

LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS /d/b/a CENTURYLINK DATE 2/11/14  
 PUBLIC SERVICE CO. OF NEW MEXICO DATE 2/11/14  
 NEW MEXICO GAS CO. DATE 2/11/2014  
 COMCAST CABLE DATE 2/11/14

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:
1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
  3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101100127544410137  
 PROPERTY OWNER OF RECORD: Alfred 2 LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE: *James Dele* 3/1/14

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT K-1 OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 2011 IN BK. 2011C. PG. 30 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT NM448-N6A BEARS S67°40'57"E A DISTANCE OF 1146.42 FEET; THENCE, S05°58'32"W, 74.99 FEET TO A POINT; THENCE, S18°03'35"W, 411.30 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT; THENCE, N74°50'09"W, 48.58 FEET TO A POINT; THENCE, S89°42'48"W, 12.75 FEET TO A POINT; THENCE, N00°22'46"E, 3.77 FEET TO A POINT; THENCE, N89°38'27"W, 113.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT; THENCE, N00°26'21"E, 232.82 FEET TO A POINT; THENCE, NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING N28°35'11"E A DISTANCE OF 553.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT, THENCE, S84°00'32"E, 253.74 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 2.5911 ACRES MORE OR LESS.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT K-1 INTO 10 LOTS AND GRANT PUBLIC WATER LINE AND PRIVATE ACCESS EASEMENTS, AND PRIVATE BLANKET DRAINAGE EASEMENT.

**ALBUQUERQUE PUBLIC SCHOOLS**

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED WITH THE BERNALILLO COUNTY CLERK ON AUG. 05, 2013 AS DOCUMENT NO. 2013087246.

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



**PLAT OF LOTS K-1-A & K-2 THRU K-10 LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2014

**APPROVALS**

PROJECT NO: 1006902 APPLICATION NO: 14DRB-70031

*Dail P. Aarsta* 2-11-14  
 CITY OF ALBUQUERQUE SURVEYOR DATE  
*Carol S. Dumont* 2-12-14  
 PARKS AND RECREATION DEPARTMENT DATE  
*Ante C. Chua* 2-22-14  
 AMAFCA DATE  
*Ante C. Chua* 2-27-14  
 CITY ENGINEER DATE  
*Allan Porter* 03/07/14  
 ABCWUA DATE  
*Paul Chua* 2/12/14  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE 3-7-14

**FREE CONSENT AND DEDICATION**

The subdivision of the land described on this plat is with the free consent of and in accordance with the desire of the undersigned owner of the land. The owner does hereby:

Warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided,

Grant specific surface and subsurface water line access easements as delineated on this plat;

Acknowledge existing easements as shown on this plat;

Designate numbered parcels K-2 thru K-10, as delineated on this plat as 'Living Units';

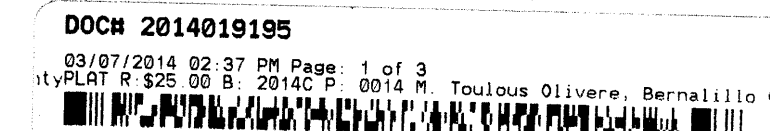
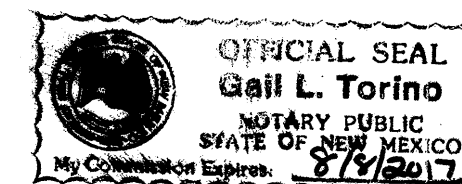
Designate all areas shown on this plat which are not 'Living Units' as 'Common Areas' and certain portions of the 'Common Areas' as 'Easements'. these 'Common Areas' are intended for use by the owners of 'Living Units' in La Luz Del Oeste, Unit 4 as set forth in the 'Declaration of Planned Residential Community' filed March 11, 1980 in Bk. Misc 758, Pg. 768-783 in the Office of the Bernalillo County Clerk, New Mexico. and, state that maintenance of these 'Common Areas' is the responsibility of the 'Homeowners Association'. these 'Common Areas' are not dedicated to any municipality or to the general public for any purpose but are subject to easements granted by this free consent and dedication of the owner; these 'Common Areas' are hereby subjected to pedestrian and vehicular access easements for the benefit of the owners of 'Living Units', across such portions of the 'Common Areas' as are improved for such purposes, and

state that this subdivision lies within the subdivision regulation jurisdiction of the City of Albuquerque, New Mexico.

No land shown on this plat is dedicated for public use or for the use of owners of parcels fronting or adjacent to the land shown on this plat except as indicated in the aforementioned 'Declaration of Planned Residential Community'.

ALFELD 2, LLC *[Signature]*  
 SCOTT ALLEN, MANAGING MEMBER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 NOTARY PUBLIC:  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/10/2014 BY  
 Scott Allen, MANAGING MEMBER OF ALFELD 2, LLC  
 MY COMMISSION EXPIRES: 8/8/2017.



**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

# PLAT OF LOTS K-I-A & K-2 THRU K-10 LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO

FEBRUARY, 2014

## TANGENT TABLE

LINE	FIELD		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
<b>PLAT BOUNDARY LINES</b>				
L1	N74°50'09"W	13.44'	N74°52'36"W	13.44'
L2	N74°50'09"W	48.58'	N74°52'36"W	48.58'
L3	S89°42'48"W	12.75'	S89°40'21"W	12.75'
L4	N00°22'46"E	3.77'	N00°20'19"E	3.77'
L5	N89°38'27"W	113.71'	N89°40'54"W	113.71'

## ROAD CENTERLINE

L6	N75°00'00"W	67.19'
L7	N01°00'00"E	141.47'

## PARKING AREA

L8	N70°10'17"W	15.52'
L9	S70°10'17"E	15.52'

## LOT TIES

L10	S23°49'06"W	294.19'
L11	S32°49'02"W	224.20'
L12	S47°23'28"W	160.09'
L13	S70°18'21"W	92.31'
L14	N44°55'05"W	63.40'

## ROAD MONUMENTATION TIES

L15	N05°40'42"E	24.85'
L16	S22°56'58"E	141.31'
L17	N78°52'10"E	58.67'
L18	S35°16'42"E	89.04'

## PARKING AREA TIE

L19	S00°35'07"W	97.79'
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LINE	BEARING	DISTANCE
<b>WATER SERVICE EASEMENTS</b>		
L20	N84°04'14"W	16.06'
L21	"	19.93'
L22	"	11.93'
L23	"	12.80'
L24	"	12.87'
L25	"	12.58'
L26	"	23.28'
L27	"	20.04'
L28	"	23.00'
L29	"	18.92'

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>PLAT BOUNDARY LINES</b>					
C1	56°28'54"	585.25'	576.93'	553.86'	N28°35'11"E
record	-	585.25'	-	-	-
C2	76°00'00"	80.00'	106.12'	98.51'	N37°00'00"W
C3	32°00'00"	300.00'	167.55'	165.38'	N17°00'00"E
C4	08°45'15"	475.00'	72.57'	72.50'	N28°37'22"E
C5	84°14'54"	5.00'	7.35'	6.71'	N28°02'51"W
C6	09°15'47"	334.00'	54.00'	53.93'	N19°49'43"E
C7	84°14'54"	5.00'	7.35'	6.71'	N67°42'16"E

## # EASEMENT NOTES:

- EXISTING DRAINAGE EASEMENT (20' WIDE) CREATED BY DOCUMENT (FILED IN OFFICE OF THE BERNALILLO COUNTY CLERK 03/05/2008, DOCUMENT NO. 2008025647).
- EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
- EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
- WATER SERVICE LINE EASEMENTS ARE GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT. SERVICE LINE EASEMENTS ARE 10' IN WIDTH, CENTERED ON THE COMMON LOT LINE AND EXTEND FROM THE EXISTING WATER EASEMENT TO THE NEWLY CREATED LOTS.
- FIRE HYDRANT EASEMENT (10'x10') IS GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
- 20'x54' PRIVATE ACCESS (PARKING) EASEMENT GRANTED BY THIS PLAT.
- EXISTING 10' ENCROACHMENT AGREEMENT WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR PRIVATE SANITARY SEWER FACILITY FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MARCH 07, 2014, AS DOCUMENT NO. 2014018914.

EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON LOT K AND TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).

BLANKET DRAINAGE EASEMENT ON LOT K-1-A FOR THE BENEFIT OF OF LOTS K2 THRU K10 CREATED BY THIS PLAT TO BE MAINTAINED BY THE 'HOMEOWNERS ASSOCIATION' REFERENCED ON SHEET 1 OF 3 OF THIS PLAT.



**BORDENAVE DESIGNS**

P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

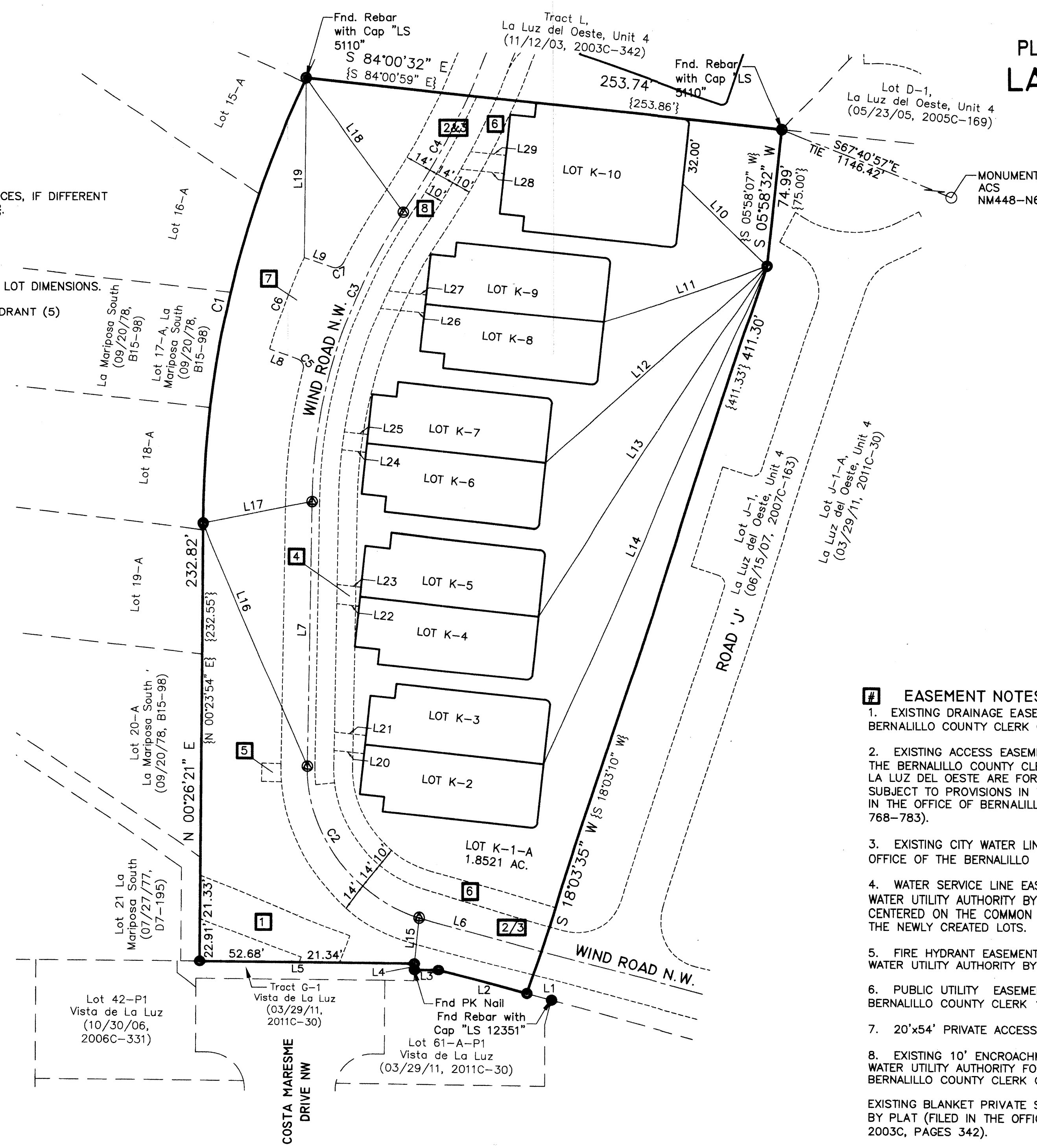
SHEET 2 OF 3

## SURVEY NOTE:

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN { }.

