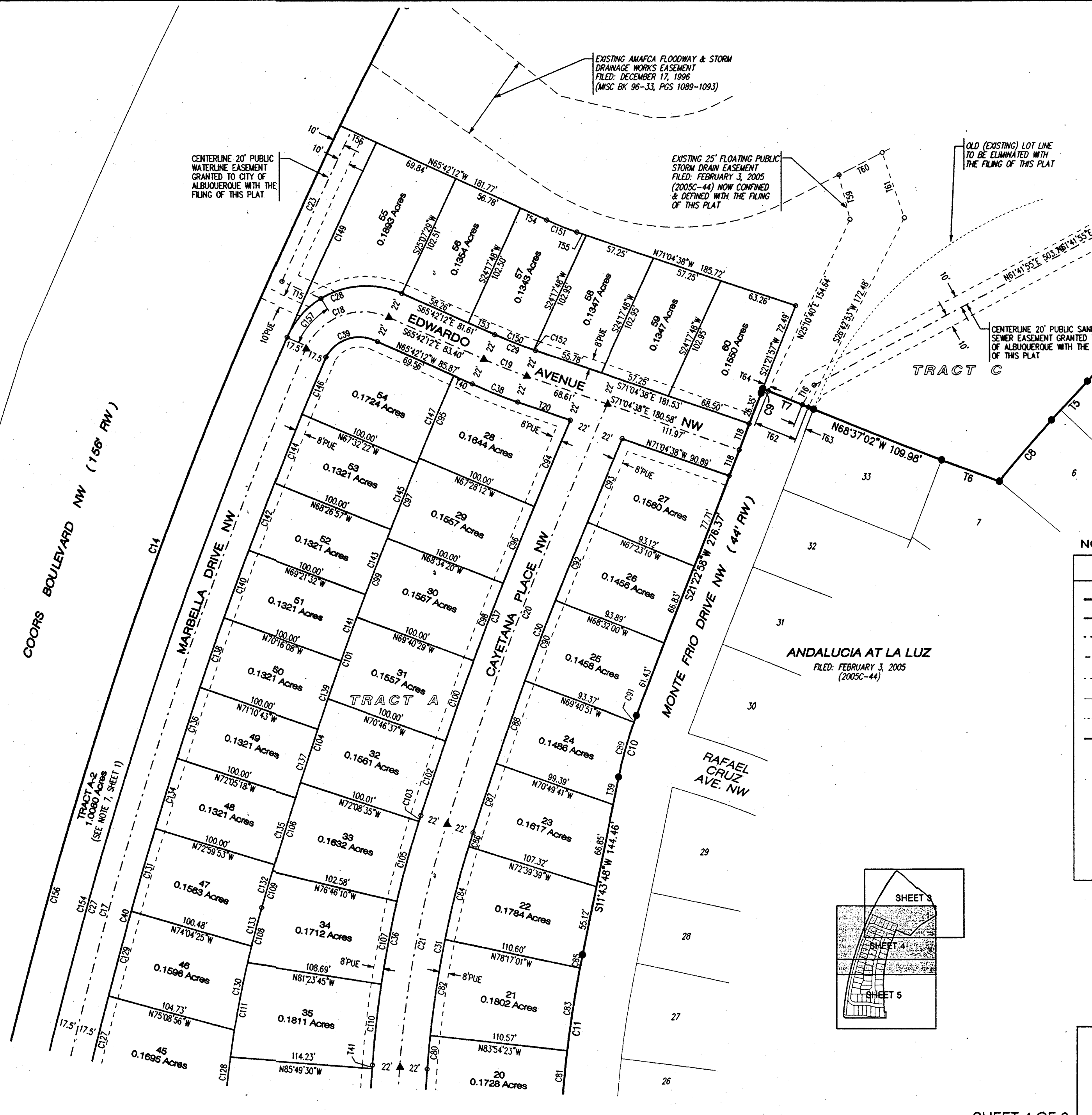
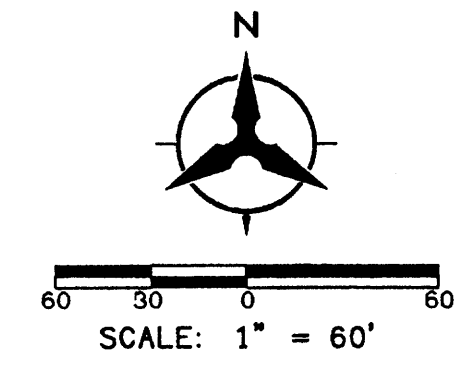
**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 3 OF 6



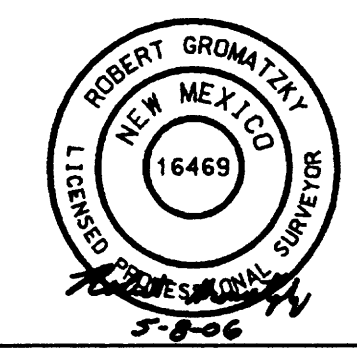
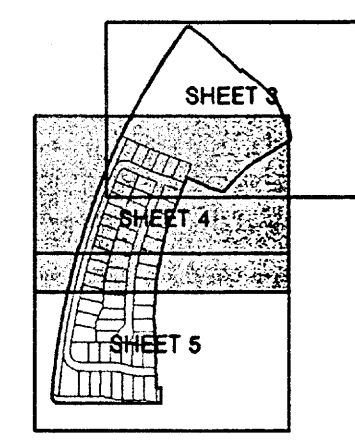


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 UNIT 3**  
 (A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

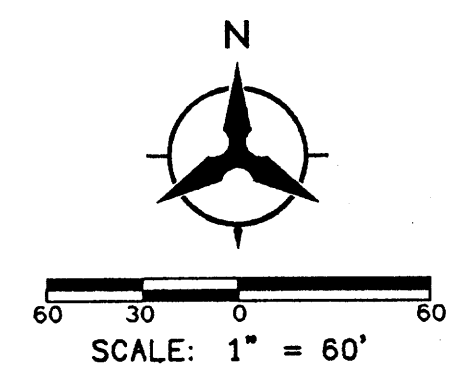
LEGEND	
	SUBDIVISION BOUNDARY LINE
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	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
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**Bohannon & Huston**

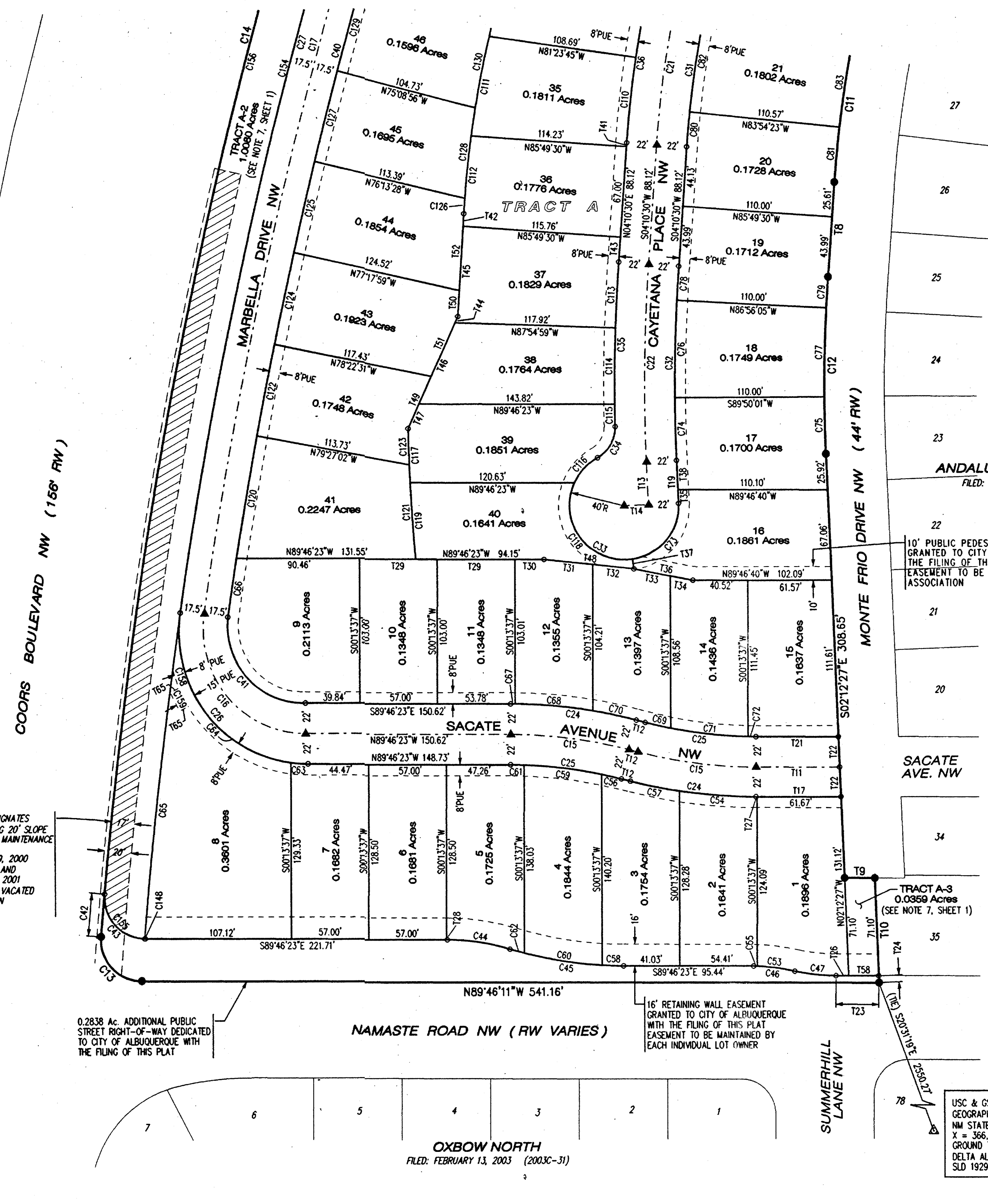
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
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	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
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	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 5110"
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

