

# PLAT OF TRACTS A-1-A, A-1-B, B-1, B-2 & F-1 ANDALUCIA AT LA LUZ

(A REPLAT OF TRACTS B & F, ANDALUCIA AT LA LUZ AND TRACT A-1, ANDALUCIA AT LA LUZ UNIT 3)

ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2007

### LEGEND

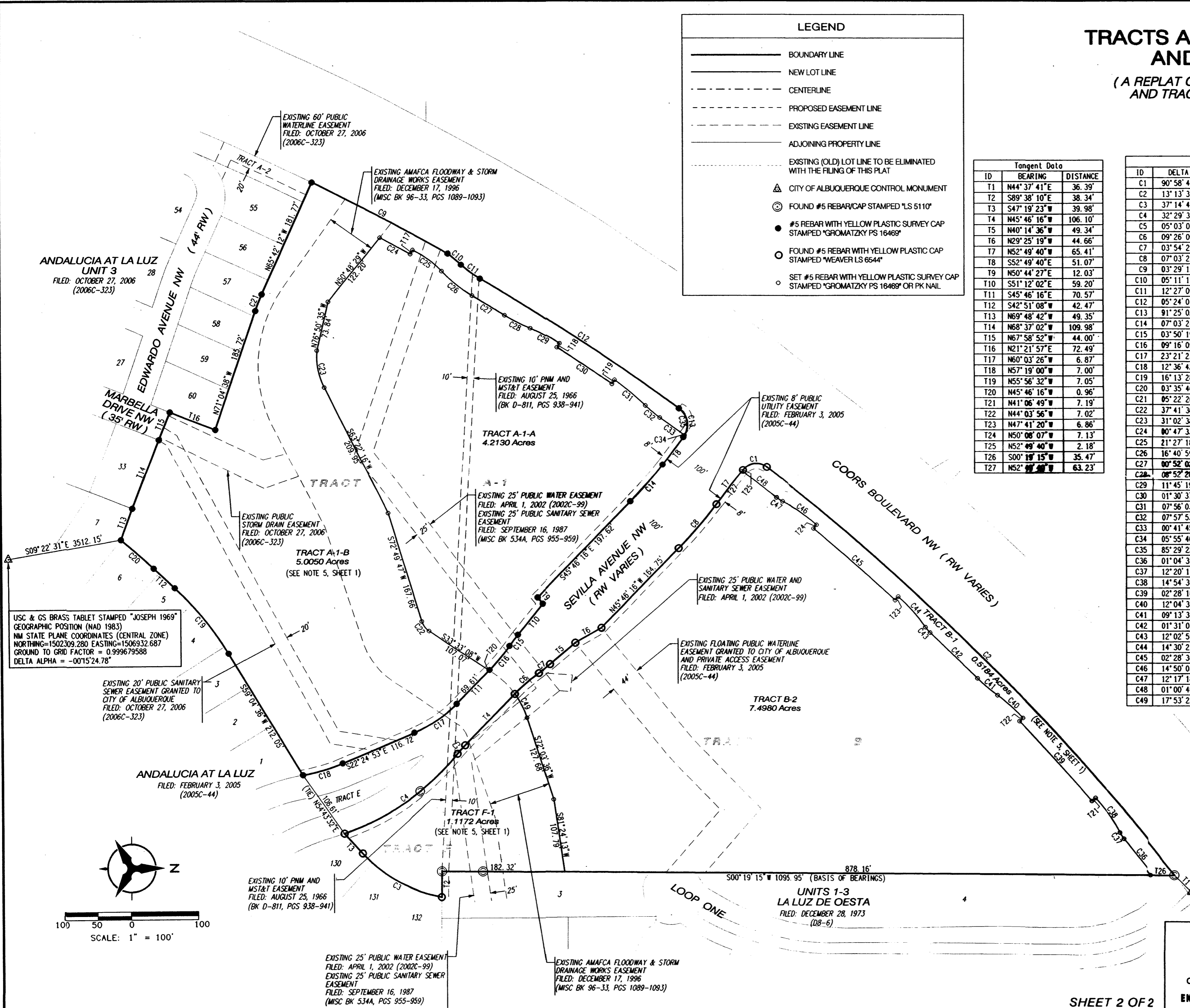
- BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ⊙ FOUND #5 REBAR/CAP STAMPED "LS 5110"
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR PK NAIL

#### Tangent Data

ID	BEARING	DISTANCE
T1	N44° 37' 41" E	36.39'
T2	S89° 38' 10" E	38.34'
T3	S47° 19' 23" W	39.98'
T4	N45° 46' 16" W	106.10'
T5	N40° 14' 36" W	49.34'
T6	N29° 25' 19" W	44.66'
T7	N52° 49' 40" W	65.41'
T8	S52° 49' 40" E	51.07'
T9	N50° 44' 27" E	12.03'
T10	S51° 12' 02" E	59.20'
T11	S45° 46' 16" E	70.57'
T12	S42° 51' 08" W	42.47'
T13	N69° 48' 42" W	49.35'
T14	N68° 37' 02" W	109.98'
T15	N67° 58' 52" W	44.00'
T16	N21° 21' 57" E	72.49'
T17	N60° 03' 26" W	6.87'
T18	N57° 19' 00" W	7.00'
T19	N55° 56' 32" W	7.05'
T20	N45° 46' 16" W	0.96'
T21	N41° 06' 49" W	7.19'
T22	N44° 03' 56" W	7.02'
T23	N47° 41' 20" W	6.86'
T24	N50° 06' 07" W	7.13'
T25	N52° 49' 40" W	2.18'
T26	S00° 19' 15" W	35.47'
T27	N52° 49' 40" W	63.23'