## PLAT NOTES:

- SEE SHEET 3 FOR TYPICAL LOT DIMENSIONS.
- SEE SHEET 3 FOR FIRE HYDRANT (5) EASEMENT DIMENSIONS.



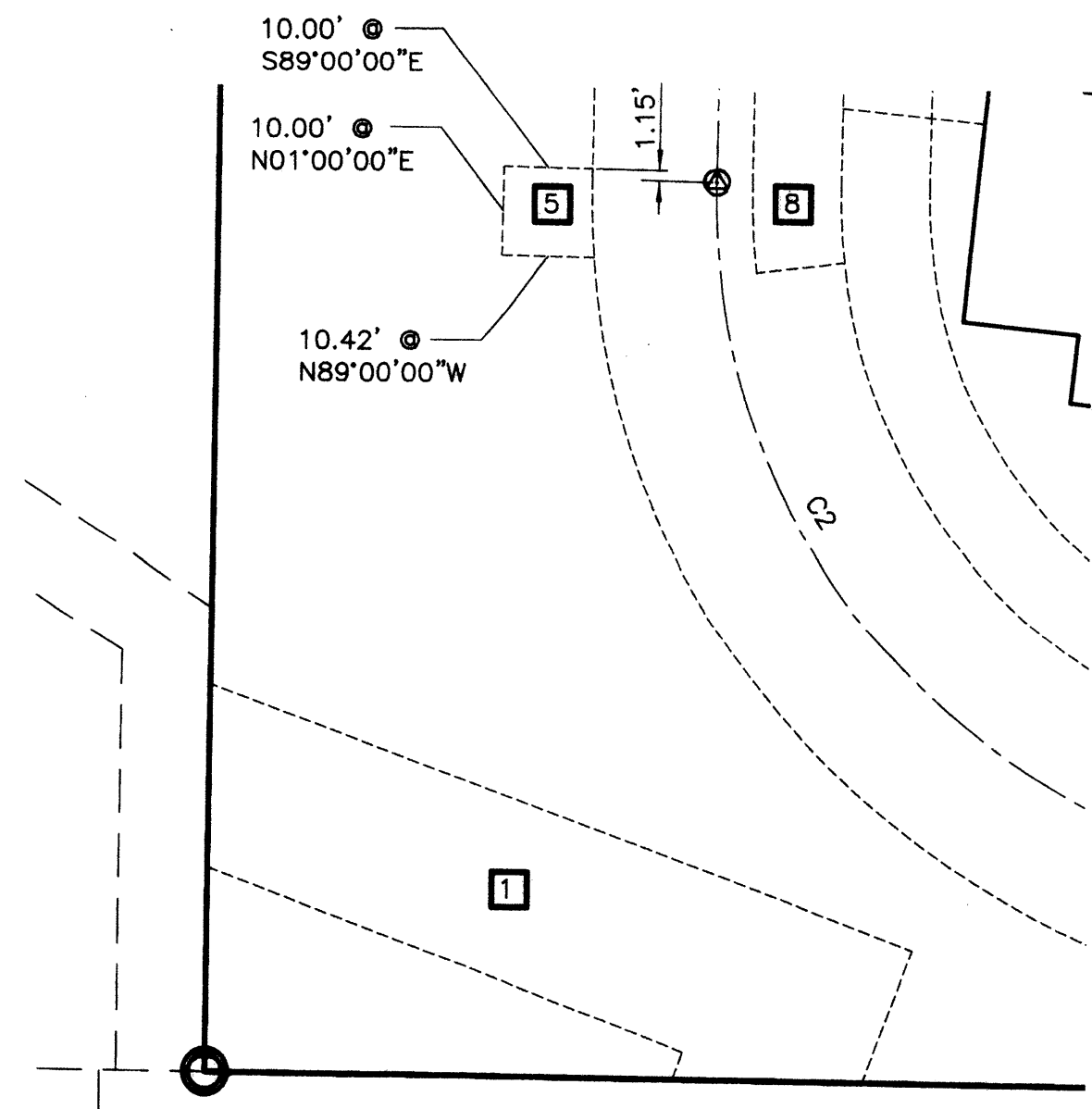
SCALE 1 INCH = 40 FEET



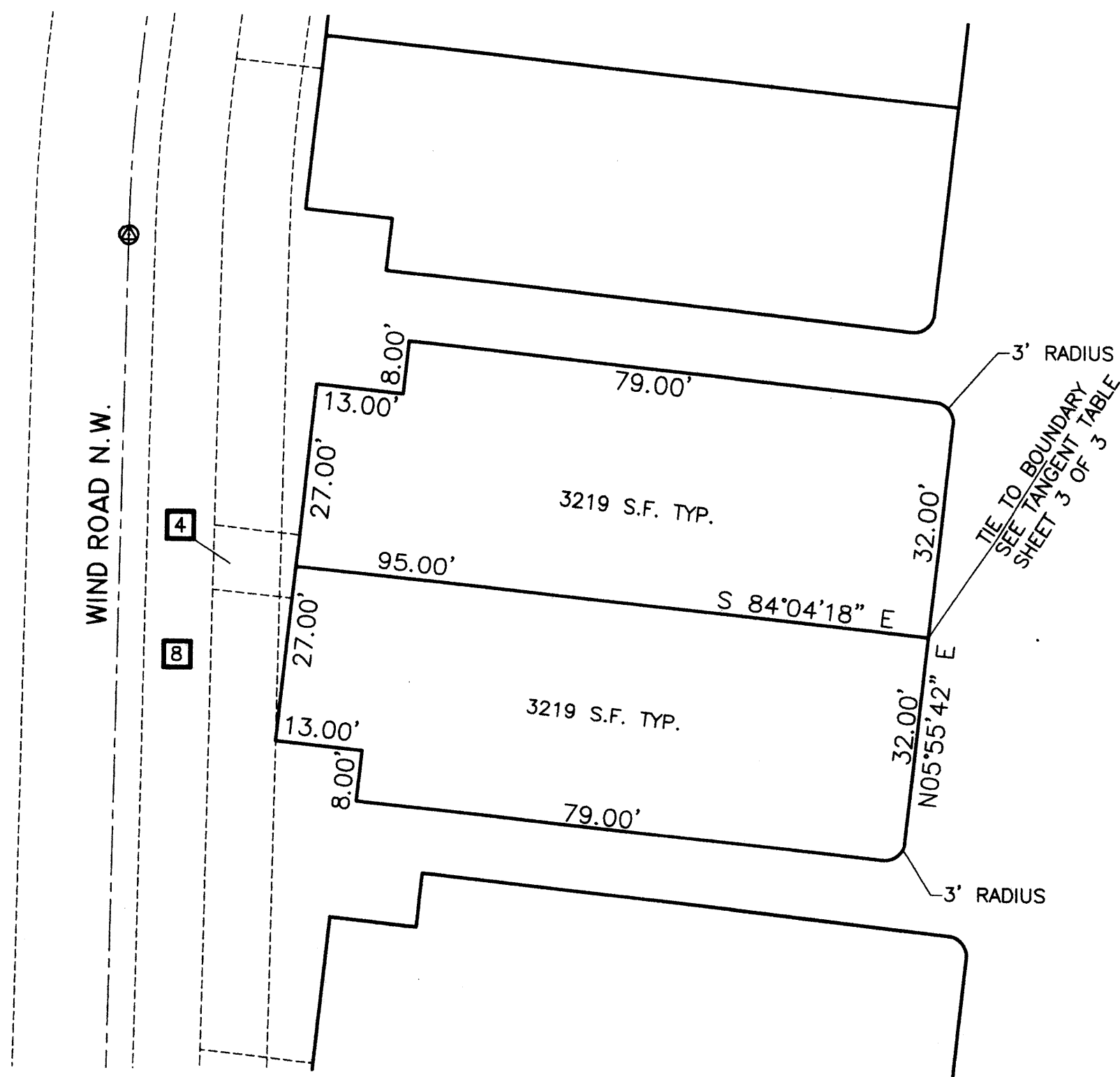


PLAT OF LOTS K-1-A & K-2 THRU K-10  
LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 2014



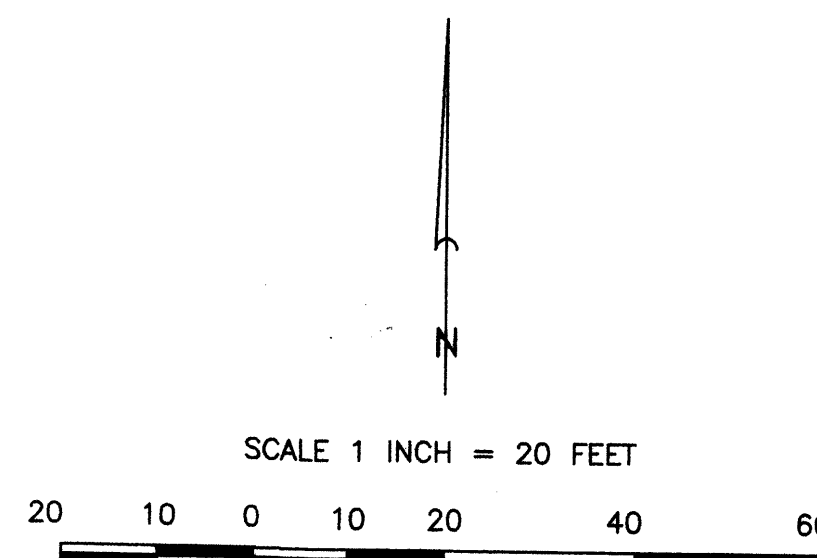
FIRE HYDRANT EASEMENT



TYPICAL LOT DIMENSIONS

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- TOTAL NUMBER OF LOTS CREATED: 10
- BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)  
ACS NM448-N6A  
X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
Y = 1,507,370.768      GROUND TO GRID  
ELEVATION = 5061.638      FACTOR - 0.999682224  
KOAT TVTT  
X = 1,580,452.068      MAPPING ANGLE - NA  
Y = 1,533,533.274      GROUND TO GRID  
ELEVATION = NA      FACTOR - NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS ⊙ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



DOC# 2014019195  
03/07/2014 02:37 PM Page: 3 of 3  
City: PLAT # 825 00 B 20140 P: 0014 M Toulous Olivero, Bernalillo Co.

**B** BORDENAVE DESIGNS  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

PLAT OF LOTS K-1-A-1, K-2-A & K-3-A  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 MARCH, 2015

PROJECT: 1006902  
 DATE: 5-25-15  
 APP: 15-10123 (P/F)

**APPROVALS**

PROJECT NO: 1006902	APPLICATION NO: 15DRB-
<i>Scott M. Hinchman P.S.</i>	3/17/15
CITY OF ALBUQUERQUE SURVEYOR	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS REDEFINE LOTS K-1-A, K-2 AND K-3 AND ELIMINATE LOT LINES AS INDICATED.