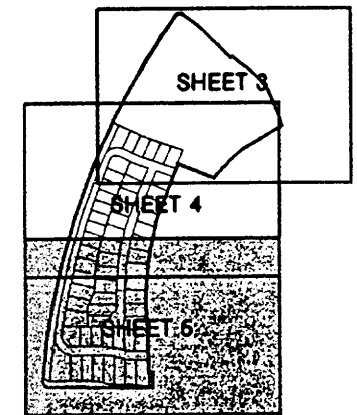


HATCHED AREA DESIGNATES PORTION OF EXISTING 20' SLOPE AND CONSTRUCTION MAINTENANCE EASEMENT FILED: DECEMBER 29, 2000 (BK A13, PG 7287) AND FILED: JANUARY 11, 2001 (BK A14, PG 2337) VACATED BY VACATION ACTION 05086

0.2838 Ac. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

16' RETAINING WALL EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT EASEMENT TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER

10' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT EASEMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION



USC & GS BRASS TABLET STAMPED "JOSEPH 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 366,686.82 Y = 1,502,246.75  
 GROUND TO GRID FACTOR = 0.99967551  
 DELTA ALPHA = -0015'24"  
 SLD 1929 ELEVATION = 5113.852

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES


CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C3	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C4	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C8	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°39'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.66'	1173.00'	130.60'	S00°59'02"W
C13	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E
C15	14°20'38"	44.04'	87.62'	350.00'	87.39'	N82°36'04"W
C16	98°14'17"	86.64'	128.59'	75.00'	113.41'	N40°39'15"W
C17	14°46'37"	478.78'	952.24'	3692.22'	949.60'	N15°51'12"E
C18	91°03'18"	50.93'	79.46'	50.00'	71.36'	N68°46'09"E
C19	05°22'26"	18.63'	37.24'	397.00'	37.22'	S68°23'25"E
C20	05°56'45"	179.31'	358.30'	3452.72'	358.14'	S21°10'35"W
C21	14°01'42"	98.43'	195.87'	800.00'	195.39'	S11°11'21"W
C22	06°22'56"	72.76'	145.37'	1305.00'	145.29'	S00°59'02"W
C23	02°02'37"	66.56'	133.10'	3731.72'	133.09'	N24°55'34"E
C24	14°20'38"	46.81'	93.13'	372.00'	92.89'	N82°36'04"W
C25	14°20'38"	41.27'	82.11'	328.00'	81.90'	N82°36'04"W
C26	98°12'22"	109.34'	162.32'	94.70'	143.17'	N40°40'12"W
C27	14°51'00"	483.45'	961.49'	3709.72'	958.80'	N15°51'29"E
C28	91°00'49"	70.58'	110.15'	69.34'	98.93'	N68°47'24"E
C29	05°22'26"	17.60'	35.17'	375.00'	35.16'	S68°23'25"E
C30	05°36'38"	168.10'	335.94'	3430.72'	335.81'	S21°00'31"W
C31	14°01'42"	95.72'	190.49'	778.00'	190.01'	S11°11'21"W
C32	06°22'56"	71.53'	142.92'	1283.00'	142.84'	S00°59'02"W
C33	243°45'49"	15.21'	27.33'	25.00'	25.99'	N30°14'28"E
C34	62°37'49"	60.83'	121.57'	1327.00'	121.53'	N01°33'02"E
C35	05°14'56"	101.14'	201.26'	822.00'	200.76'	N11°11'21"E
C36	14°01'42"	168.37'	336.48'	3474.72'	336.35'	N20°58'40"E
C37	05°32'54"	19.66'	39.30'	419.00'	39.28'	N68°23'25"E
C38	05°22'26"	30.57'	47.69'	30.00'	42.83'	S68°45'14"W
C40	14°44'46"	475.51'	945.76'	3674.72'	943.15'	S15°50'17"W
C41	98°26'34"	64.00'	94.84'	55.20'	83.60'	S42°40'18"E
C42	00°28'45"	15.65'	31.29'	3741.72'	31.29'	N04°58'35"E
C43	94°59'21"	32.73'	49.74'	30.00'	44.23'	S42°16'43"E
C44	16°42'32"	23.50'	46.66'	160.00'	46.49'	S81°25'07"E
C45	16°42'32"	42.59'	84.57'	290.00'	84.27'	S81°25'07"E
C46	10°49'58"	15.31'	30.53'	161.49'	30.49'	S82°47'32"E
C47	12°27'17"	15.28'	30.43'	140.00'	30.37'	S83°32'44"W
C48	91°25'02"	30.75'	47.87'	30.00'	42.95'	S81°27'49"W
C49	05°24'03"	176.07'	351.88'	3732.97'	351.75'	S33°03'17"W
C50	12°27'05"	17.52'	34.91'	160.63'	34.84'	S36°34'48"W
C51	05°11'15"	13.11'	26.20'	289.38'	26.19'	S40°12'42"W
C52	06°24'31"	209.48'	418.53'	3741.72'	418.31'	N32°37'59"E
C53	09°54'46"	14.00'	27.94'	161.49'	27.90'	N82°19'56"W
C54	08°41'45"	28.28'	56.46'	372.00'	56.40'	S85°25'31"E
C55	00°55'13"	1.30'	2.59'	161.49'	2.59'	N87°44'55"W
C56	02°36'13"	7.45'	14.90'	328.00'	14.90'	S76°43'51"E
C57	05°38'53"	18.35'	36.67'	372.00'	36.66'	S78°15'12"E
C58	03°09'24"	7.99'	15.98'	290.00'	15.98'	N88°11'41"W
C59	10°02'19"	28.81'	57.47'	328.00'	57.39'	S83°03'07"E
C60	11°25'00"	28.99'	57.78'	290.00'	57.69'	N80°54'29"W
C61	01°42'06"	4.87'	9.74'	328.00'	9.74'	S88°55'20"E
C62	02°08'08"	5.41'	10.81'	290.00'	10.81'	N74°07'55"W
C63	07°36'18"	6.29'	12.57'	94.70'	12.56'	S85°58'14"E
C64	90°36'04"	95.70'	149.75'	94.70'	134.63'	S36°52'03"E
C65	03°40'45"	119.15'	238.22'	3709.72'	238.18'	N06°35'36"E
C66	00°39'31"	21.12'	42.23'	3674.72'	42.23'	N08°47'39"E
C67	00°29'47"	1.61'	3.22'	372.00'	3.22'	N89°31'29"W
C68	08°49'13"	28.69'	57.27'	372.00'	57.21'	N84°51'59"W
C69	03°18'47"	9.49'	18.97'	328.00'	18.96'	N77°05'08"W
C70	05°01'38"	16.33'	32.64'	372.00'	32.63'	N77°56'34"W
C71	10°01'29"	28.77'	57.39'	328.00'	57.32'	N83°45'16"W
C72	01°00'22"	2.88'	5.76'	328.00'	5.76'	N89°16'12"W
C73	83°48'21"	35.89'	58.51'	40.00'	53.43'	N39°41'44"E
C74	02°02'27"	22.85'	45.70'	1283.00'	45.70'	N01°11'15"W
C75	02°02'27"	20.89'	41.78'	1173.00'	41.78'	S01°11'15"E
C76	03°13'54"	36.19'	72.37'	1283.00'	72.36'	N01°26'58"E
C77	03°13'54"	33.09'	66.16'	1173.00'	66.15'	S01°26'58"W
C78	01°06'35"	12.43'	24.85'	1283.00'	24.85'	N03°37'13"E
C79	01°06'35"	11.36'	22.72'	1173.00'	22.72'	S03°37'13"W
C80	01°55'07"	13.03'	26.05'	778.00'	26.05'	N05°08'03"E
C81	02°38'28"	20.45'	40.89'	887.00'	40.88'	S05°29'44"W
C82	05°37'22"	38.21'	76.35'	778.00'	76.32'	N08°54'18"E
C83	04°13'48"	32.76'	65.49'	887.00'	65.47'	S08°55'51"W
C84	05°37'22"	38.21'	76.35'	778.00'	76.32'	N14°31'40"E
C85	00°41'02"	5.29'	10.59'	887.00'	10.59'	S11°23'17"W
C86	00°51'52"	5.87'	11.74'	778.00'	11.74'	N17°46'17"E
C87	00°58'06"	28.99'	57.98'	3430.72'	57.98'	N18°41'15"E
C88	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N19°44'44"E
C89	08°36'40"	22.36'	44.64'	297.00'	44.59'	S16°02'08"W
C90	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N20°53'35"E
C91	01°02'31"	2.70'	5.40'	297.00'	5.40'	S20°51'43"W
C92	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N22°02'25"E
C93	01°12'00"	35.93'	71.85'	3430.72'	71.85'	N23°12'50"E
C94	01°13'19"	37.05'	74.10'	3474.72'	74.10'	S23°08'27"W
C95	01°08'27"	35.59'	71.17'	3574.72'	71.17'	N23°06'01"E
C96	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S21°58'44"W
C97	01°06'08"	34.39'	68.77'	3574.72'	68.77'	N21°58'44"E
C98	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S20°52'36"W
C99	01°06'08"	34.39'	68.77'	3574.72'	68.77'	N20°52'36"E
C100	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S19°46'27"W