#### Curve Data

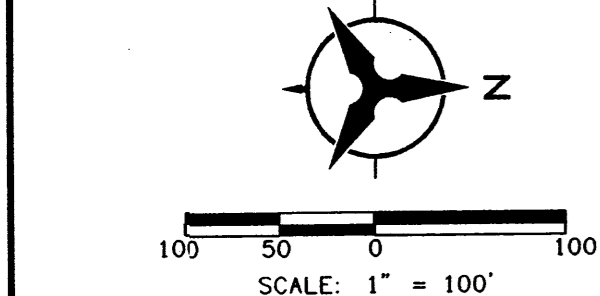
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90° 58' 40"	25.43'	39.70'	25.00'	35.66'	N07° 20' 20" W
C2	13° 13' 31"	433.76'	863.67'	3741.72'	861.76'	N44° 45' 45" E
C3	37° 14' 44"	71.78'	138.46'	213.00'	136.04'	S28° 42' 01" W
C4	32° 29' 37"	107.82'	209.83'	370.00'	207.03'	N34° 34' 30" W
C5	05° 03' 03"	8.38'	16.75'	190.00'	16.74'	N48° 17' 47" W
C6	09° 26' 09"	23.93'	47.76'	290.00'	47.70'	N41° 03' 12" W
C7	03° 54' 29"	10.58'	21.14'	310.00'	21.14'	N38° 17' 22" W
C8	07° 03' 24"	43.16'	86.21'	700.00'	86.16'	N49° 17' 58" W
C9	03° 29' 12"	113.88'	227.69'	3741.72'	227.66'	N27° 41' 07" E
C10	05° 11' 15"	13.11'	26.20'	289.38'	26.19'	N40° 12' 42" E
C11	12° 27' 05"	17.52'	34.91'	160.63'	34.84'	N36° 34' 48" E
C12	05° 24' 03"	176.07'	351.88'	3732.97'	351.75'	N33° 03' 17" E
C13	91° 25' 02"	30.75'	47.87'	30.00'	42.95'	N81° 27' 49" E
C14	07° 03' 24"	37.00'	73.90'	600.00'	73.85'	S49° 17' 58" E
C15	03° 50' 19"	10.39'	20.77'	310.00'	20.76'	S53° 07' 11" E
C16	09° 16' 05"	23.51'	46.91'	290.00'	46.86'	S50° 24' 18" E
C17	23° 21' 23"	39.27'	77.45'	190.00'	76.92'	S34° 05' 35" E
C18	12° 36' 42"	30.94'	61.63'	280.00'	61.51'	S16° 06' 32" E
C19	16° 13' 28"	63.71'	126.58'	447.00'	126.15'	S50° 57' 52" W
C20	03° 35' 40"	32.07'	64.12'	1022.00'	64.11'	S41° 03' 18" W
C21	05° 22' 26"	13.00'	25.98'	277.00'	25.97'	N68° 23' 25" W
C22	37° 41' 36"	9.56'	18.42'	28.00'	18.09'	S52° 24' 11" W
C23	31° 02' 38"	29.02'	56.62'	104.50'	55.93'	S78° 53' 40" W
C24	00° 47' 33"	25.68'	51.37'	3714.20'	51.37'	N28° 17' 28" E
C25	21° 27' 18"	27.22'	53.81'	143.70'	53.50'	N36° 20' 56" E
C26	16° 40' 59"	29.33'	58.24'	200.00'	58.03'	N38° 44' 05" E
C27	00° 52' 02"	28.04'	56.09'	3705.45'	56.08'	N30° 49' 37" E
C28	08° 52' 28"	21.34'	42.59'	275.00'	42.55'	N26° 49' 24" E
C29	11° 45' 19"	24.79'	49.42'	240.85'	49.33'	N28° 15' 49" E
C30	01° 30' 37"	48.84'	97.68'	3705.45'	97.67'	N33° 25' 51" E
C31	07° 56' 03"	29.57'	59.04'	426.36'	58.99'	N39° 31' 10" E
C32	07° 57' 53"	13.92'	27.80'	200.00'	27.78'	N39° 30' 15" E
C33	00° 41' 45"	22.50'	45.00'	3705.45'	45.00'	N35° 52' 11" E
C34	05° 55' 40"	1.55'	3.10'	30.00'	3.10'	S55° 47' 30" E
C35	85° 29' 22"	27.73'	44.76'	30.00'	40.72'	N78° 29' 59" E
C36	01° 04' 35"	34.89'	69.79'	3714.20'	69.78'	S50° 29' 35" W
C37	12° 20' 17"	5.40'	10.77'	50.00'	10.75'	S56° 07' 26" W
C38	14° 54' 36"	31.52'	62.68'	240.85'	62.50'	S54° 50' 16" W
C39	02° 28' 16"	80.10'	160.18'	3714.20'	160.17'	S47° 35' 45" W
C40	12° 04' 35"	25.48'	50.76'	240.85'	50.67'	S41° 47' 43" W
C41	09° 13' 34"	19.51'	38.94'	241.85'	38.90'	S40° 22' 13" W
C42	01° 31' 01"	49.17'	98.33'	3714.20'	98.33'	S44° 13' 29" W
C43	12° 02' 55"	5.28'	10.51'	50.00'	10.50'	S49° 29' 27" W
C44	14° 30' 27"	30.66'	60.98'	240.85'	60.82'	S48° 15' 41" W
C45	02° 28' 36"	80.29'	160.55'	3714.20'	160.54'	S41° 08' 03" W
C46	14° 50' 03"	31.35'	62.36'	240.85'	62.18'	S33° 54' 24" W
C47	12° 17' 18"	5.38'	10.72'	50.00'	10.70'	S32° 38' 01" W
C48	01° 00' 46"	32.83'	65.66'	3714.20'	65.66'	S38° 16' 17" W
C49	17° 53' 22"	20.07'	39.81'	127.50'	39.65'	S63° 06' 55" W