**FREE CONSENT**

The subdivision of the land described on this plat is with the free consent of and in accordance with the desire of the undersigned owner of the land. The owner does hereby:

Warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided,

Acknowledge existing easements as shown on this plat;

Designate numbered parcels K-2-A and K-3-A, as delineated on this plat as 'Living Units';

Designate all areas shown on this plat which are not 'Living Units' as 'Common Areas' and certain portions of the 'Common Areas' as 'Easements'. these 'Common Areas' are intended for use by the owners of 'Living Units' in La Luz Del Oeste, Unit 4 as set forth in the 'Declaration of Planned Residential Community' filed March 11, 1980 in Bk. Misc 758, Pg. 768-783 in the Office of the Bernalillo County Clerk, New Mexico. and, state that maintenance of these 'Common Areas' is the responsibility of the 'Homeowners Association'. these 'Common Areas' are not dedicated to any municipality or to the general public for any purpose but are subject to easements granted by this free consent and dedication of the owner; these 'Common Areas' are hereby subjected to pedestrian and vehicular access easements for the benefit of the owners of 'Living Units', across such portions of the 'Common Areas' as are improved for such purposes, and state that this subdivision lies within the subdivision regulation jurisdiction of the City of Albuquerque, New Mexico.

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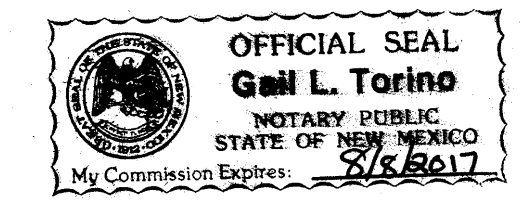
ALFELD 2, LLC

SCOTT ALLEN, MANAGING MEMBER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

NOTARY PUBLIC:  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/16/2015 BY  
*Scott Allen*, MANAGING MEMBER OF ALFELD 2, LLC

MY COMMISSION EXPIRES: 8/8/2017.



**B BORDENAVE DESIGNS**  
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 (505)823-1344 FAX (505)821-9105

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 PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE:  
 \_\_\_\_\_

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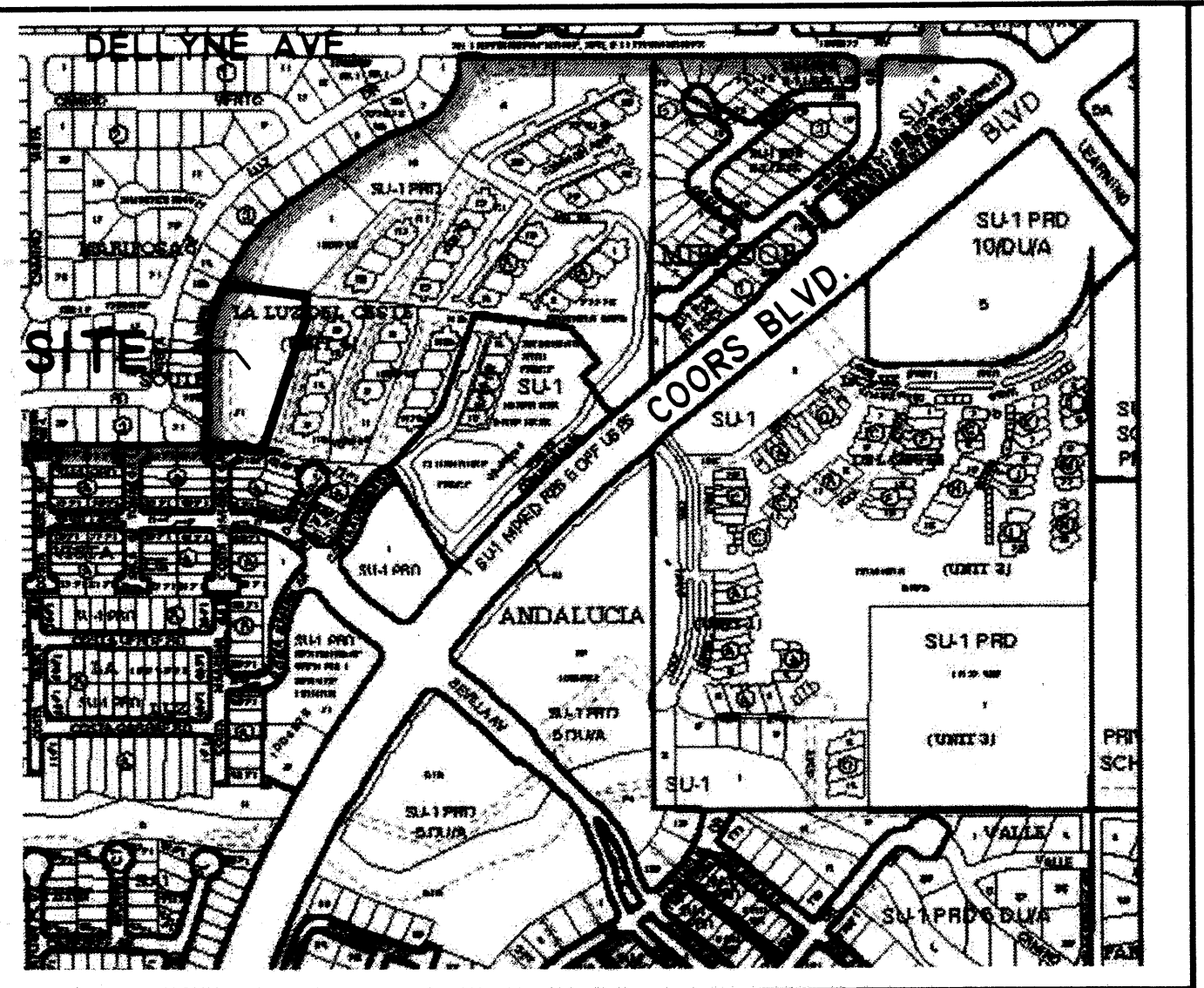
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*Jean J. Bordenave* 05/16/15  
 JEAN J. BORDENAVE, N.M. PE & PLS NO. 5110



LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS /d/b/a CENTURYLINK	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS CO.	DATE
COMCAST CABLE	DATE

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO electric services for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. NEW MEXICO GAS COMPANY for the installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. QWEST COMMUNICATIONS for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, above ground pedestals and closures.
4. COMCAST CABLE for the installation, maintenance and service of such lines, cable and other 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 of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and the right to utilize the right of way and easement to extend services to customers of Grantee, and with the right to trim and remove trees, shrubs or bushes which interfere with purposes set forth herein. no building, sign, pool (above ground or subsurface), hot tub, concrete or wood 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 violation of the national electric or safety code caused by construction of pools, decking, or any structures adjacent to, or within, or near easements shown on this plat.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, as installed, shall extend ten (10) feet in front of the transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

in approving this plat, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) and NEW MEXICO GAS COMPANY (NMGC) Did not conduct a title search of the properties shown hereon. consequently, PNM and NMGC do no 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.

C:\Users\Public\Documents\data\business\1316\lead\plat k-2-3.dwg, K-2&3-1, 3/16/2015 1:32:41 PM



PLAT OF LOTS K-1-A-1, K-2-A & K-3-A  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 MARCH, 2015

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- TOTAL NUMBER OF LOTS CREATED: 3
- BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)  
 ACS NM448-N6A  
 X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
 Y = 1,507,370.768      GROUND TO GRID  
 ELEVATION = 5061.638      FACTOR - 0.999682224  
 KOAT TVTT  
 X = 1,580,452.068      MAPPING ANGLE - NA  
 Y = 1,533,533.274      GROUND TO GRID  
 ELEVATION = NA      FACTOR - NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- MONUMENTS SET ON TRACT CORNERS ARE 3/8" REBARs WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENTS ARE SHOWN THUS ⊙ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**TANGENT TABLE**

LINE	BEARING	DISTANCE
LOT TIE		
L1	S24°10'12"W	295.09'
LOT LINE		
L2	N84°04'18"W	95.51'
L3	S84°04'18"E	75.45'
L4	N05°55'42"E	0.60'
L5	S84°04'18"E	7.06'
L6	S05°55'42"W	35.60'
L7	S05°55'42"W	50.78'
L8	N81°38'40"W	79.58'
L9	N05°55'42"E	12.41'
L10	N84°04'18"W	3.60'
L11	N05°55'42"E	8.00'
L12	N84°04'18"W	12.06'
L13	N13°33'57"W	1.02'
L14	N05°55'42"E	26.04'
L15	N05°55'42"E	27.00'
L16	S84°04'18"E	13.00'
L17	N05°55'42"E	8.00'
L18	N74°50'09"W	13.44'
L19	N74°50'09"W	48.58'
L20	S89°42'48"W	12.75'
L21	N00°22'46"E	3.77'
L22	N89°38'27"W	113.71'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LOT LINE					
C1	56°28'54"	585.25'	576.93'	553.86'	N28°35'11"E

**EASEMENT NOTES:**

- EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 2003 IN BOOK 2003C, PAGES 765-783).
  - EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - EXISTING WATER SERVICE LINE EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 03/07/2014, BOOK 2014C, PG 0014).
  - EXISTING PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - EXISTING 20'x54' PRIVATE ACCESS (PARKING) EASEMENT WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - EXISTING 10' ENCROACHMENT AGREEMENT WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR PRIVATE SANITARY SEWER FACILITY FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 03/07/2014, AS DOCUMENT NO. 2014018914.
  - EXISTING 10'x10' FIRE HYDRANT EASEMENT WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 03/07/2014, BOOK 2014C, PG. 14).
- EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON LOT K-1-A-1 AND TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).
- EXISTING BLANKET DRAINAGE EASEMENT ON LOT K-1-A-1 FOR THE BENEFIT OF OF LOTS K2 THRU K10-B WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 03/07/2014, BOOK 2014C, PG 0014) AND TO BE MAINTAINED BY THE 'HOMEOWNERS ASSOCIATION' REFERENCED ON SHEET 1 OF 2 OF THIS PLAT.