TANGENT DATA

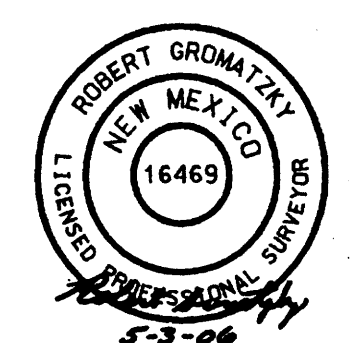
ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	N50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S42°51'08"W	42.47'
T6	N69°48'42"W	49.35'
T7	N67°58'52"W	44.00'
T8	S04°10'30"W	69.60'
T9	S89°46'11"E	22.02'
T10	S02°12'27"E	76.07'
T11	N89°46'23"W	61.49'
T12	N75°25'45"W	6.77'
T13	S02°12'27"E	31.56'
T14	S87°47'33"W	18.00'
T15	N65°42'12"W	34.38'
T16	N31°20'41"E	18.29'
T17	N89°46'23"W	62.43'
T18	S21°22'58"W	22.02'
T19	S02°12'23"E	31.56'
T20	N71°04'38"W	44.59'
T21	S89°46'23"E	60.56'
T22	S02°12'27"E	22.02'
T23	S89°46'23"E	31.39'
T24	S02°12'27"E	4.97'
T25	S52°49'40"E	13.87'
T26	N89°46'23"W	9.37'
T27	N89°46'23"W	0.76'
T28	N89°46'23"W	0.59'
T29	N89°46'23"W	57.00'
T30	N89°46'23"W	21.24'
T31	N83°52'36"W	35.95'
T32	N83°52'36"W	30.37'
T33	N79°03'41"W	27.27'
T34	N79°03'41"W	16.77'
T35	N02°12'27"W	10.31'
T36	N79°03'41"W	44.05'
T37	N08°24'06"W	7.35'
T38	N02°12'21"W	21.25'
T39	S11°43'48"W	22.49'
T40	N65°42'12"W	16.31'
T41	S04°10'30"W	2.85'
T42	S03°41'46"W	9.22'
T43	S04°10'30"W	18.27'
T44	S23°56'17"W	5.17'
T45	S03°41'46"W	66.14'
T46	S23°56'17"W	66.11'
T47	S23°56'17"W	19.68'
T48	N83°52'36"W	66.32'
T49	S23°56'17"W	42.30'
T50	S03°41'46"W	19.26'
T51	S23°56'17"W	48.67'
T52	S03°41'46"W	56.10'
T53	N65°42'12"W	23.35'
T54	N65°42'12"W	23.14'
T55	N71°04'38"W	7.96'
T56	N65°42'12"W	32.01'
T57	N89°46'23"W	2.52'
T58	N89°46'23"W	22.02'
T59	N13°54'50"W	36.34'
T60	N62°57'45"E	38.92'
T61	S18°57'22"E	54.73'
T62	N67°58'52"W	34.46'
T63	S67°58'52"E	9.81'
T64	N67°58'52"W	4.96'
T65	S63°13'52"W	7.02'

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 Page: 6 of 6  
 18/27/2006 09:17A  
 Bk-2006C Pg-323



Mary Herrera Bern. Co. PLAT R 32.00

PLAT OF  
**ANDALUCIA AT LA LUZ**  
 UNIT 3  
 (A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



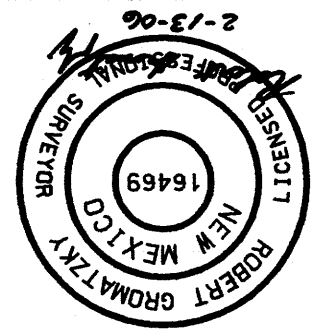
**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335





**Bohannon & Houston**  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336

SHEET 2 OF 6



ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	S50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S22°24'53"E	116.72'
T6	S42°51'08"W	42.47'
T7	N69°48'42"W	49.35'
T8	N68°37'02"W	109.98'
T9	N67°58'52"W	44.00'
T10	S11°43'48"W	144.46'
T11	S04°10'30"W	69.60'
T12	S89°46'11"E	22.02'
T13	S02°12'27"E	76.07'

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°32'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C3	03°50'19"	20.77'	310.00'	20.76'	S53°07'11"E	
C4	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C8	03°35'40"	32.07'	64.11'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°38'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.60'	1173.00'	130.60'	S00°59'02"W
C13	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E

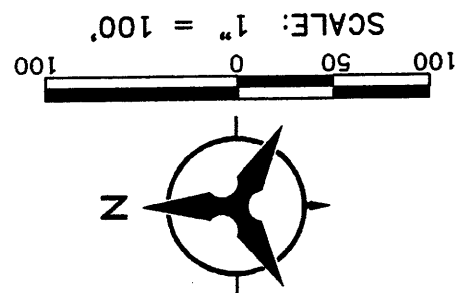
NOTE: TABLES ARE FOR THIS SHEET ONLY

**LEGEND**

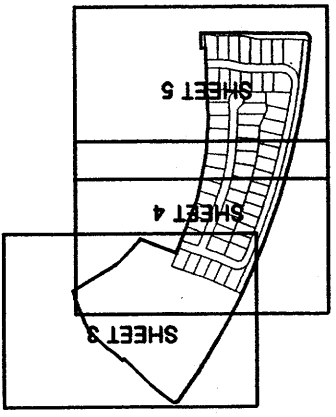
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 6110"
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- RIGHT OF WAY
- EXISTING (OLD) LOT LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - CENTERLINE
- NEW LOT LINE
- SUBDIVISION BOUNDARY LINE

NM SHC BRASS TABLET STAMPED "M448-N6-A"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=366,640.72 Y=1,507,308.30  
 GROUND TO GRID FACTOR = 0.9996784  
 DELTA ALPHA = -0°15'24"  
 STD 1929 ELEVATION = 5058.889