USC & GS BRASS TABLE STAMPED "JOSEPH 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
NORTHING=1502309.280 EASTING=1506932.687  
GROUND TO GRID FACTOR = 0.999679588  
DELTA ALPHA = -0015'24.78"

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO CITY OF ALBUQUERQUE  
FILED: OCTOBER 27, 2006  
(2006C-323)

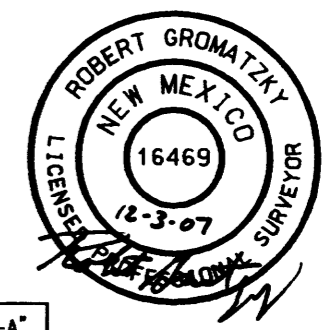
ANDALUCIA AT LA LUZ  
FILED: FEBRUARY 3, 2005  
(2005C-44)



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)

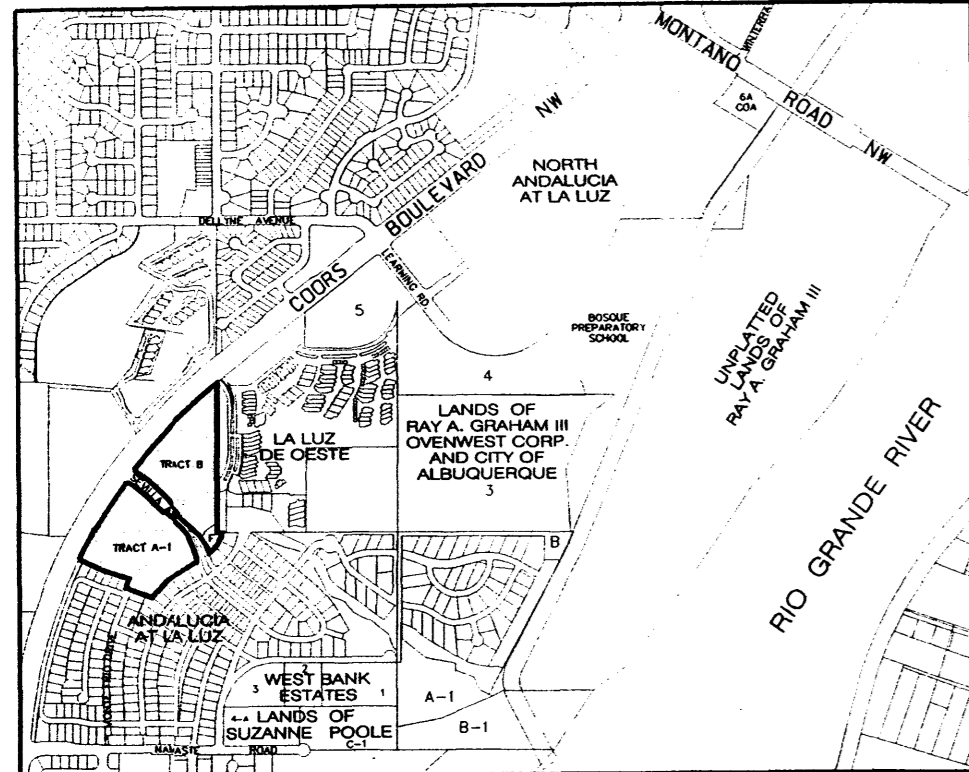
NM SHC BRASS TABLE STAMPED "NM448-N6-A"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
NORTHING=1507370.768 EASTING=1506886.591  
GROUND TO GRID FACTOR = 0.999682224  
DELTA ALPHA = -0015'25.58"  
NAVD 1988 ELEVATION = 5061.638



## Bohannon & Huston

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

SP-2007452916



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: 18.3517 Acres.
4. Total Number of Lots/Tracts created: (5) Tracts.
5. No streets were created.
6. Date of Survey: November, 2007
7. Plat is located within Section 35, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to Subdivide all of Tracts B and F of the Plat of Andaluia 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 and all of Tract A-1 of the Plat of Andaluia At La Luz Unit 3, 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 October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049 into Five (5) Tracts 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 B & F as the same are shown and designated on the Plat of Andaluia 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, together with Tract A-1 as the same is shown and designated on the Plat of Andaluia At La Luz Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049.