**PLAT NOTES**

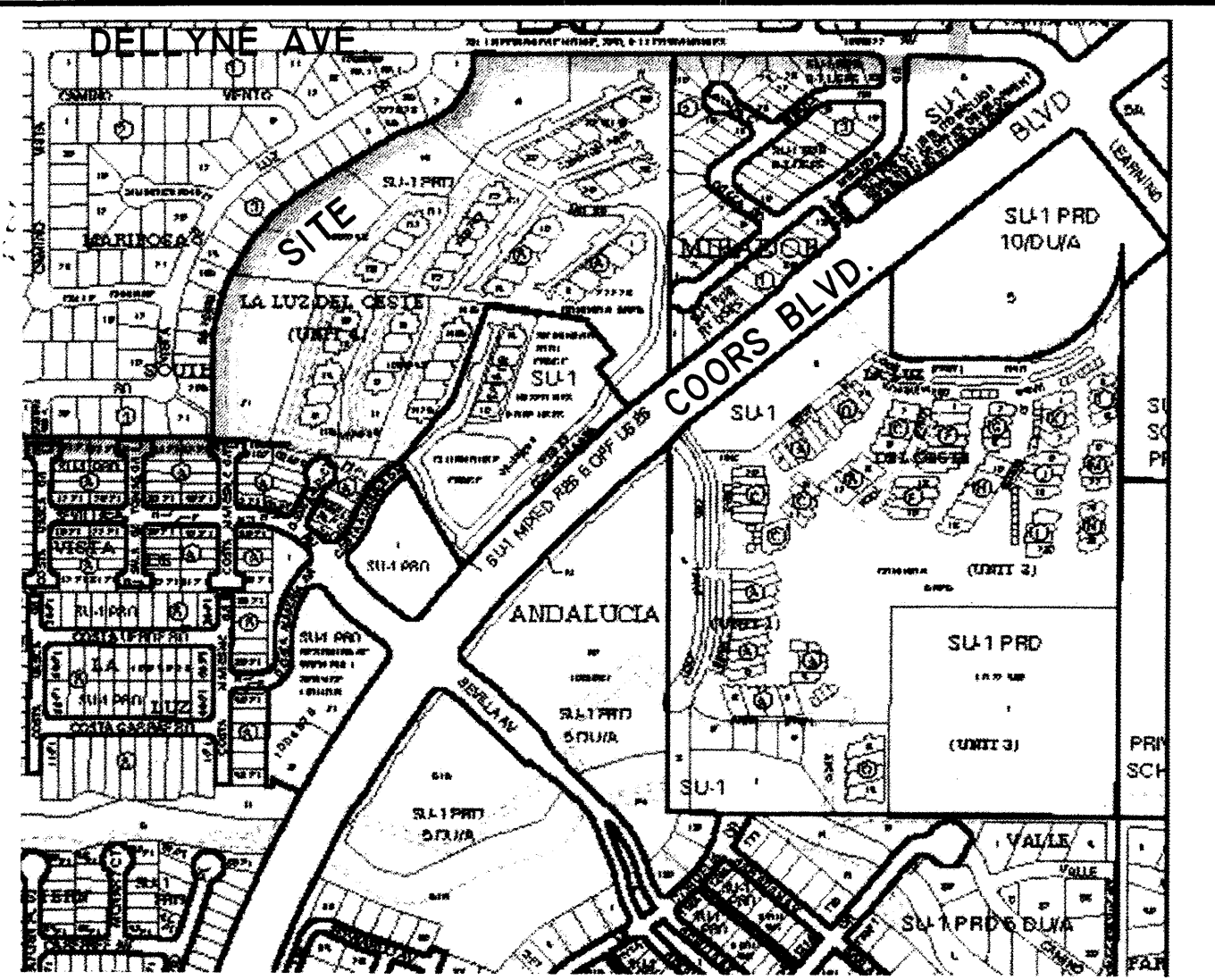
- DELETE ALL EXISTING LOT LINES IN LOTS K-2 & K-3.
- PLAT BOUNDARY RECORD AND FOUND DIMENSIONS MATCH.

SCALE 1 INCH = 40 FEET



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**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105



LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS /d/b/a CENTURYLINK	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS CO.	DATE
COMCAST CABLE	DATE

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO electric services for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. NEW MEXICO GAS COMPANY for the installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. QWEST COMMUNICATIONS for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, above ground pedestals and closures.
4. COMCAST CABLE for the installation, maintenance and service of such lines, cable and other 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 of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and the right to utilize the right of way and easement to extend services to customers of Grantee, and with the right to trim and remove trees, shrubs or bushes which interfere with purposes set forth herein. no building, sign, pool (above ground or subsurface), hot tub, concrete or wood 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 violation of the national electric or safety code caused by construction of pools, decking, or any structures adjacent to, or within, or near easements shown on this plat.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, as installed, shall extend ten (10) feet in front of the transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

in approving this plat, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) and NEW MEXICO GAS COMPANY (NMGC) Did not conduct a title search of the properties shown hereon. consequently, PNM and NMGC do no 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.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS TRACT L OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 12, 2003 IN BK. 2003C. PG. 342 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT NM448-N6A BEARS S67°40'57"E A DISTANCE OF 1146.42 FEET; THENCE,

N84°00'32"W, 253.74 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL; THENCE,

NORTHEASTERLY, 326.27 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING N40°53'49"E A DISTANCE OF 322.07 FEET TO A POINT; THENCE,

N56°52'05"E, 144.88 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL; THENCE,

S46°04'48"E, 185.38 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL; THENCE

S44°03'15"W, 306.85 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.9746 ACRES MORE OR LESS.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS SUBDIVIDE TRACT L INTO 5 LOTS AND GRANT PUBLIC WATER LINE AND PRIVATE ACCESS EASEMENTS.

**SURVEYOR'S CERTIFICATION**

i, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FO MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*JEAN J. BORDENAVE* 05/12/15  
 JEAN J. BORDENAVE, NM PE & PLS NO. 5110



PLAT OF LOTS L-1 THRU L-5  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 MAY, 2015

**APPROVALS**

PROJECT NO: 1006902 APPLICATION NO: 15DRB-

<i>John P. ... P.E.</i>	<u>5/12/15</u>
CITY OF ALBUQUERQUE SURVEYOR	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**FREE CONSENT AND DEDICATION**

The subdivision of the land described on this plat is with the free consent of and in accordance with the desire of the undersigned owner of the land. The owner does hereby:

Warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided.

Grant specific surface and subsurface water line access easements as delineated on this plat;

Acknowledge existing easements as shown on this plat;

Designate numbered parcels L-2 thru L-5, as delineated on this plat as 'Living Units';

Designate all areas shown on this plat which are not 'Living Units' as 'Common Areas' and certain portions of the 'Common Areas' as 'Easements'. these 'Common Areas' are intended for use by the owners of 'Living nits' in La Luz Del Oeste, Unit 4 as set forth in the 'Declaration of Planned Residential Community' filed March 11, 1980 in Bk. Misc 758, Pg. 768-783 in the Office of the Bernalillo County Clerk, New Mexico. and, state that maintenance of these 'Common Areas' is the responsibility of the 'Homeowners Association'. these 'Common Areas' are not dedicated to any municipality or to the general public for any purpose but are subject to easements granted by this free consent and dedication of the owner; these 'Common Areas' are hereby subjected to pedestrian and vehicular access easements for the benefit of the owners of 'Living Units', across such portions of the 'Common Areas' as are improved for such purposes, and

state that this subdivision lies within the subdivision regulation jurisdiction of the City of Albuquerque, New Mexico.

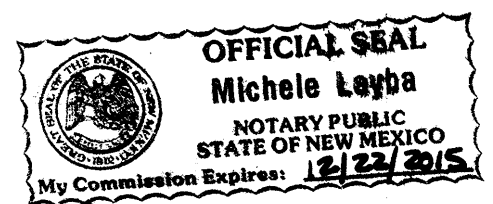
No land shown on this plat is dedicated for public use or for the use of owners of parcels fronting or adjacent to the land shown on this plat except as indicated in the aforementioned 'Declaration of Planned Residential Community'.

ALFELD 2, LLC

*David Kleinfeld*  
 DAVID KLEINFELD, MANAGING MEMBER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

NOTARY PUBLIC:  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/12/2015 BY  
David Kleinfeld, MANAGING MEMBER OF ALFELD 2, LLC  
 MY COMMISSION EXPIRES: \_\_\_\_\_



*Michele Leyba*

**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

PROJECT: 1006902  
 DATE: 5-20-15 (P.E.)



PLAT OF LOTS L-1 THRU L-5  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 MAY, 2015

TANGENT TABLE

LINE	FIELD	
	BEARING	DISTANCE
ROAD CENTERLINE		
L1	N20°59'59"E	20.34'
L2	N59°00'00"E	109.70'
LOT TIES		
L3	N22°02'53"W	49.12'
L4	N13°11'24"E	114.46'
ROAD MONUMENTATION TIES		
L5	N80°42'34"E	97.81'
L6	N71°28'42"E	109.48'
L7	S81°18'15"E	61.12'
ROAD EASEMENTS		
L8	N44°03'15"E	51.16'
L9	"	22.57'
L10	"	99.75'
L11	N00°57'06"W	15.95'
L12	N89°02'54"E	15.96'
L13	N45°56'45"W	2.95'
L14	N44°03'15"E	54.00'
L15	N45°56'45"E	2.95'
WATER SERVICE EASEMENTS		
L16	N70°52'40"W	17.64'
L17	"	16.58'
L18	N50°53'22"W	13.69'
L19	"	13.05'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
PLAT BOUNDARY LINES					
C1	31°56'32"	585.25'	326.27'	322.07'	N40°53'49"E
record		585.25'	-	-	-
ROAD CENTERLINE					
C2	03°14'45"	475.00'	26.91'	26.90'	N22°37'23"E
C3	37°59'58"	400.00'	265.29'	260.45'	N40°00'00"E

# EASEMENT NOTES:

- EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
  - EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - WATER SERVICE LINE EASEMENTS ARE GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT. SERVICE LINE EASEMENTS ARE 10' IN WIDTH, CENTERED ON THE COMMON LOT LINE AND EXTEND FROM THE EXISTING WATER EASEMENT TO THE NEWLY CREATED LOTS.
  - FIRE HYDRANT EASEMENT (10'x10') IS GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
  - PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - EXISTING 10' ENCROACHMENT AGREEMENT WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR PRIVATE SANITARY SEWER FACILITY FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MARCH 02, 2014, AS DOCUMENT NO. 2014018914.
  - ACCESS EASEMENT FOR PREVIOUSLY CONSTRUCTED ROADWAY AND PARKING AREAS ON LOT D-1, LA LUZ DEL OESTE, UNIT 4.
- EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).
- BLANKET DRAINAGE EASEMENT ON LOT L-1 FOR THE BENEFIT OF OF LOTS L-2 THRU L-5 CREATED BY THIS PLAT TO BE MAINTAINED BY THE 'HOMEOWNERS ASSOCIATION' REFERENCED ON SHEET 1 OF 3 OF THIS PLAT.

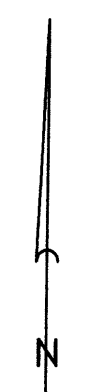
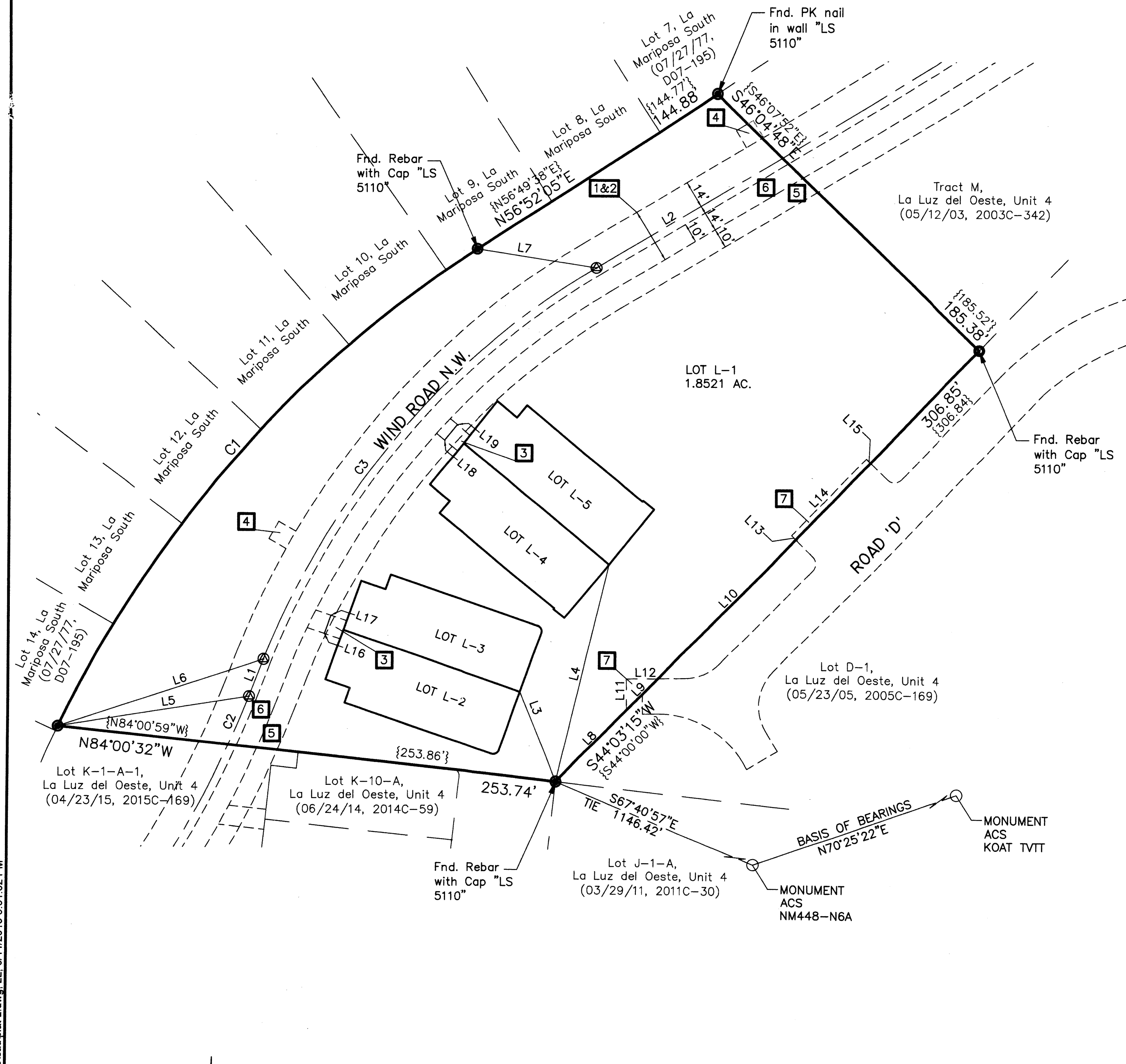
SURVEY NOTE:

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN {}.

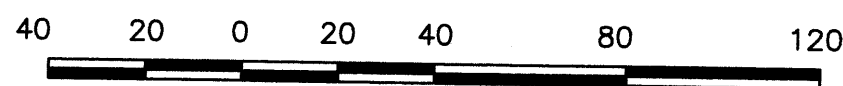
PLAT NOTES:

- SEE SHEET 3 FOR DIMENSIONS OF INTERIOR LOTS.
- SEE SHEET 3 FOR FIRE HYDRANT #4 EASEMENT DIMENSIONS.

**B** BORDENAVE DESIGNS  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105



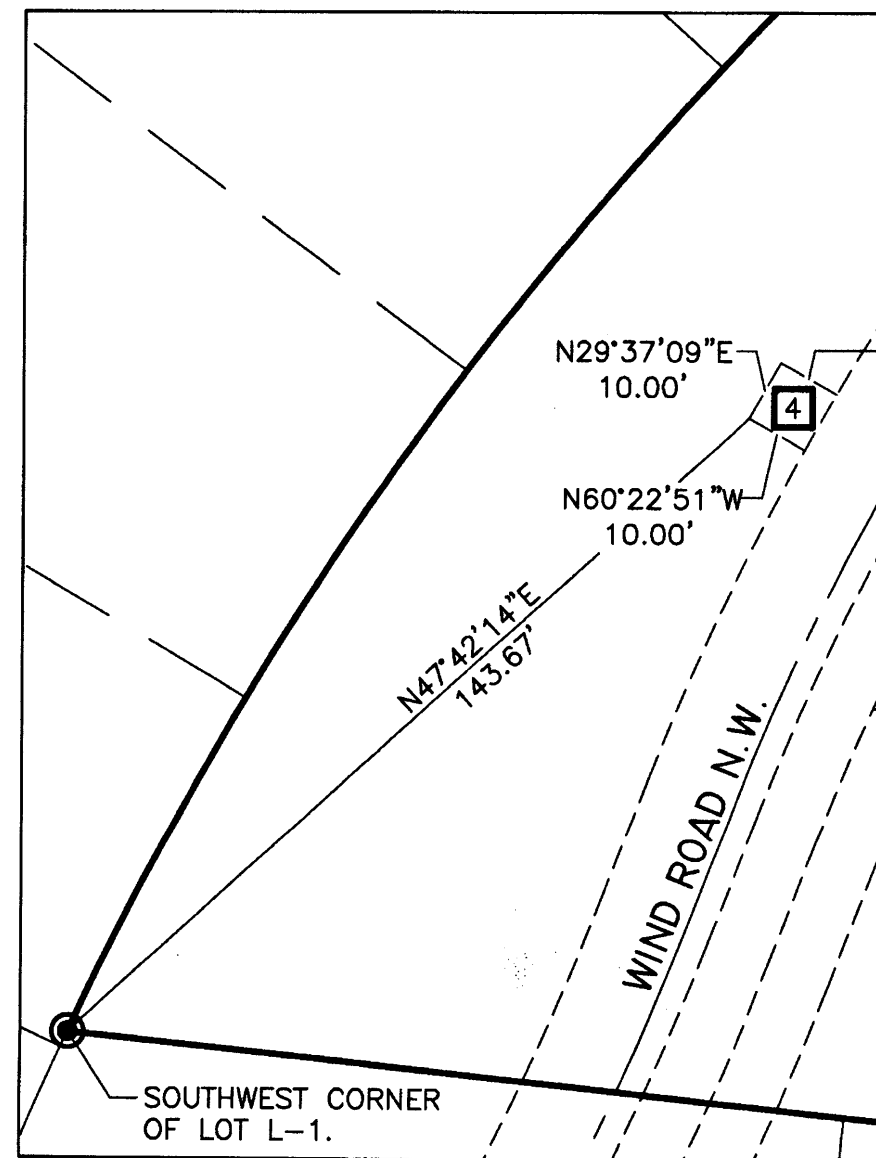
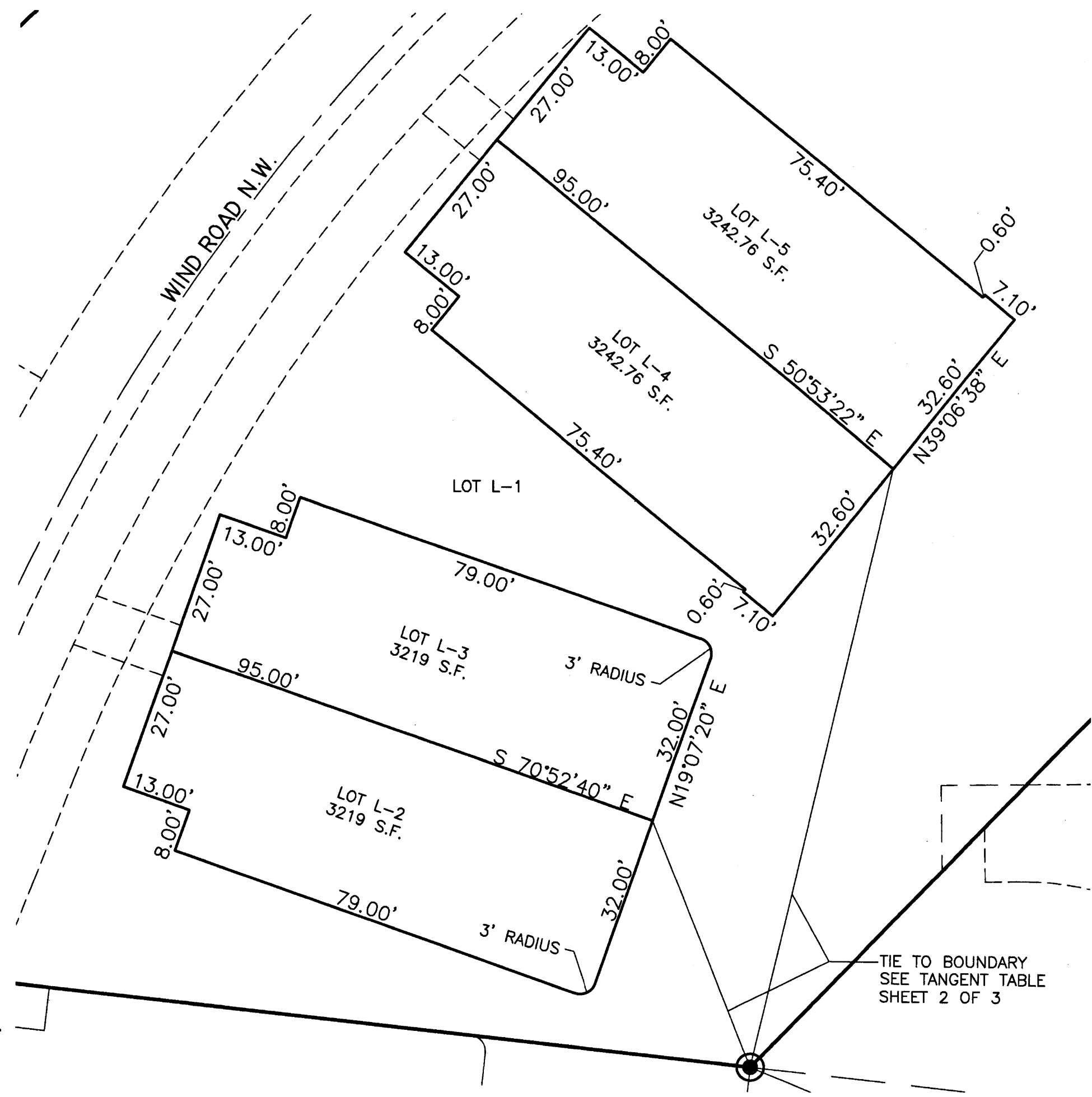
SCALE 1 INCH = 40 FEET



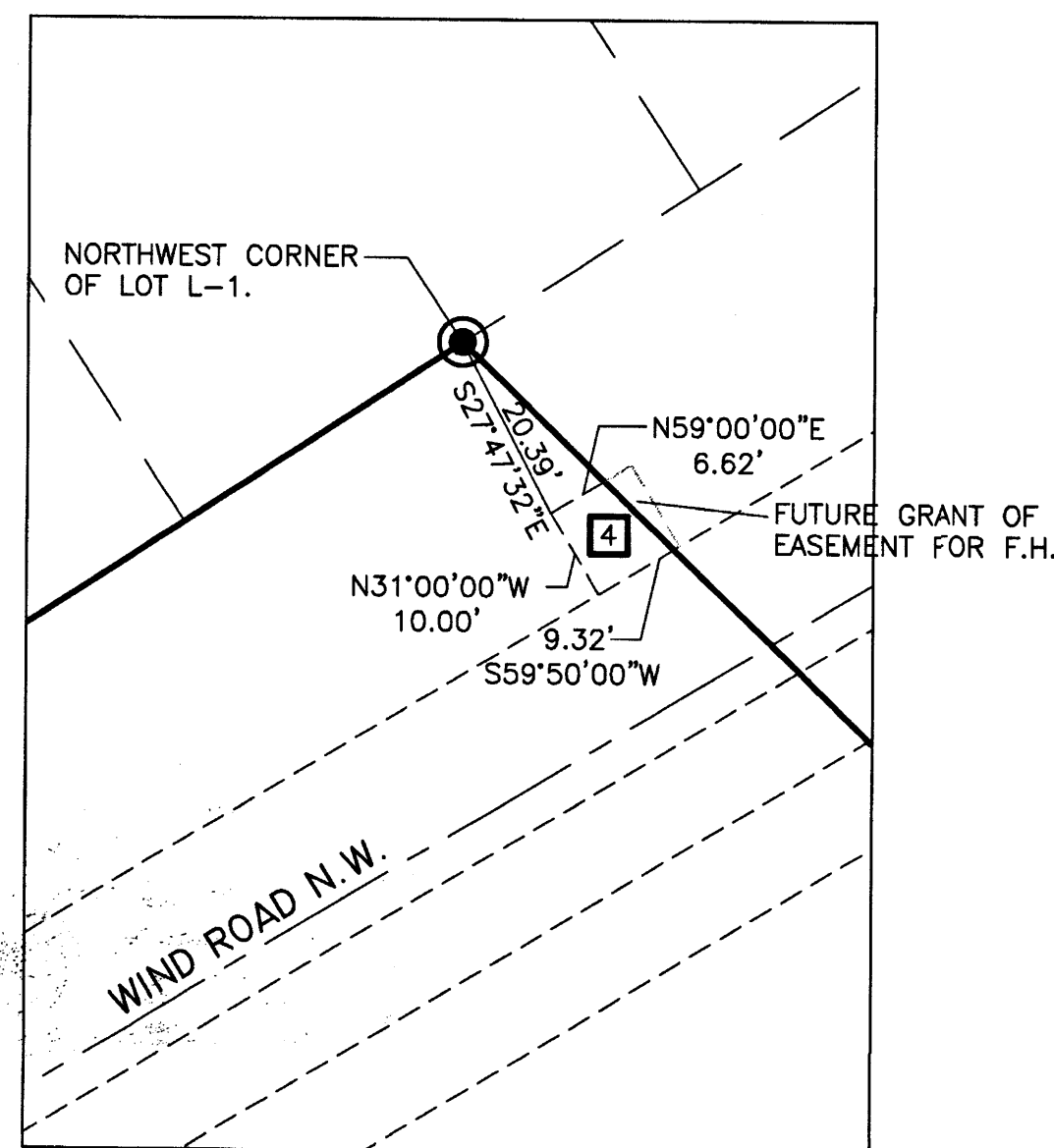
PLAT OF LOTS L-1 THRU L-5  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 MAY, 2015