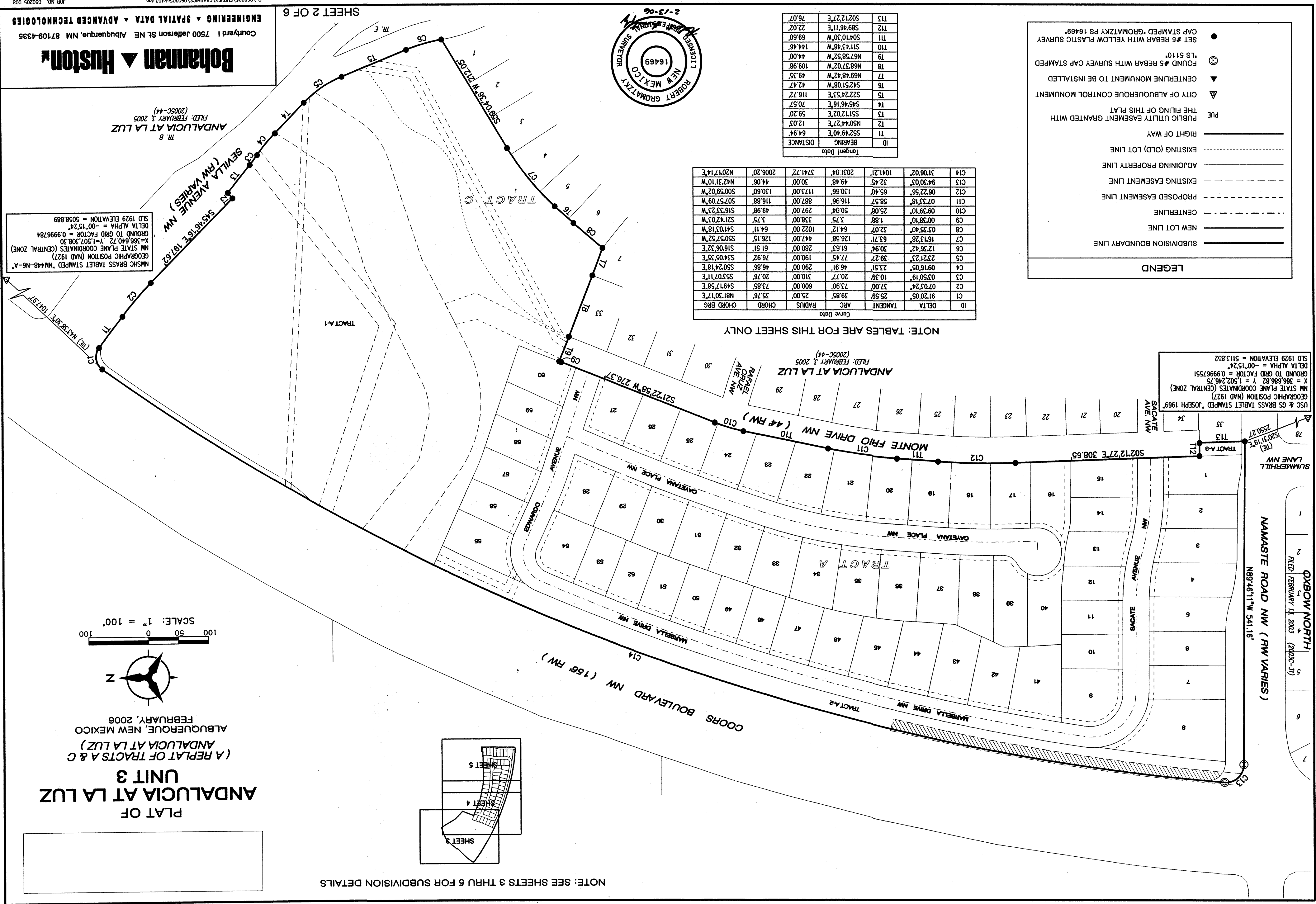
USC & GS BRASS TABLET STAMPED "JOSEPH 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 366,666.82 Y = 1,502,246.75  
 GROUND TO GRID FACTOR = 0.9996751  
 DELTA ALPHA = -0°15'24"  
 STD 1929 ELEVATION = 5113.852



PLAT OF  
 ANDALUCIA AT LA LUZ  
 UNIT 3  
 (A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006

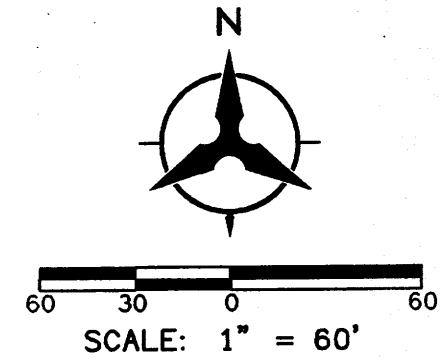


NOTE: SEE SHEETS 3 THRU 5 FOR SUBDIVISION DETAILS





NMSHC BRASS TABLET STAMPED "NM448-N6-A"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=366,640.72 Y=1,507,308.30  
 GROUND TO GRID FACTOR = 0.9996784  
 DELTA ALPHA = -00°15'24"  
 SLD 1929 ELEVATION = 5058.889



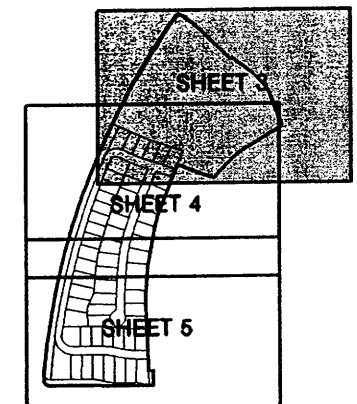
# PLAT OF ANDALUCIA AT LA LUZ UNIT 3

(A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006

TR. B  
 ANDALUCIA AT LA LUZ  
 FILED: FEBRUARY 3, 2005  
 (2005C-44)

### LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 5110"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 3 OF 6

COORS BOULEVARD NW (156' RW)

SEVILLA AVENUE NW  
 (RW VARIES)

0.0856 Ac. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR COORS BOULEVARD NW DEDICATED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 10' PNM AND MST&T EASEMENT FILED: AUGUST 25, 1966 (BK D-811, PGS 938-941)

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)

EXISTING AMAFCA FLOODWAY & STORM DRAINAGE WORKS EASEMENT FILED: DECEMBER 17, 1996 (MISC BK 96-33, PGS 1089-1093)

OLD (EXISTING) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT

EXISTING 25' FLOATING PUBLIC STORM DRAIN EASEMENT FILED: FEBRUARY 3, 2005 (2005C-44) NOW CONFINED & DEFINED WITH THE FILING OF THIS PLAT

CENTERLINE 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCMJA WITH THE FILING OF THIS PLAT

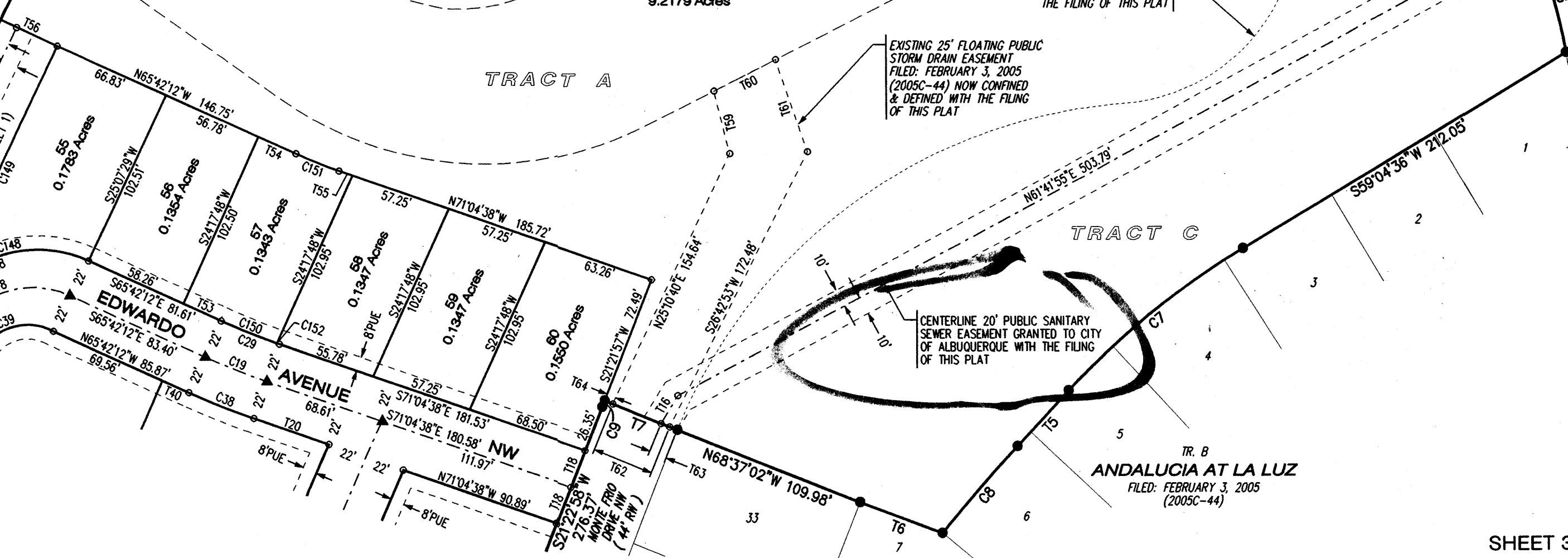
CENTERLINE 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