This tract contains 18.3517 acres, more or less.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and are the same as shown on the Plat Of Andaluia At La Luz, Albuquerque, New Mexico, recorded on February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521 and the Plat of Andaluia At La Luz Unit 3, Albuquerque, New Mexico, recorded on October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049.
2. Distances are ground distances.
3. All easements of record that I am aware of 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. Tracts A-1-B, B-1 & F-1 are to be conveyed to and maintained by the Andaluia 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.
6. Park Dedication Requirements have been met with the park site within Tract H of the Plat Of Andaluia At La Luz filed February 3, 2005 in Book 2005C, Page 44 as Document No. 2005016521.
7. Pursuant to section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "no property within the area of requested final action 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 parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plat for subdivision."

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 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
New Mexico Professional Surveyor 16469
Date: December 3, 2007



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 B and F of the Plat of Andaluia 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, and Tract A-1 of the Plat of Andaluia At La Luz Unit 3, 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 October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049 now comprising Tracts A-1-A, A-1-B, B-1, B-2 and F-1 Andaluia At La Luz, 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 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 Grantees 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 the 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 their free act and deed.

ANDALUCIA DEVELOPMENT COMPANY (Co-owner of Tract A-1, Owner of Tracts B & F)

BY: Scott Schiabor, President
State of New Mexico )
County of Bernalillo )
This instrument was acknowledged before me on 2/22/08 day of December 2007, by Scott Schiabor, President of Andaluia Development Company.
My Commission Expires: 2/22/08
Notary Public

ANDALUCIA HOMEOWNERS ASSOCIATION (Co-owner of Tract A-1)

BY:
State of New Mexico )
County of Bernalillo )
This instrument was acknowledged before me on 2/22/08 day of December 2007, by Scott Schiabor of Andaluia Homeowners Association.
My Commission Expires: 2/22/08
Notary Public

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: December 3, 2007

PLAT OF
TRACTS A-1-A, A-1-B, B-1, B-2 & F-1
ANDALUCIA AT LA LUZ

(A REPLAT OF TRACTS B & F, ANDALUCIA AT LA LUZ AND TRACT A-1, ANDALUCIA AT LA LUZ UNIT 3)

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2007

PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

CITY APPROVALS
CITY SURVEYOR 12-4-07 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

UTILITY DEVELOPMENT DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURERS OFFICE DATE

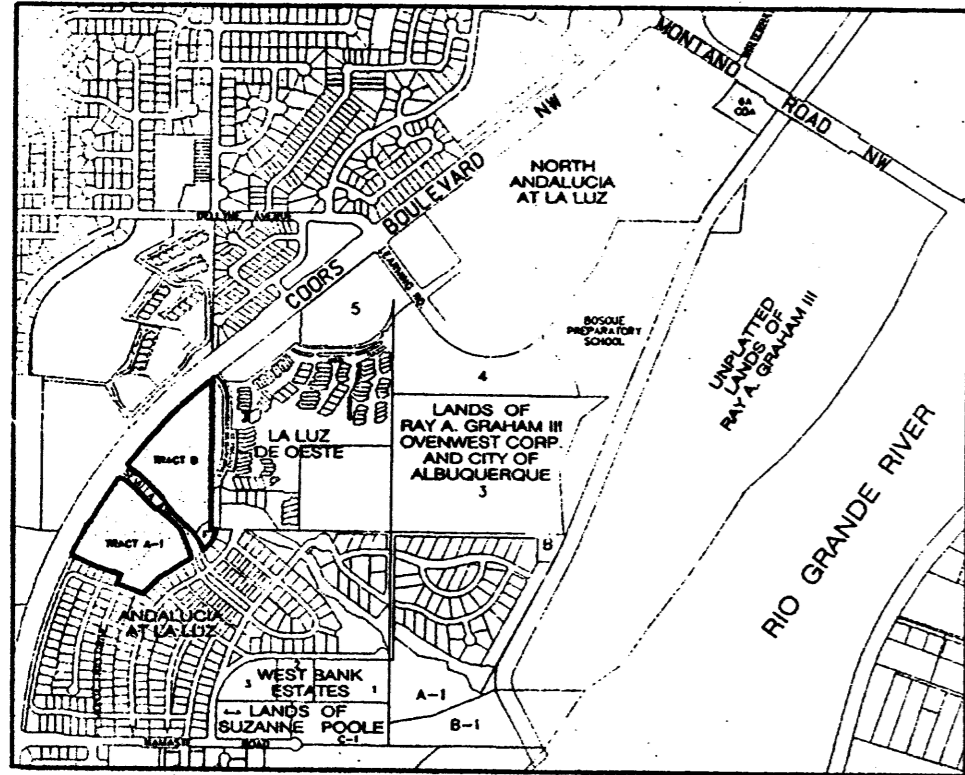
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



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

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SP-2007452916



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

**SUBDIVISION DATA**

1. DRB Project No.
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3. Gross Subdivision Acreage: 18.3517 Acres.
4. Total Number of Lots/Tracts created: Five (5) Tracts.
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6. Date of Survey: November, 2007
7. Plat is located within Section 35, T11N, R2E, NMPM.