**NOTES**

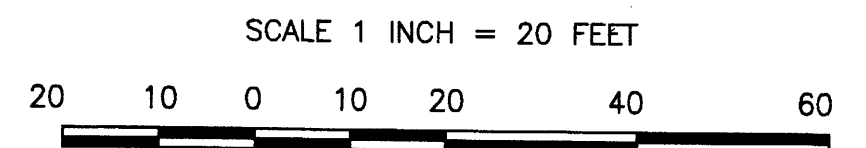
- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- TOTAL NUMBER OF LOTS CREATED: 5
- BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)  
 ACS NM448-N6A  
 X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
 Y = 1,507,370.768      GROUND TO GRID  
 ELEVATION = 5061.638      FACTOR - 0.999682224  
 KOAT TVIT  
 X = 1,580,452.068      MAPPING ANGLE - NA  
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 ELEVATION = NA      FACTOR - NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS @ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



FIRE HYDRANT EASEMENTS

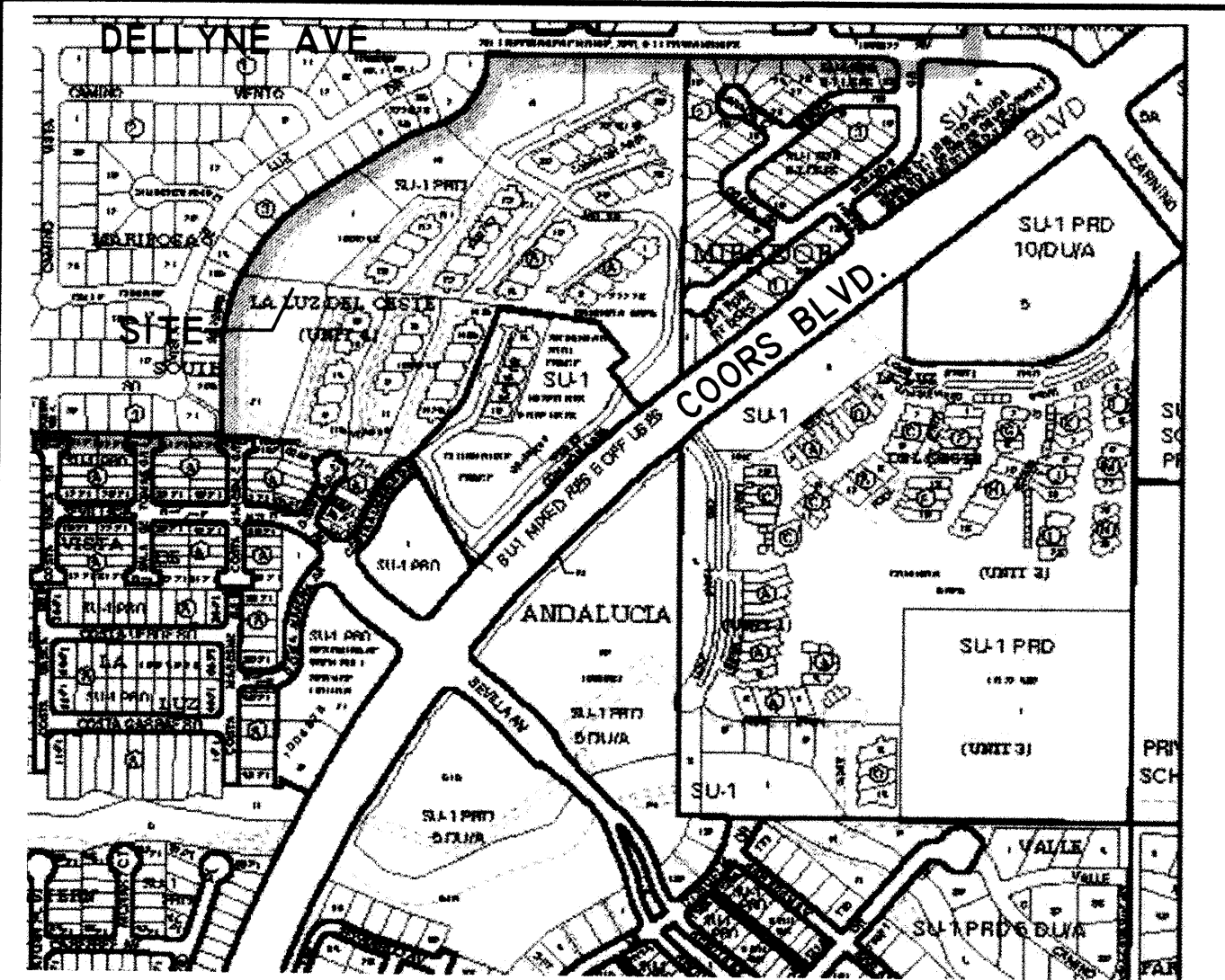


INTERIOR LOT DIMENSIONS



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LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS /d/b/a CENTURYLINK	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS CO.	DATE
COMCAST CABLE	DATE

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

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3. QWEST COMMUNICATIONS for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, above ground pedestals and closures.
4. COMCAST CABLE for the installation, maintenance and service of such lines, cable and other 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 of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and the right to utilize the right of way and easement to extend services to customers of Grantee, and with the right to trim and remove trees, shrubs or bushes which interfere with purposes set forth herein. no building, sign, pool (above ground or subsurface), hot tub, concrete or wood 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 violation of the national electric or safety code caused by construction of pools, decking, or any structures adjacent to, or within, or near easements shown on this plat.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, as installed, shall extend ten (10) feet in front of the transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER  
in approving this plat, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) and NEW MEXICO GAS COMPANY (NMGC) Did not conduct a title search of the properties shown hereon. consequently, PNM and NMGC do no 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.

PROJECT#: 1006902  
DATE: 6-18-14 (P!F)

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PLAT OF LOTS K-10-A & K-10-B  
**LA LUZ DEL OESTE, UNIT 4**  
ALBUQUERQUE, NEW MEXICO  
JUNE, 2014

**APPROVALS**

PROJECT NO: 1006902 APPLICATION NO: 14DRB-	
<i>Dail P. Acosta</i> CITY OF ALBUQUERQUE SURVEYOR	6-6-14 DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT K-10 INTO 2 LOTS.

**FREE CONSENT AND DEDICATION**

The subdivision of the land described on this plat is with the free consent of and in accordance with the desire of the undersigned owner of the land. The owner does hereby:

Warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided,

Acknowledge existing easements as shown on this plat;

Designate numbered parcels K-10-A and K-10-B, as delineated on this plat as 'Living Units';

Designate all areas shown on this plat which are not 'Living Units' as 'Common Areas' and certain portions of the 'Common Areas' as 'Easements'. these 'Common Areas' are intended for use by the owners of 'Living Units' in La Luz Del Oeste, Unit 4 as set forth in the 'Declaration of Planned Residential Community' filed March 11, 1980 in Bk. Misc 758, Pg. 768-783 in the Office of the Bernalillo County Clerk, New Mexico. and, state that maintenance of these 'Common Areas' is the responsibility of the 'Homeowners Association'. these 'Common Areas' are not dedicated to any municipality or to the general public for any purpose but are subject to easements granted by this free consent and dedication of the owner; these 'Common Areas' are hereby subjected to pedestrian and vehicular access easements for the benefit of the owners of 'Living Units', across such portions of the 'Common Areas' as are improved for such purposes, and state that this subdivision lies within the subdivision regulation jurisdiction of the City of Albuquerque, New Mexico.

No land shown on this plat is dedicated for public use or for the use of owners of parcels fronting or adjacent to the land shown on this plat except as indicated in the aforementioned 'Declaration of Planned Residential Community'

ALFELD 2, LLC

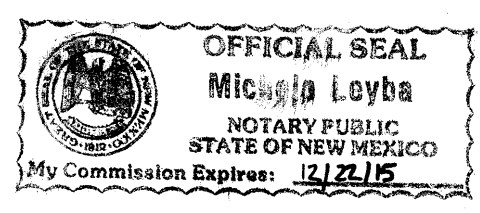
SCOTT ALLEN, MANAGING MEMBER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

NOTARY PUBLIC:  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/5/2014 BY  
*Scott Allen*, MANAGING MEMBER OF ALFELD 2, LLC

MY COMMISSION EXPIRES: 12/22/2015.