TRACT A

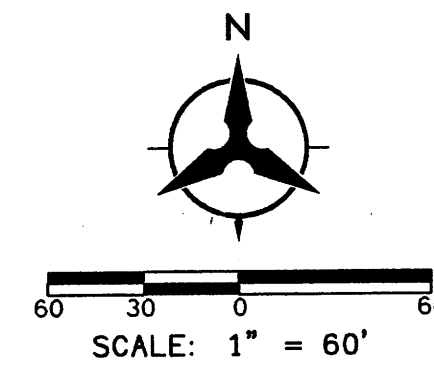
TRACT A-1  
 9.2179 Acres

TRACT C

TR. B  
 ANDALUCIA AT LA LUZ  
 FILED: FEBRUARY 3, 2005  
 (2005C-44)



**PLAT OF  
ANDALUCIA AT LA LUZ  
UNIT 3**  
(A REPLAT OF TRACTS A & C  
ANDALUCIA AT LA LUZ)  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 2006



NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

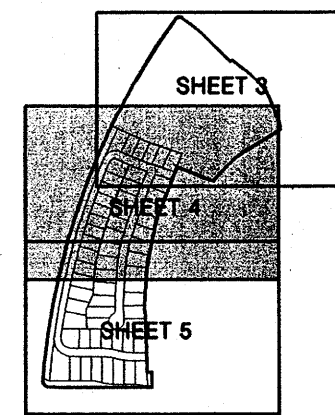
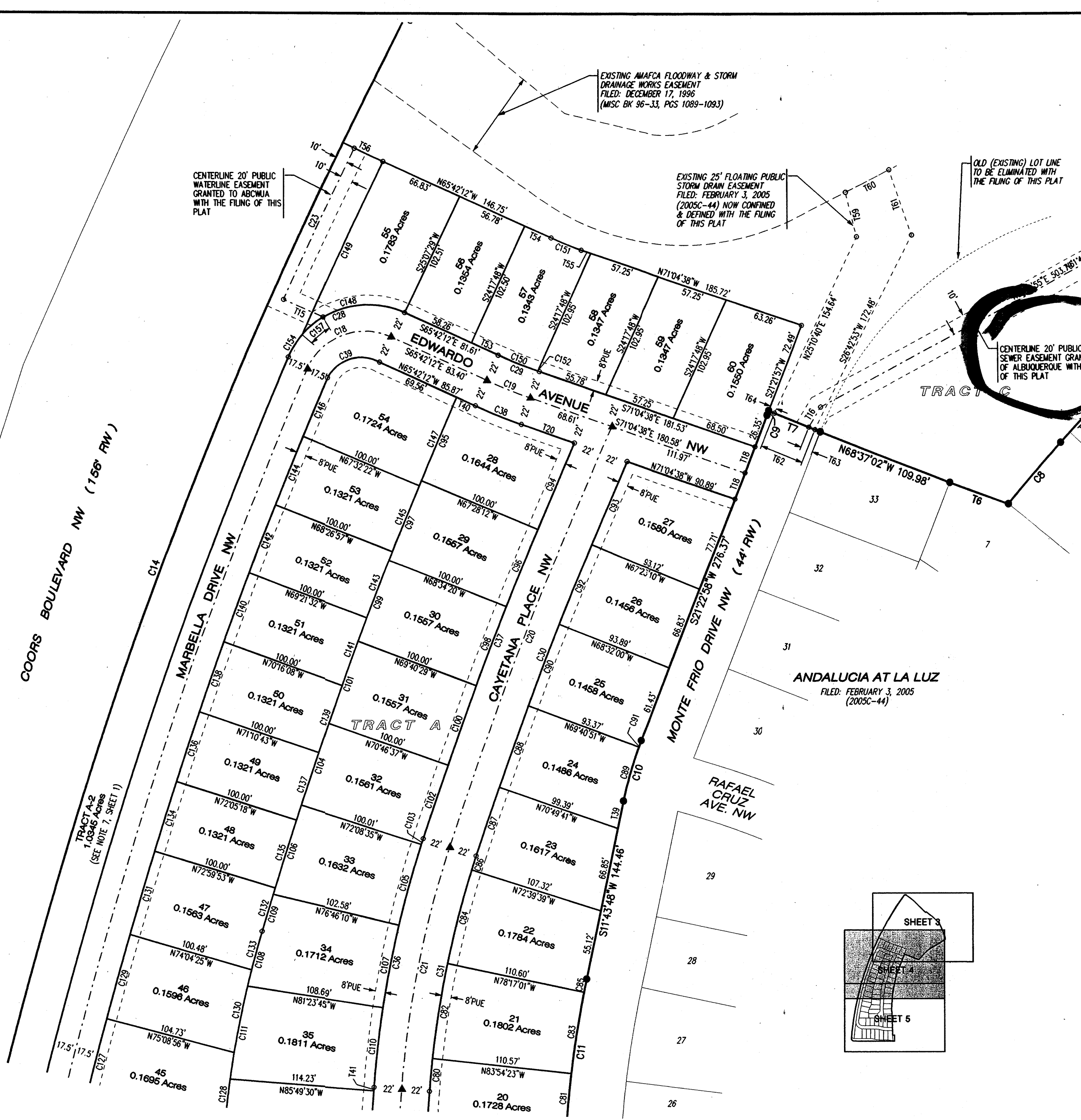
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE
	RIGHT OF WAY
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND #5 REBAR WITH SURVEY CAP STAMPED 'LS 5110'
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY PS 16469'



**Bohannon & Huston**

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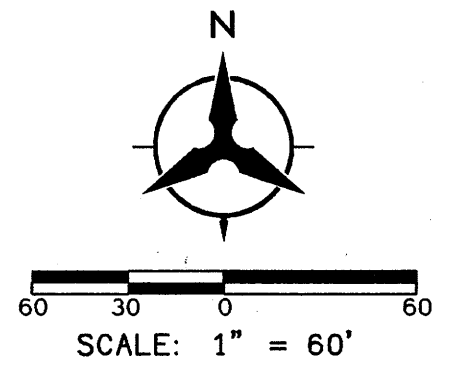
SHEET 4 OF 6



PLAT OF  
**ANDALUCIA AT LA LUZ  
 UNIT 3**

(A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)

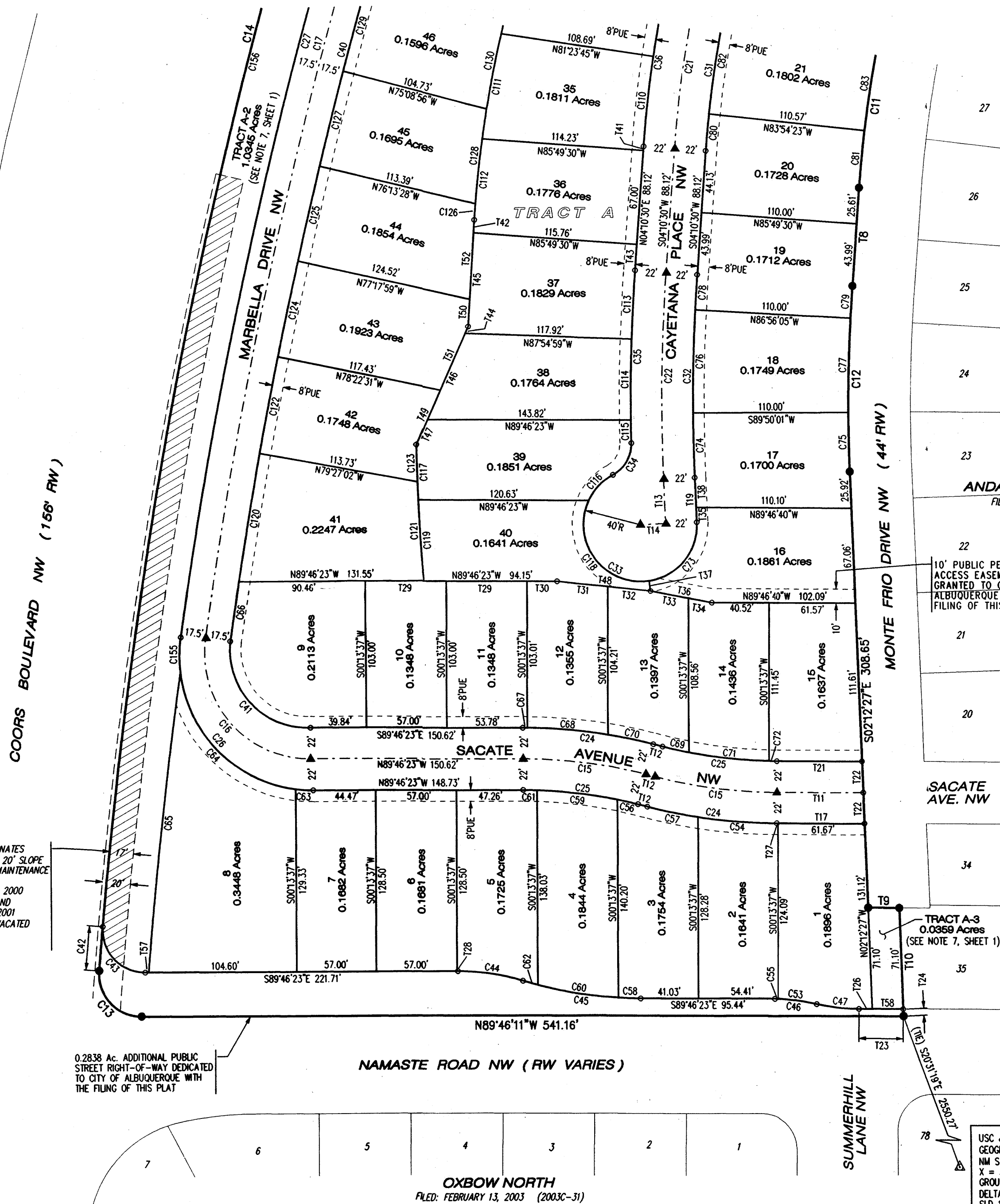
ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND

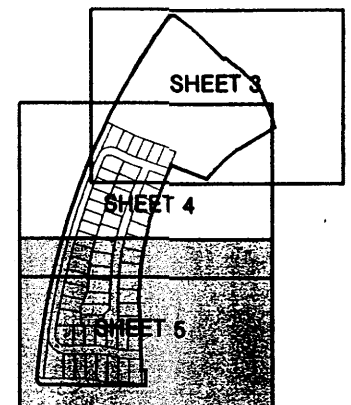
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 5110"
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HATCHED AREA DESIGNATES PORTION OF EXISTING 20' SLOPE AND CONSTRUCTION MAINTENANCE EASEMENT  
 FILED: DECEMBER 29, 2000 (BK A13, PG 7287) AND FILED: JANUARY 11, 2001 (BK A14, PG 2337) VACATED BY VACATION ACTION 050RBxxxx

0.2838 Ac. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

10' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT



USC & GS BRASS TABLET STAMPED "JOSEPH 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 366,686.82 Y = 1,502,246.75  
 GROUND TO GRID FACTOR = 0.99967551  
 DELTA ALPHA = -00'15.24"  
 SLD 1929 ELEVATION = 5113.852



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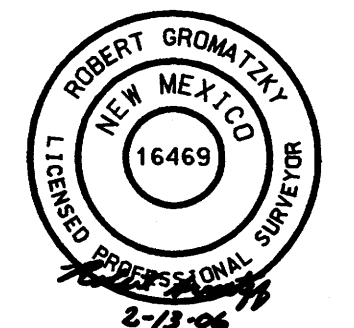
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C3	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C4	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C8	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°39'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.66'	1173.00'	130.60'	S00°59'02"W
C13	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E
C15	14°20'38"	44.04'	87.62'	350.00'	87.39'	N82°36'04"W
C16	98°14'17"	86.64'	128.59'	75.00'	113.41'	N40°39'15"W
C17	14°46'37"	478.78'	952.24'	3692.22'	949.60'	N15°51'12"E
C18	91°03'18"	50.93'	79.46'	50.00'	71.36'	N68°46'09"E
C19	05°22'26"	18.63'	37.24'	397.00'	37.22'	S68°23'25"E
C20	05°56'45"	179.31'	358.30'	3452.72'	358.14'	S21°10'35"W
C21	14°01'42"	98.43'	195.87'	800.00'	195.39'	S11°11'21"W
C22	06°22'56"	72.76'	145.37'	1305.00'	145.29'	S00°59'02"W
C23	02°02'37"	66.56'	133.10'	3731.72'	133.09'	N24°55'34"E
C24	14°20'38"	46.81'	93.13'	372.00'	92.89'	N82°36'04"W
C25	14°20'38"	41.27'	82.11'	328.00'	81.90'	N82°36'04"W
C26	98°12'22"	109.34'	162.32'	94.70'	143.17'	N40°40'12"W
C27	14°51'00"	483.45'	961.49'	3709.72'	958.80'	N15°51'29"E
C28	91°00'49"	70.58'	110.15'	69.34'	98.93'	N68°47'24"E
C29	05°22'26"	17.60'	35.17'	375.00'	35.16'	S68°23'25"E
C30	05°36'38"	168.10'	335.94'	3430.72'	335.81'	S21°00'31"W
C31	14°01'42"	95.72'	190.49'	778.00'	190.01'	S11°11'21"W
C32	06°22'56"	71.53'	142.92'	1283.00'	142.84'	S00°59'02"W
C33	243°45'49"	-----	170.18'	40.00'	67.93'	N60°19'32"W
C34	62°37'49"	15.21'	27.33'	25.00'	25.99'	N30°14'28"E
C35	05°14'56"	60.83'	121.57'	1327.00'	121.53'	N01°33'02"E
C36	14°01'42"	101.14'	201.26'	822.00'	200.76'	N11°11'21"E
C37	05°32'54"	168.37'	336.48'	3474.72'	336.35'	N20°58'40"E
C38	05°22'26"	19.66'	39.30'	419.00'	39.28'	N68°23'25"W
C39	91°05'08"	30.57'	47.69'	30.00'	42.83'	S68°45'14"W
C40	14°44'46"	475.51'	945.76'	3674.72'	943.15'	S15°50'17"W
C41	98°26'34"	64.00'	94.84'	55.20'	83.60'	S42°40'18"E
C42	00°28'45"	15.65'	31.29'	3741.72'	31.29'	N04°58'35"E
C43	94°59'21"	32.73'	49.74'	30.00'	44.23'	S42°16'43"E
C44	16°42'32"	23.50'	46.66'	160.00'	46.49'	S81°25'07"E
C45	16°42'32"	42.59'	84.57'	290.00'	84.27'	S81°25'07"E
C46	10°49'58"	15.31'	30.53'	161.49'	30.49'	S82°47'32"E
C47	12°27'17"	15.28'	30.43'	140.00'	30.37'	S83°32'44"E
C48	91°25'02"	30.75'	47.87'	30.00'	42.95'	S81°27'49"W
C49	05°24'03"	176.07'	351.88'	3732.97'	351.75'	S33°03'17"W
C50	12°27'05"	17.52'	34.91'	160.63'	34.84'	S36°34'48"W
C51	05°11'15"	13.11'	26.20'	289.38'	26.19'	S40°12'42"W
C52	06°24'31"	209.48'	418.53'	3741.72'	418.31'	N32°37'59"E
C53	09°54'46"	14.00'	27.94'	161.49'	27.90'	N82°19'56"W
C54	08°41'45"	28.28'	56.46'	372.00'	56.40'	S85°25'31"E
C55	00°55'13"	1.30'	2.59'	161.49'	2.59'	N87°44'55"W
C56	02°36'13"	7.45'	14.90'	328.00'	14.90'	S76°43'51"E
C57	05°38'53"	18.35'	36.67'	372.00'	36.66'	S78°15'12"E
C58	03°09'24"	7.99'	15.98'	290.00'	15.98'	N88°11'41"W
C59	10°02'19"	28.81'	57.47'	328.00'	57.39'	S83°03'07"E
C60	11°25'00"	28.99'	57.78'	290.00'	57.69'	N80°54'29"W
C61	01°42'06"	4.87'	9.74'	328.00'	9.74'	S88°55'20"E
C62	02°08'08"	5.41'	10.81'	290.00'	10.81'	N74°07'55"W
C63	07°36'18"	6.29'	12.57'	94.70'	12.56'	S85°58'14"E
C64	75°57'17"	73.93'	125.54'	94.70'	116.55'	S44°11'27"E
C65	03°18'20"	106.96'	213.85'	3706.72'	213.82'	N06°24'37"E
C66	00°39'31"	21.12'	42.23'	3674.72'	42.23'	N08°47'39"E
C67	00°29'47"	1.61'	3.22'	372.00'	3.22'	N89°31'29"W
C68	08°49'13"	28.69'	57.27'	372.00'	57.21'	N84°51'59"W
C69	03°18'47"	9.49'	18.97'	328.00'	18.96'	N77°05'08"W
C70	05°01'38"	16.33'	32.64'	372.00'	32.63'	N77°56'34"W
C71	10°01'29"	28.77'	57.39'	328.00'	57.32'	N83°45'16"W
C72	01°00'22"	2.88'	5.76'	328.00'	5.76'	N89°16'12"W
C73	83°48'21"	35.89'	58.51'	40.00'	53.43'	N39°41'44"E
C74	02°02'27"	22.85'	45.70'	1283.00'	45.70'	N01°11'15"E
C75	02°02'27"	20.89'	41.78'	1173.00'	41.78'	S01°11'15"E
C76	03°13'54"	36.19'	72.37'	1283.00'	72.36'	N01°26'58"E
C77	03°13'54"	33.09'	66.16'	1173.00'	66.15'	S01°26'58"W
C78	01°06'35"	12.43'	24.85'	1283.00'	24.85'	N03°37'13"E
C79	01°06'35"	11.36'	22.72'	1173.00'	22.72'	S03°37'13"W
C80	01°55'07"	13.03'	26.05'	778.00'	26.05'	N05°08'03"E
C81	02°38'28"	20.45'	40.89'	887.00'	40.88'	S05°29'44"W
C82	05°37'22"	38.21'	76.35'	778.00'	76.32'	N08°54'18"E
C83	04°13'48"	32.76'	65.49'	887.00'	65.47'	S08°55'51"W
C84	05°37'22"	38.21'	76.35'	778.00'	76.32'	N14°31'40"E
C85	00°41'02"	5.29'	10.59'	887.00'	10.59'	S11°23'17"W
C86	00°51'52"	5.87'	11.74'	778.00'	11.74'	N17°46'17"E
C87	00°58'06"	28.99'	57.98'	3430.72'	57.98'	N18°41'15"E
C88	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N19°44'44"E
C89	08°36'40"	22.36'	44.64'	297.00'	44.59'	S16°02'08"W
C90	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N20°53'35"E
C91	01°02'31"	2.70'	5.40'	297.00'	5.40'	S20°51'43"W
C92	01°08'51"	34.35'	68.70'	3430.72'	68.70'	N22°02'25"E
C93	01°12'00"	35.93'	71.85'	3430.72'	71.85'	N23°12'50"E
C94	01°13'19"	37.05'	74.10'	3474.72'	74.10'	S23°08'27"W
C95	01°08'27"	35.59'	71.17'	3574.72'	71.17'	N23°06'01"E
C96	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S21°58'44"W
C97	01°06'08"	34.39'	68.77'	3574.72'	68.77'	N21°58'44"E
C98	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S20°52'36"E
C99	01°06'08"	34.39'	68.77'	3574.72'	68.77'	N20°52'36"E
C100	01°06'08"	33.42'	66.85'	3474.72'	66.85'	S19°46'27"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	N50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S42°51'08"W	42.47'
T6	N69°48'42"W	49.35'
T7	N67°58'52"W	44.00'
T8	S04°10'30"W	69.60'
T9	S89°46'11"E	22.02'
T10	S02°12'27"E	76.07'
T11	N89°46'23"W	61.49'
T12	N75°25'45"W	6.77'
T13	S02°12'27"E	31.56'
T14	S87°47'33"W	18.00'
T15	N65°42'12"W	34.38'
T16	N31°20'41"E	18.29'
T17	N89°46'23"W	62.43'
T18	S21°22'58"W	22.02'
T19	S02°12'23"E	31.56'
T20	N71°04'38"W	44.59'
T21	S89°46'23"E	60.56'
T22	S02°12'27"E	22.02'
T23	S89°46'23"E	31.39'
T24	S02°12'27"E	4.97'
T25	S52°49'40"E	13.87'
T26	N89°46'23"W	9.37'
T27	N89°46'23"W	0.76'
T28	N89°46'23"W	0.59'
T29	N89°46'23"W	57.00'
T30	N89°46'23"W	21.24'
T31	N83°52'36"W	35.95'
T32	N83°52'36"W	30.37'
T33	N79°03'41"W	27.27'
T34	N79°03'41"W	16.77'
T35	N02°12'27"W	10.31'
T36	N79°03'41"W	44.05'
T37	N08°24'06"W	7.35'
T38	N02°12'21"W	21.25'
T39	S11°43'48"W	22.49'
T40	N65°42'12"W	16.31'
T41	S04°10'30"W	2.85'
T42	S03°41'46"W	9.22'
T43	S04°10'30"W	18.27'
T44	S23°56'17"W	5.17'
T45	S03°41'46"W	66.14'
T46	S23°56'17"W	66.11'
T47	S23°56'17"W	19.68'
T48	N83°52'36"W	66.32'
T49	S23°56'17"W	42.30'
T50	S03°41'46"W	19.26'
T51	S23°56'17"W	48.67'
T52	S03°41'46"W	56.10'
T53	N65°42'12"W	23.35'
T54	N65°42'12"W	23.14'
T55	N71°04'38"W	7.96'
T56	N65°05'46"W	35.01'
T57	N89°46'23"W	2.52'
T58	N89°46'23"W	22.02'
T59	N13°54'50"W	36.34'
T60	N62°57'45"E	38.92'
T61	S18°57'22"E	54.73'
T62	N67°58'52"W	34.46'
T63	S67°58'52"E	9.81'
T64	N67°58'52"W	4.96'