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**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.
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Easements for electric transformers/switchgear, 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 B & F 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, together with Tract A-1 as the same is shown and designated on the Plat of Andalucia At La Luz Unit 3 filed in the office of the County Clerk of Bernalillo County, New Mexico on October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049.

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**NOTES**

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5. Tracts A-1-B, B-1 & F-1 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.
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**SURVEYOR'S CERTIFICATION**

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*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: December 3, 2007



**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 B and F 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, and Tract A-1 of the Plat of Andalucia At La Luz Unit 3, 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 October 27, 2006 in Book 2006C, Page 323 as Document No. 2006164049 now comprising Tracts A-1-A, A-1-B, B-1, B-2 and F-1 Andalucia At La Luz, 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 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 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 their free act and deed.

SPS INVESTMENTS LC (Co-owner of Tract A-1, Owner of Tract B)

BY: *Scott Schlabor*  
Scott Schlabor, President  
State of New Mexico )  
County of Bernalillo )  
This instrument was acknowledged before me on 3rd day of December 2007,  
by Scott Schlabor, President of SPS Investments LC.  
My Commission Expires: 2/22/08  
*Julie A. Cordova*  
Notary Public

ANDALUCIA HOMEOWNERS ASSOCIATION (Co-owner of Tract A-1, Owner of Tract F)

BY: *Scott Schlabor*  
State of New Mexico )  
County of Bernalillo )  
This instrument was acknowledged before me on 3rd day of December 2007,  
by Scott Schlabor of Andalucia Homeowners Association.  
My Commission Expires: 2/22/08  
*Julie A. Cordova*  
Notary Public

PLAT OF  
**TRACTS A-1-A, A-1-B, B-1, B-2 & F-1  
ANDALUCIA AT LA LUZ**

(A REPLAT OF TRACTS B & F, ANDALUCIA AT LA LUZ  
AND TRACT A-1, ANDALUCIA AT LA LUZ UNIT 3)

ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2007

PROJECT NUMBER 1005081

APPLICATION NUMBER 07DRB-70441

**PLAT APPROVAL**

UTILITY APPROVALS:

*Julie A. Cordova* 1/11/08  
DATE

*Benke Barker* 12-20-07  
DATE

*Paula Plas* 1/11/2008  
DATE

*Julie A. Cordova* 1/11/2008  
DATE

CITY APPROVALS

*Julie A. Cordova* 12-4-07  
DATE

*Robert Gromatzky* 4-18-08  
DATE

*Robert Gromatzky* 12-19-07  
DATE

UTILITY DEVELOPMENT DEPARTMENT

*Christina Sandoval* 12/19/07  
DATE

*John M. May* 12-20-07  
DATE

*Bradley S. Bingham* 12/19/07  
DATE

*Paul Plas* 4-18-08  
DATE

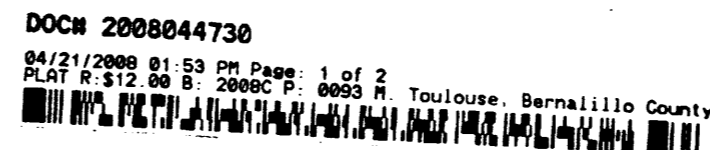
**TAX CERTIFICATION**

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

101106134130042015 101106137536311405

PROPERTY OWNER OF RECORD SPS Investments LC

*Julie A. Cordova* 4/18/08  
BERNILLLO COUNTY TREASURERS OFFICE DATE



**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: December 3, 2007

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.

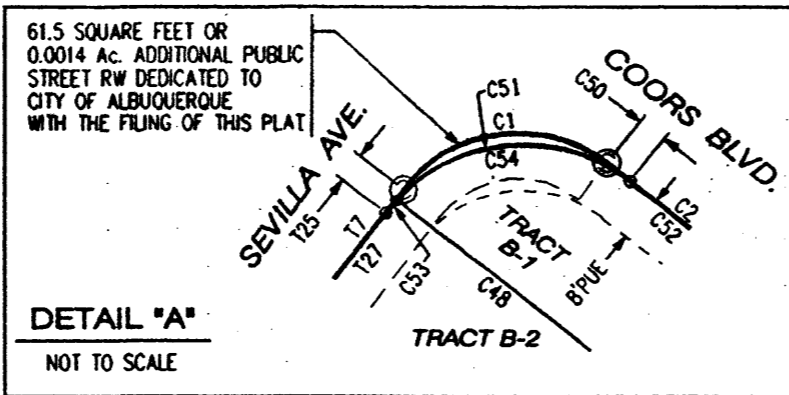
**Bohannon & Huston**

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

# PLAT OF TRACTS A-1-A, A-1-B, B-1, B-2 & F-1 ANDALUCIA AT LA LUZ

(A REPLAT OF TRACTS B & F, ANDALUCIA AT LA LUZ AND TRACT A-1, ANDALUCIA AT LA LUZ UNIT 3)

ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2007



### LEGEND

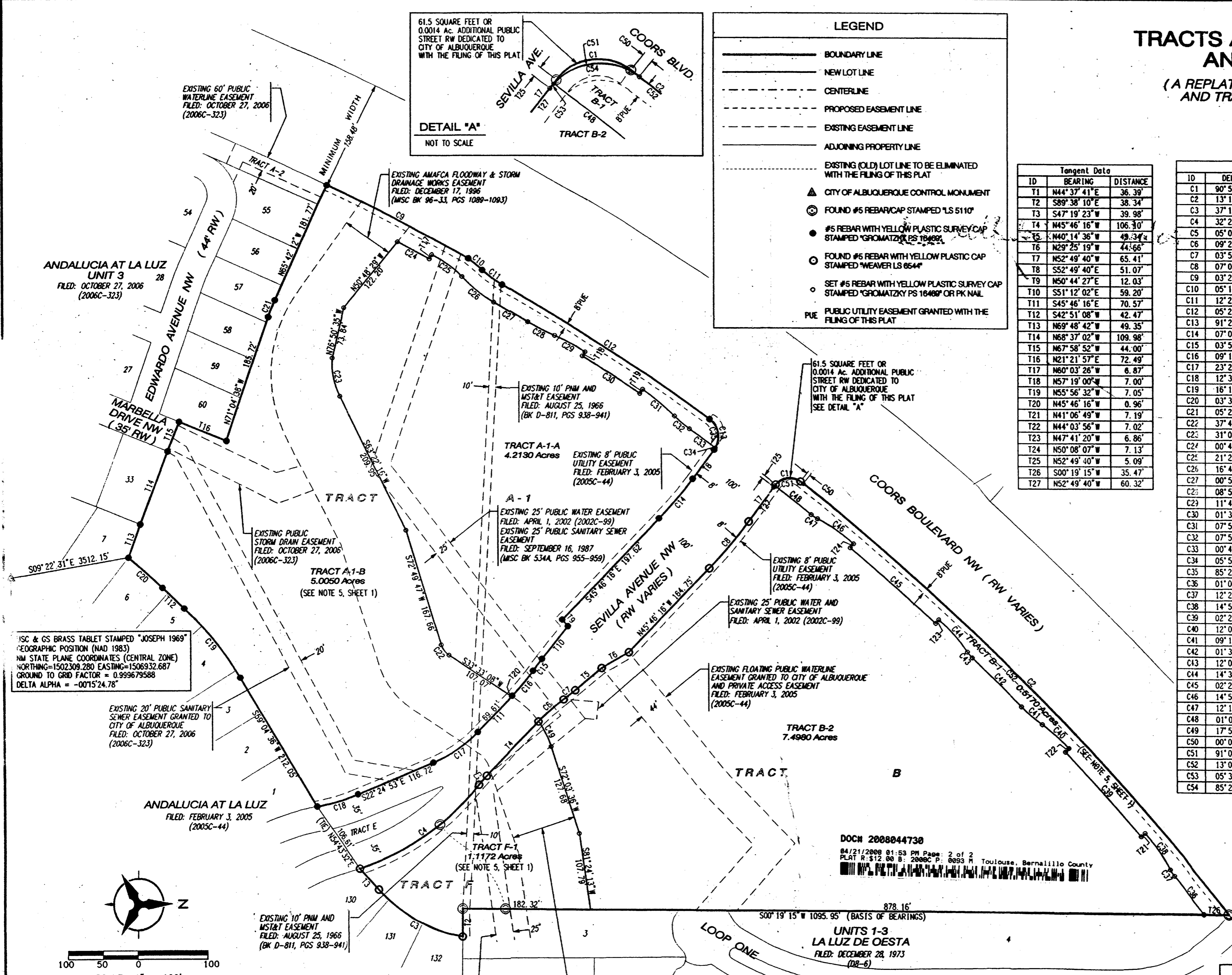
- BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR/CAP STAMPED "LS 5110"
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND #6 REBAR WITH YELLOW PLASTIC CAP STAMPED "WEAVER LS 6544"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR PK NAIL
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

#### Tangent Data

ID	BEARING	DISTANCE
T1	N44°37'41"E	36.39'
T2	S89°38'10"E	38.34'
T3	S47°19'23"W	39.98'
T4	N45°46'16"W	106.30'
T5	N40°14'36"W	49.34'
T6	N29°25'19"W	44.66'
T7	N52°49'40"W	65.41'
T8	S52°49'40"E	51.07'
T9	N50°44'27"E	12.03'
T10	S51°12'02"E	59.20'
T11	S45°46'16"E	70.57'
T12	S42°51'08"W	42.47'
T13	N69°48'42"W	49.35'
T14	N68°37'02"W	109.98'
T15	N67°58'52"W	44.00'
T16	N21°21'57"E	72.49'
T17	N60°03'26"W	6.87'
T18	N57°19'00"W	7.00'
T19	N55°56'32"W	7.05'
T20	N45°46'16"W	0.96'
T21	N41°06'49"W	7.19'
T22	N44°03'56"W	7.02'
T23	N47°41'20"W	6.86'
T24	N50°08'07"W	7.13'
T25	N52°49'40"W	5.09'
T26	S00°19'15"W	35.47'
T27	N52°49'40"W	60.32'

#### Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°58'40"	25.43'	39.70'	25.00'	35.66'	N07°20'20"W
C2	13°13'31"	433.76'	863.67'	3741.72'	861.76'	N44°45'45"E
C3	37°14'44"	71.78'	138.46'	213.00'	136.04'	S28°42'01"W
C4	32°29'37"	107.82'	209.83'	370.00'	207.03'	N34°34'30"W
C5	05°03'03"	8.38'	16.75'	190.00'	16.74'	N48°17'47"W
C6	09°26'09"	23.93'	47.76'	290.00'	47.70'	N41°03'12"W
C7	03°54'29"	10.58'	21.14'	310.00'	21.14'	N38°17'22"W
C8	07°03'24"	43.16'	86.21'	700.00'	86.16'	N49°17'58"W
C9	03°29'12"	113.88'	227.69'	3741.72'	227.66'	N27°41'07"E
C10	05°11'15"	13.11'	26.20'	289.38'	26.19'	N40°12'42"E
C11	12°27'05"	17.52'	34.91'	160.63'	34.84'	N36°34'48"E
C12	05°24'03"	176.07'	351.88'	3732.97'	351.75'	N33°03'17"E
C13	91°25'02"	30.75'	47.87'	30.00'	42.95'	N81°27'49"E
C14	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C15	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C16	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C17	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C18	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C19	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C20	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C21	05°22'26"	13.00'	25.98'	277.00'	25.97'	N68°23'25"W
C22	37°41'36"	9.56'	18.42'	28.00'	18.09'	S52°24'11"W
C23	31°02'38"	29.02'	56.62'	104.50'	55.93'	S78°53'40"W
C24	00°47'33"	25.68'	51.37'	3714.20'	51.37'	N28°17'28"E
C25	21°27'18"	27.22'	53.81'	443.70'	53.50'	N36°20'56"E
C26	16°40'59"	29.33'	58.24'	200.00'	58.03'	N38°44'05"E
C27	00°52'02"	28.04'	56.09'	3705.45'	56.08'	N30°49'37"E
C28	08°52'28"	21.34'	42.59'	275.00'	42.55'	N26°49'24"E
C29	11°45'19"	24.79'	49.42'	240.85'	49.33'	N28°15'49"E
C30	01°30'37"	48.84'	97.68'	3705.45'	97.67'	N33°25'51"E
C31	07°56'03"	29.57'	59.04'	426.36'	58.99'	N39°31'10"E
C32	07°57'53"	13.92'	27.80'	200.00'	27.78'	N39°30'15"E
C33	00°41'45"	22.50'	45.00'	3705.45'	45.00'	N35°52'11"E
C34	05°55'40"	1.55'	3.10'	30.00'	3.10'	S55°47'30"E
C35	85°29'22"	27.73'	44.76'	30.00'	40.72'	N78°29'59"E
C36	01°04'35"	34.89'	69.79'	3714.20'	69.78'	S50°29'35"W
C37	12°20'17"	5.40'	10.77'	50.00'	10.75'	S56°07'26"W
C38	14°54'36"	31.52'	62.68'	240.85'	62.50'	S54°50'16"W
C39	02°28'16"	80.10'	160.18'	3714.20'	160.17'	S47°35'45"W
C40	12°04'35"	25.48'	50.76'	240.85'	50.67'	S41°47'43"W
C41	09°13'34"	19.51'	38.94'	241.85'	38.90'	S40°22'13"W
C42	01°31'01"	49.17'	98.33'	3714.20'	98.33'	S44°13'29"W
C43	12°02'55"	5.28'	10.51'	50.00'	10.50'	S49°29'27"W
C44	14°30'27"	30.66'	60.98'	240.85'	60.82'	S48°15'41"W
C45	02°28'36"	80.29'	160.55'	3714.20'	160.54'	S41°08'03"W
C46	14°50'03"	31.35'	62.36'	240.85'	62.18'	S33°54'24"W
C47	12°17'18"	5.38'	10.72'	50.00'	10.70'	S32°38'01"W
C48	01°00'39"	32.76'	65.52'	3714.20'	65.52'	S38°16'21"W
C49	17°53'22"	20.07'	39.81'	127.50'	39.65'	S63°06'55"W
C50	00°04'43"	2.56'	5.13'	3741.72'	5.13'	N38°11'21"E
C51	91°03'22"	30.56'	47.68'	30.00'	42.82'	S07°17'59"E
C52	13°08'48"	431.17'	858.55'	3741.72'	856.67'	N44°48'07"E
C53	05°34'02"	1.46'	2.92'	30.00'	2.91'	N50°02'39"W
C54	85°29'20"	27.73'	44.76'	30.00'	40.72'	N04°30'57"W