*Michelle Oyba*  
Notary Public



**SURVEYOR'S CERTIFICATION**

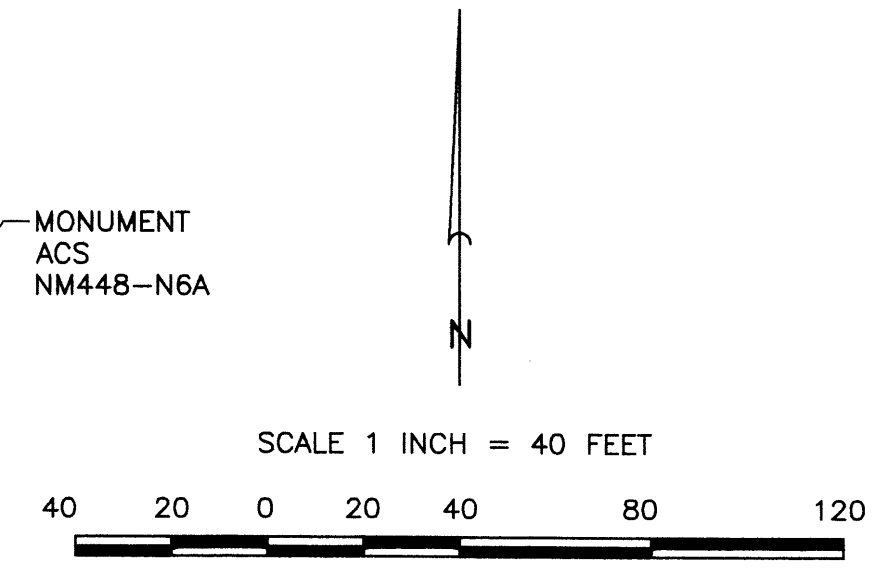
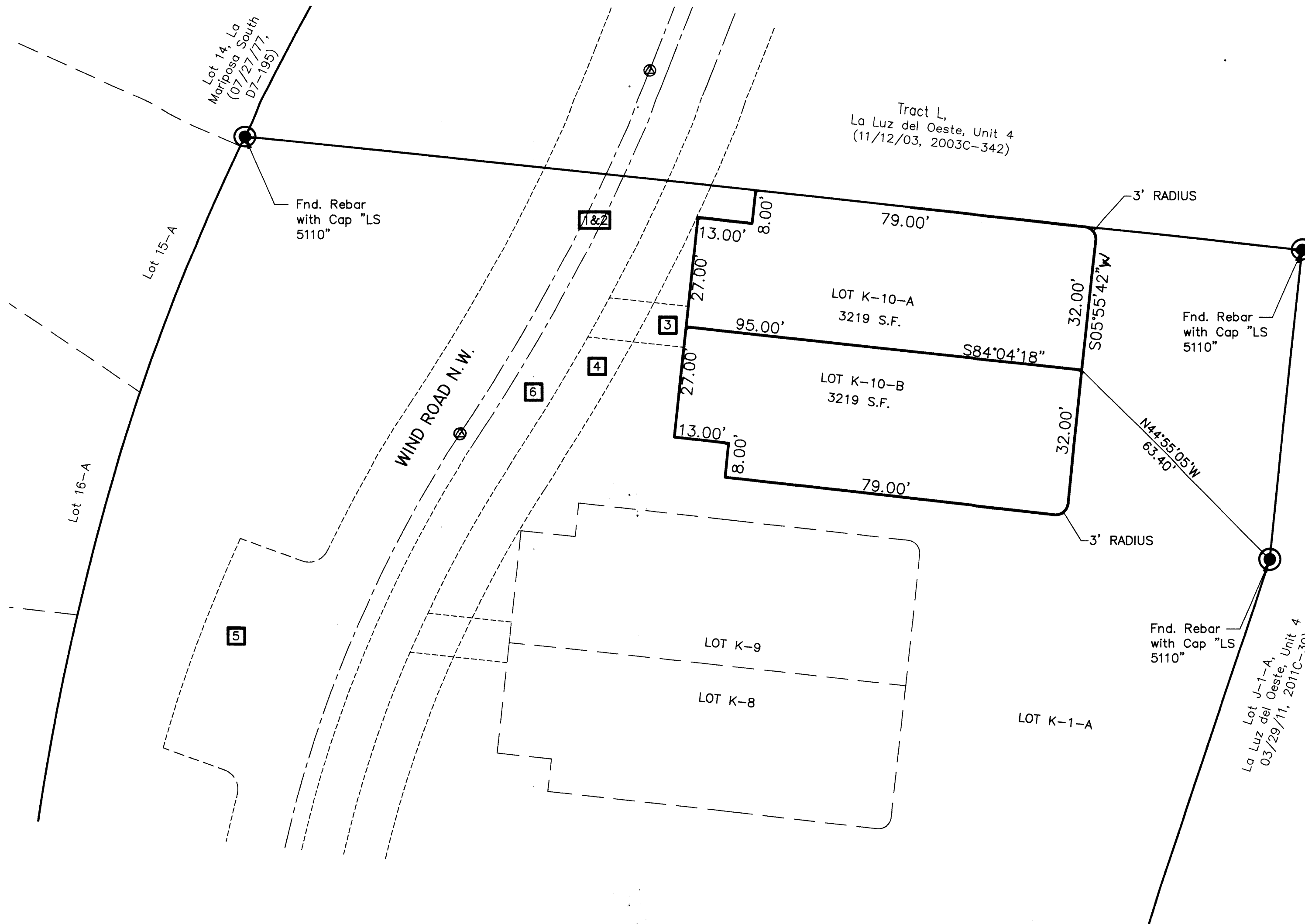
I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jean J. Bordenave* 06/05/14  
JEAN J. BORDENAVE, NM PE & PLS NO. 5110



**B BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

PLAT OF LOTS K-10-A & K-10-B  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 JUNE, 2014



**EASEMENT NOTES:**

1. EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
2. EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
3. EXISTING WATER SERVICE LINE EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 03/07/2014, BOOK 2014C, PG 0014).
4. EXISTING PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
5. EXISTING 20'x54' PRIVATE ACCESS (PARKING) EASEMENT WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
6. EXISTING 10' ENCROACHMENT AGREEMENT WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR PRIVATE SANITARY SEWER FACILITY FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON 03/07/2014, AS DOCUMENT NO. 2014018914.

EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON LOT K-1-A AND TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).

EXISTING BLANKET DRAINAGE EASEMENT ON LOT K-1-A FOR THE BENEFIT OF OF LOTS K2 THRU K10-B WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 03/07/2014, BOOK 2014C, PG 0014) AND TO BE MAINTAINED BY THE 'HOMEOWNERS ASSOCIATION' REFERENCED ON SHEET 1 OF 2 OF THIS PLAT.

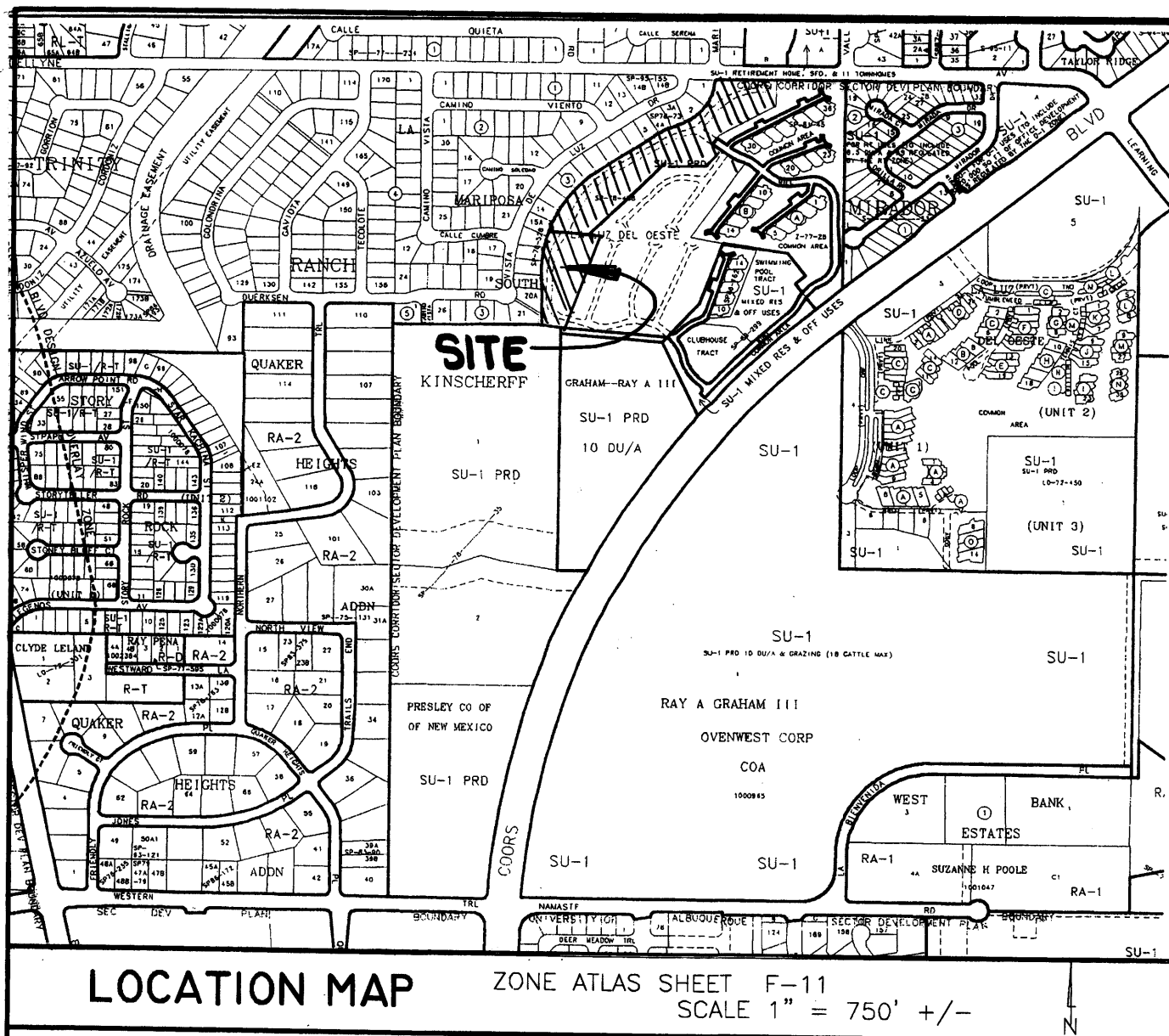
**NOTES**

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
2. CURRENT ZONING OF ALL LOTS: SU-1 PRD.
3. TOTAL NUMBER OF LOTS CREATED: 2
4. BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)  
 ACS NM448-N6A  
 X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
 Y = 1,507,370.768      GROUND TO GRID  
 ELEVATION = 5061.638      FACTOR - 0.999682224  
 KOAT TVIT  
 X = 1,580,452.068      MAPPING ANGLE - NA  
 Y = 1,533,533.274      GROUND TO GRID  
 ELEVATION = NA      FACTOR - NA
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

6. FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
7. MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBARs WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENTS ARE SHOWN THUS ⊙ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
8. 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344      FAX (505)821-9105





LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_ PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
COMCAST CABLE	DATE

**ALBUQUERQUE PUBLIC SCHOOLS**

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED WITH THE BERNALILLO COUNTY CLERK ON \_\_\_\_\_, 2007 IN BK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACTS K, L, M AND N OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACTS AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S59°49'29"E A DISTANCE OF 785.49 FEET; THENCE,

- S00°36'58"W, 140.00 FEET TO A POINT; THENCE,
- S62°00'00"W, 285.00 FEET TO A POINT; THENCE,
- S34°00'00"W, 185.46 FEET TO A POINT; THENCE,
- N86°00'00"W, 126.45 FEET TO A POINT; THENCE,
- S44°00'00"W, 371.47 FEET TO A POINT; THENCE,
- S05°54'57"W, 75.00 FEET TO A POINT; THENCE,
- S18°00'00"W, 427.75 FEET TO A POINT; THENCE,
- N85°12'39"W, 54.98 FEET TO A POINT; THENCE,
- N00°16'15"E, 27.50 FEET TO A POINT; THENCE,
- S89°45'39"W, 113.61 FEET TO A POINT; THENCE,
- N00°20'44"E, 232.60 FEET TO A POINT; THENCE,
- NORTHEASTERY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25' AND A CHORD BEARING N28°35'11"E A DISTANCE OF 553.86 FEET TO A POINT; THENCE,
- N56°49'38"E, 325.00 FEET TO A POINT; THENCE,
- N68°33'00"E, 104.50 FEET TO A POINT; THENCE,
- NORTHEASTERY, 246.11 FEET ALONG THE ARC OF A CURVE LEFT, SAID CURVE HAVING A RADIUS OF 206.69' AND A CHORD BEARING N34°26'18"E A DISTANCE OF 231.83 FEET TO A POINT; THENCE,
- N00°19'36"E, 10.00 FEET TO A POINT; THENCE,
- S89°40'25"E, 131.97 FEET TO A POINT; THENCE,
- S89°43'41"E, 150.51 FEET TO A POINT; THENCE,
- SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.5941 ACRES MORE OR LESS.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000 MILES
- CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
- TOTAL NUMBER OF LOTS CREATED: 39
- BASIS OF BEARINGS (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE.)
  - ACS NM448-N6A (NAD 1927 & NGVD 1929)
    - X = 366640.72 DELTA ALPHA - 00°15' 24"
    - Y = 1507308.30 GROUND TO GRID
    - ELEVATION = 5058.889 FACTOR - 0.9996784
  - ACS 1-E11 (NAD 1927 & NGVD 1929)
    - X = 367041.31 DELTA ALPHA - 00°15' 22"
    - Y = 1509205.47 GROUND TO GRID
    - ELEVATION = 5113.93 FACTOR - 0.99967536
  - NGS KOAT TVTT (NAD 1927)
    - X = 440206.79 DELTA ALPHA - 00°06'56"
    - Y = 1533471.33 GROUND TO GRID
    - ELEVATION = NA FACTOR -
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
- ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND IS SHOWN THUS ⊙ ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".
- 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 THE 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 PLAN FOR SUBDIVISION.