PLAT OF  
**ANDALUCIA AT LA LUZ**  
 UNIT 3  
 (A REPLAT OF TRACTS A & C  
 ANDALUCIA AT LA LUZ)  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2006



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES















# PRELIMINARY PLAT ANDALUCIA AT LA LUZ UNIT 3

(A REPLAT OF TRACT A AND C OF  
ANDALUCIA AT LA LUZ)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2005

**LEGAL DESCRIPTION:**

TRACT A OF ANDALUCIA AT LA LUZ  
FILED: FEBRUARY 3, 2005  
(2005C-44)

- EXISTING ZONING: SU-1  
PROPOSED ZONING: SU-1

**2. AREAS**

ANDALUCIA UNIT 3 = 12.4607  
TRACT A-1 = 9.3043  
TRACT A-2 = 1.0319  
TRACT A-3 = 0.0359  
TOTAL ACREAGE: = 22.8328 ACRES

- TOTAL NUMBER OF LOTS: 60  
PROPOSED DENSITY: 4.82 D.U./AC.

- THIS PRELIMINARY PLAT CONFORMS TO THE EPC APPROVED SITE PLAN FOR SUBDIVISION PROJECT # 1000965 AND THE REQUIRED CONDITIONS.

- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC. TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.

- TRACTS A-2 & A-3 ARE TO BE GRANTED TO THE ANDALUCIA HOMEOWNERS ASSOCIATION WITH THE FINAL PLAT

- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC. AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWJA.

- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWJA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWJA.

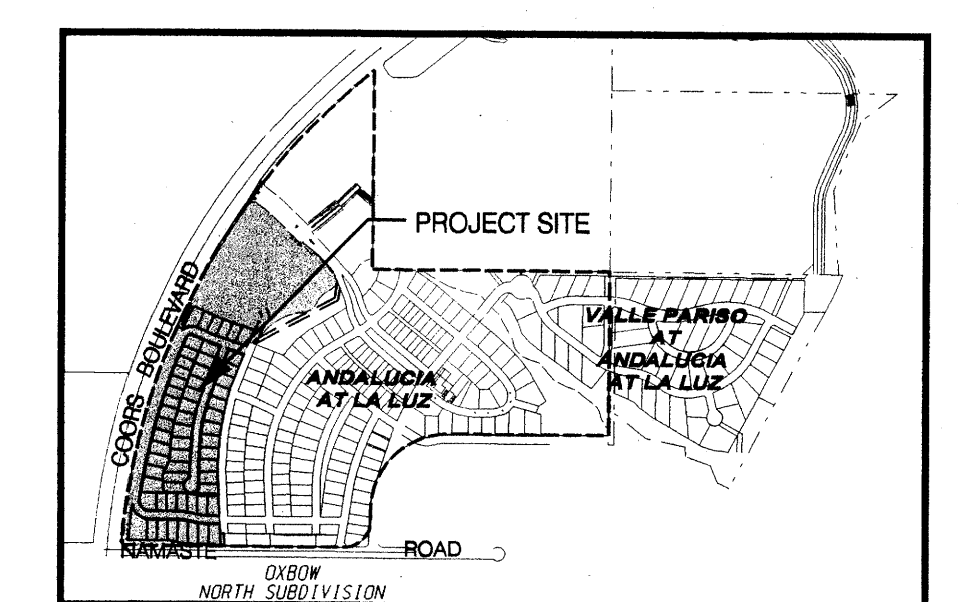
**OWNER:**

*SCOTT SCHIABOR* DATE: 9/29/05  
SCOTT SCHIABOR, PRESIDENT ANDALUCIA DEVELOPMENT CO.