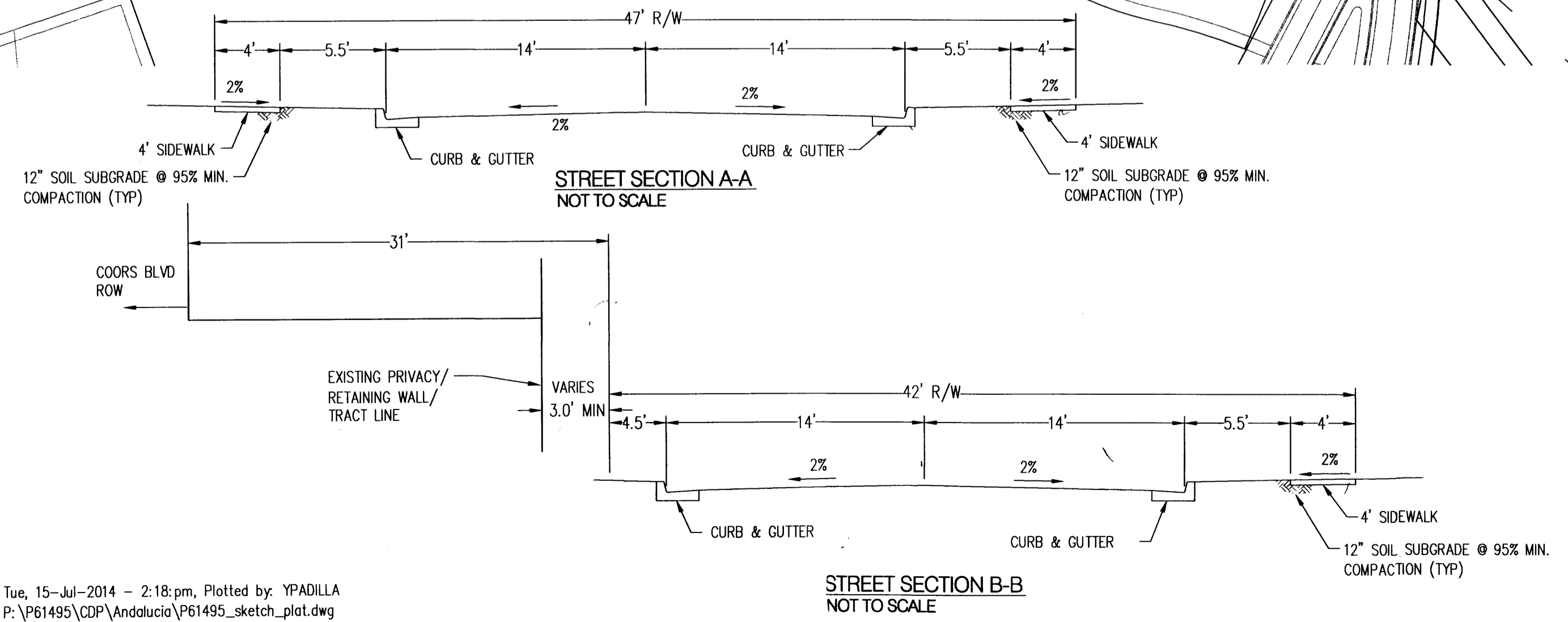
ISC & GS BRASS TABLET STAMPED "JOSEPH 1969"  
GEOGRAPHIC POSITION (NAD 1983)  
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DELTA ALPHA = -0015'24.78"

DOCN 2008044730  
04/21/2008 01:53 PM Page: 2 of 2  
PLAT R: \$12.00 B: 2008C P: 0093 M Toulouse, Bernalillo County

NMISC BRASS TABLET STAMPED "NM448-N6-A"  
GEOGRAPHIC POSITION (NAD 1983)  
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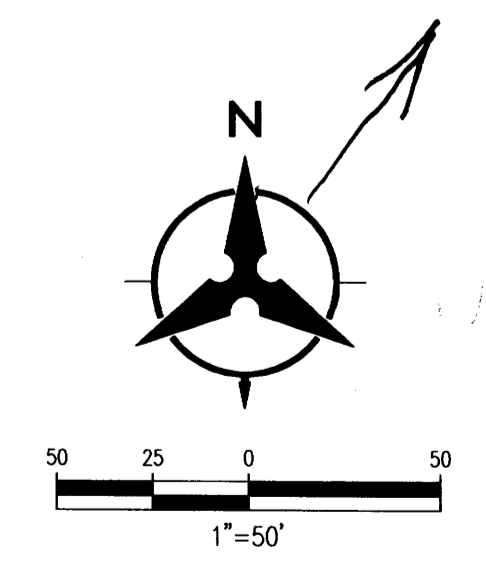


**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



**SKETCH PLAT**

EXISTING ZONING: SU-2 FOR PRD  
 PROPOSED DEVELOPMENT: RESIDENTIAL SUBDIVISION  
 PROPOSED ACREAGE: 11.72 AC.  
 MINIMUM LOT DIMENSION: 52'x115'  
 PROPOSED NUMBER OF LOTS: 44 RESIDENTIAL LOTS  
 7 TRACTS  
 51 TOTAL



Tue, 15-Jul-2014 - 2:18:pm, Plotted by: YPADILLA  
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