**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED: *[Signature]* 9/29/05  
CITY SURVEYOR DATE



**LOCATION MAP**  
ZONE ATLAS MAP NO. F-11-2  
NOT TO SCALE

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**LEGEND**

- PARCEL BOUNDARY
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- SHADED AREA DESIGNATES AREA TO BE GRANTED AS PUBLIC RIGHT OF WAY TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
- HATCHED AREA DESIGNATES AREA TO BE VACATED BY VACATION ACTION AND FINAL PLAT

ACS BRASS TABLET STAMPED "NM48-N6-A"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 366,640.72 Y = 1,501,308.30  
GROUND TO GRID FACTOR = 0.9996784  
DELTA ALPHA = -0°15'24"

USC & GS BRASS TABLET STAMPED "JOSEPH 1969"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 366,686.82 Y = 1,502,246.75  
GROUND TO GRID FACTOR = 0.9996751  
DELTA ALPHA = -0°15'24"  
SLD 1929 ELEVATION = 5113.852

**TANGENT DATA**

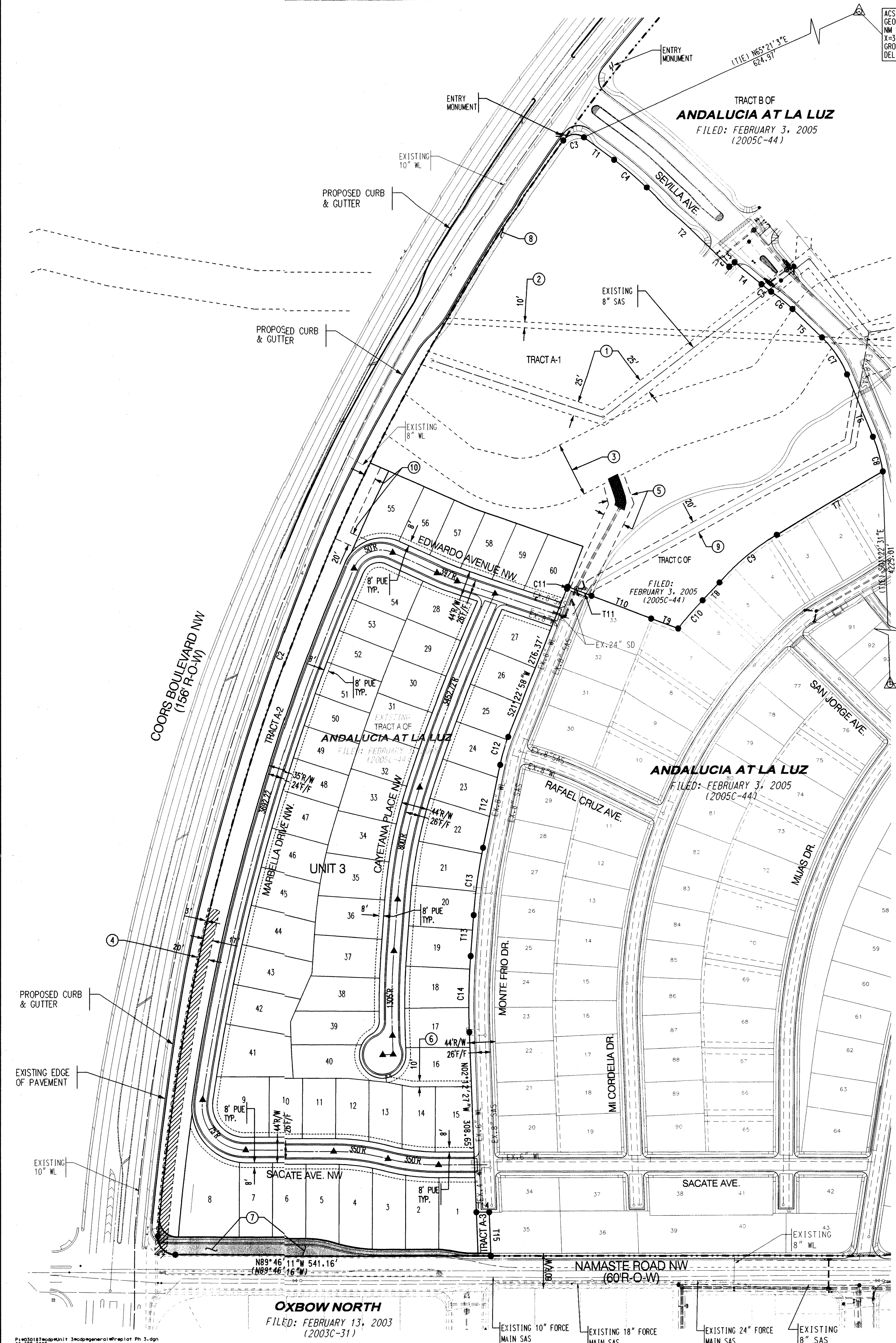
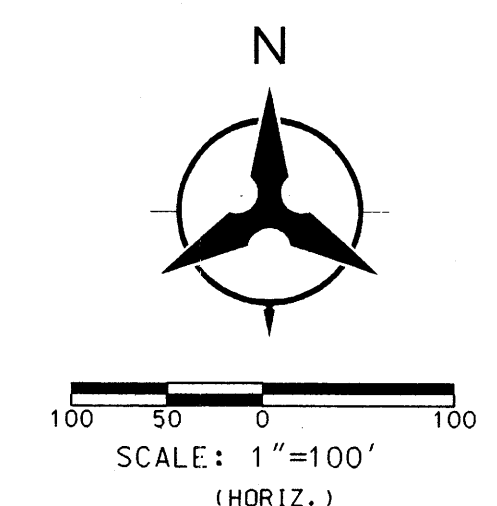
ID	BEARING	DISTANCE
T1	N52°49'40"W	64.94'
T2	N45°46'16"W	197.62'
T3	S50°44'27"W	12.03'
T4	N51°12'02"W	59.20'
T5	N45°46'16"W	70.57'
T6	N22°24'53"W	116.72'
T7	S59°06'43"W	211.72'
T8	S42°51'08"W	42.47'
T9	N69°48'42"W	49.34'
T10	N68°37'02"W	109.99'
T11	N67°58'52"W	44.00'
T12	S11°43'46"W	144.46'
T13	S04°10'30"W	69.60'
T14	N89°46'11"W	22.02'
T15	N02°12'27"W	76.07'

**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C2	46°38'18"	1612.92'	(3045.73') (3741.72')	(2962.34') (2962.34')	(44.06') (N42°30'52"W)	(N28°03'21"E)
C3	46°38'08"	25.59'	(3045.55') (3741.72')	(2962.17') (2962.17')	(44.06') (N28°03'18"W)	(N28°03'18"W)
C4	91°20'05"	37.00'	59.85'	600.00'	35.76'	N81°30'17"E
C5	03°50'19"	10.39'	37.00'	20.77'	20.76'	S53°07'11"E
C6	09°16'05"	23.51'	46.91'	250.00'	46.86'	S50°24'18"E
C7	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C8	20°27'48"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C9	12°49'04"	53.86'	126.85'	447.00'	126.43'	N50°58'55"W
C10	5°36'22"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C11	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C12	09°38'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C13	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C14	06°22'56"	65.40'	130.66'	1173.00'	130.60'	S00°59'02"W

**Keyed Note Table**

- EXISTING 25' PUBLIC WATER EASEMENT FILED: APRIL 1, 2002 (2002C-99)  
EXISTING 25' PUBLIC SANITARY SEWER EASEMENT FILED: SEPTEMBER 16, 1993 (MISC. BK. 534A, PGS. 955-959) TO REMAIN
- EXISTING 10' P.W. & S.W. EASEMENT FILED: AUGUST 25, 1966 (BK. D-811, PGS. 938-941) TO REMAIN
- EXISTING AMFCA FLOODWAY & STORM DRAINAGE WORKS EASEMENT FILED: DECEMBER 17, 1996 (MISC. BK. 96-33, PGS. 1089-1093) TO REMAIN
- EXISTING 20' SLOPE & CONSTRUCTION MAINTENANCE EASEMENT FILED: DECEMBER 29, 2000 (BK. A13, PG. 1287) FILED: JANUARY 11, 2001 (BK. A14, PG. 2337) TO BE VACATED BY VACATION ACTION AND FINAL PLAT
- EXISTING 25' FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: FEBRUARY 3, 2005 (BK. 2005C, PG. 44) NOW CONFINED AND DEFINED WITH THIS PRELIMINARY PLAT AND FINAL PLAT
- PROPOSED 10' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- SHADED AREA DESIGNATES PROPOSED PUBLIC ROW TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- SHADED AREA DESIGNATES PROPOSED PUBLIC ROW TO BE DEDICATED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION WITH THE FINAL PLAT
- PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT
- PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO THE ABCWJA WITH THE FINAL PLAT



PLAT 2005-13-31111 3:00pm 9/29/05  
9/29/05  
11:10  
11/10/05