**PRELIMINARY PLAT OF LOTS K-I THRU K-13, L-I THRU L-II LOTS M-I THRU M-7 & N-I THRU N-8 LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO  
OCTOBER, 2007

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 07DRB-

*[Signature]* 10-11-07  
CITY SURVEYOR DATE

**PRELIMINARY PLAT APPROVED BY DRB ON 11/01/07**

TALOS LOG NO. 2007093810

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS K, L, M AND N INTO 13, 11, 7 AND 8 LOTS RESPECTIVELY.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS K-2 THRU K-13, L-2 THRU L-11, M-2 THRU M-8 AND N-2 THRU N-9 AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

HARVEST LAND, L.L.C. *[Signature]*

RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_ / \_\_\_ / \_\_\_ BY \_\_\_\_\_, OWNER/MANAGER OF HARVEST LAND, L.L.C.

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

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

**B BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

PRELIMINARY PLAT OF LOTS K-I THRU K-13, L-I THRU L-II,  
 LOTS M-I THRU M-7 & N-I THRU N-8  
 LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO  
 OCTOBER, 2007

**ACCESS EASEMENT NOTE:**

ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).

**SURVEY NOTES:**

PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN (). FOUND TRACT PONTS, UNLESS MARKED OTHERWISE ARE 5/8" REBARS WITH YELLOW PLASTIC CAPS MARKED "BORDENAVE, LS NO. 5110" AND ARE SHOWN THUS ●.

**SANITARY SEWER EASEMENT NOTE:**

EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACTS K, L, M AND N CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).

ACS MONUMENT  
 ACS 1-E11  
 Y = 1509205.47  
 X = 367041.31

**TANGENT TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
ROAD MONUMENT TIES			LOT TIES		
TM1	S47°16'11"W	58.65'	TLU13	N81°20'37"E	130.91'
TM2	N83°33'50"E	94.54'	TLU14	N38°29'51"W	46.08'
TM3	S73°11'17"E	68.51'	TLU15	S18°23'35"W	153.96'
TM4	S36°24'10"E	48.08'	TLU16	N05°12'14"E	89.14'
TM5	N73°31'19"E	174.72'	TLU17	S02°11'01"W	90.01'
TM6	S34°54'16"W	107.31'	TLU18	N15°43'39"E	118.11'
TM7	N70°58'12"E	109.14'	TLU19	S23°34'57"W	117.88'
TM8	S35°15'00"E	88.02'	TLU20	N26°47'34"E	170.71'
TM9	N77°39'24"E	57.97'	TLU21	S13°48'49"E	71.35'
TM10	N28°13'21"E	117.51'	TLU22	S85°35'42"W	39.84'
TM11	N42°55'40"W	78.43'	TLU23	S72°28'52"E	91.18'
BOUNDARY LINES			BOUNDARY LINES		
TB1	S00°16'15"W	27.50'	TLU24	N07°12'34"W	17.25'
TB2	N00°19'36"E	10.00'	TLU25	S89°22'06"E	130.25'
TB3	S05°54'57"W	75.00'	TLU26	N69°00'52"W	102.22'
TB4	N85°12'39"W	54.98'	TLU27	S30°48'50"W	139.04'
LOT TIES			LOT TIES		
TLU1	N44°30'07"E	132.00'	TLU30	N03°42'01"E	85.28'
TLU2	N08°18'40"E	88.28'	TLU31	N79°32'52"E	136.99'
TLU3	S49°44'38"E	106.93'	TLU32	N49°51'24"E	48.75'
TLU4	S29°08'12"W	252.53'	TLU33	N72°45'49"E	168.75'
TLU5	S89°24'24"E	82.80'	TLU34	N50°54'01"E	87.32'
TLU6	S38°38'12"W	195.01'	TLU35	N66°10'05"E	249.49'
TLU7	S11°51'43"E	179.62'	TLU36	N53°11'12"E	151.15'
TLU8	S53°12'55"W	141.66'	TLU37	S54°17'53"W	117.78'
TLU9	S31°10'49"E	129.20'	TLU38	S08°50'54"W	129.68'
TLU10	S76°48'22"W	85.75'			
TLU11	S65°58'06"E	112.75'			
TLU12	N46°27'26"W	65.39'			

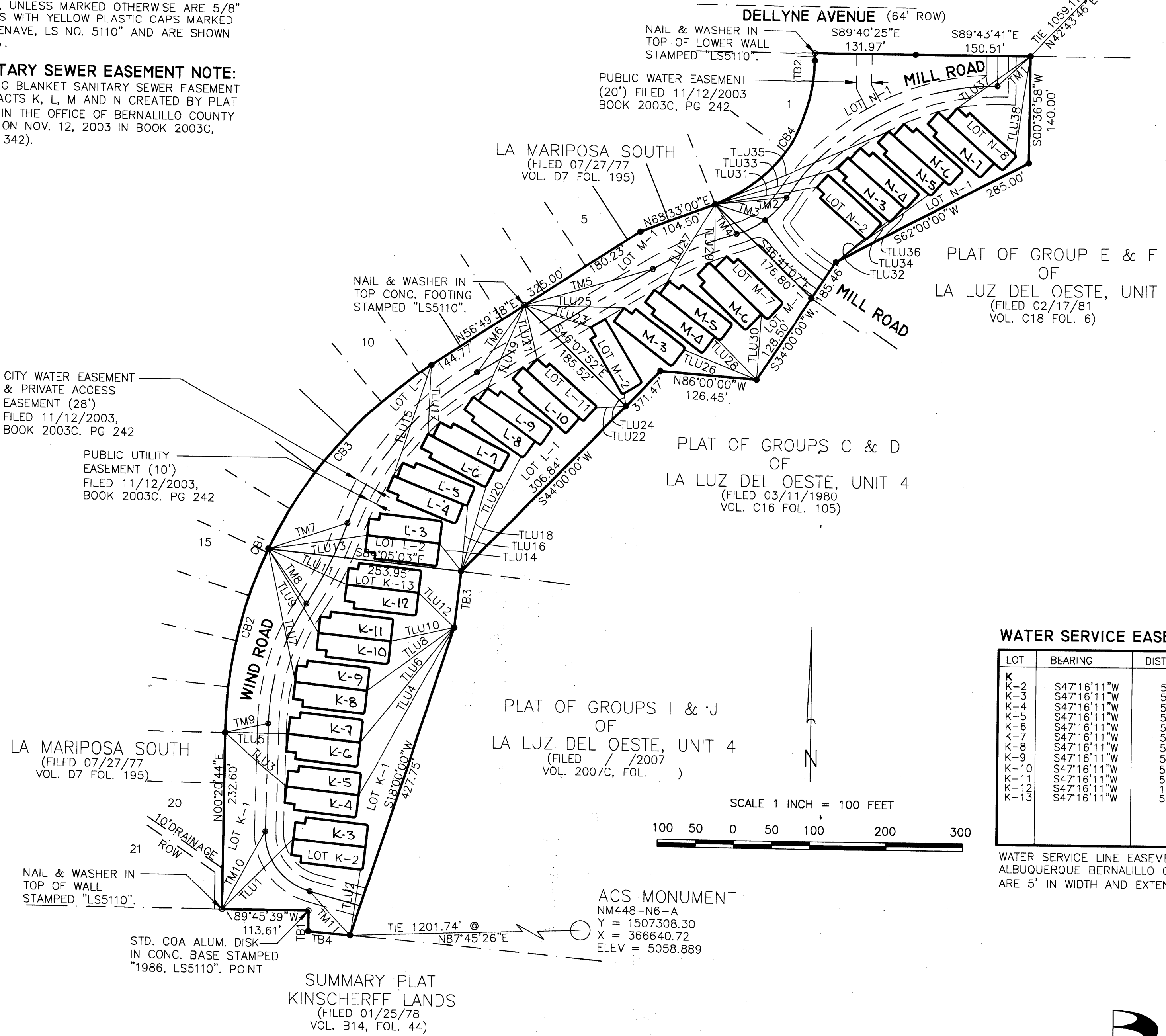
**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
BOUNDARY LINES					
CB1	56°28'54"	585.25'	576.93'	553.86'	N28°35'11"E
CB2	24°30'22"	585.25'	250.32'	248.42'	N12°35'55"E
CB3	31°58'32"	585.25'	326.61'	322.39'	N40°50'22"E
CB4	68°13'24"	206.69'	246.11'	231.83'	N34°26'18"E

**WATER SERVICE EASEMENT TABLE**

LOT	BEARING	DISTANCE	LOT	BEARING	DISTANCE	LOT	BEARING	DISTANCE
K			L			N		
K-2	S47°16'11"W	58.65'	L-2	N67°28'50"E	153.79'	N-2	N67°28'50"E	153.79'
K-3	S47°16'11"W	58.65'	L-3	N67°28'50"E	153.79'	N-3	N67°28'50"E	153.79'
K-4	S47°16'11"W	58.65'	L-4	N67°28'50"E	153.79'	N-4	N67°28'50"E	153.79'
K-5	S47°16'11"W	58.65'	L-5	N67°28'50"E	153.79'	N-5	N67°28'50"E	153.79'
K-6	S47°16'11"W	58.65'	L-6	N67°28'50"E	153.79'	N-6	N67°28'50"E	153.79'
K-7	S47°16'11"W	58.65'	L-7	N67°28'50"E	153.79'	N-7	N67°28'50"E	153.79'
K-8	S47°16'11"W	58.65'	L-8	N67°28'50"E	153.79'	N-8	N67°28'50"E	153.79'
K-9	S47°16'11"W	58.65'	L-9	N67°28'50"E	153.79'	N-9	N67°28'50"E	153.79'
K-10	S47°16'11"W	58.65'	M					
K-11	S47°16'11"W	58.65'	M-2	N67°28'50"E	153.79'			
K-12	S47°16'11"W	11.00'	M-3	N67°28'50"E	153.79'			
K-13	S47°16'11"W	58.65'	M-4	N67°28'50"E	153.79'			
			M-5	N67°28'50"E	153.79'			
			M-6	N67°28'50"E	153.79'			
			M-7	N67°28'50"E	153.79'			
			M-8	N67°28'50"E	153.79'			

WATER SERVICE LINE EASEMENT NOTES: WATER SERVICE LINE EASEMENTS ARE GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT. WATER LINE EASEMENTS ARE 5' IN WIDTH AND EXTEND FROM THE EXISTING WATER EASEMENT TO THE NEWLY FORMED LOTS.



SUMMARY PLAT  
 KINSCHERFF LANDS  
 (FILED 01/25/78  
 VOL. B14, FOL. 44)

**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

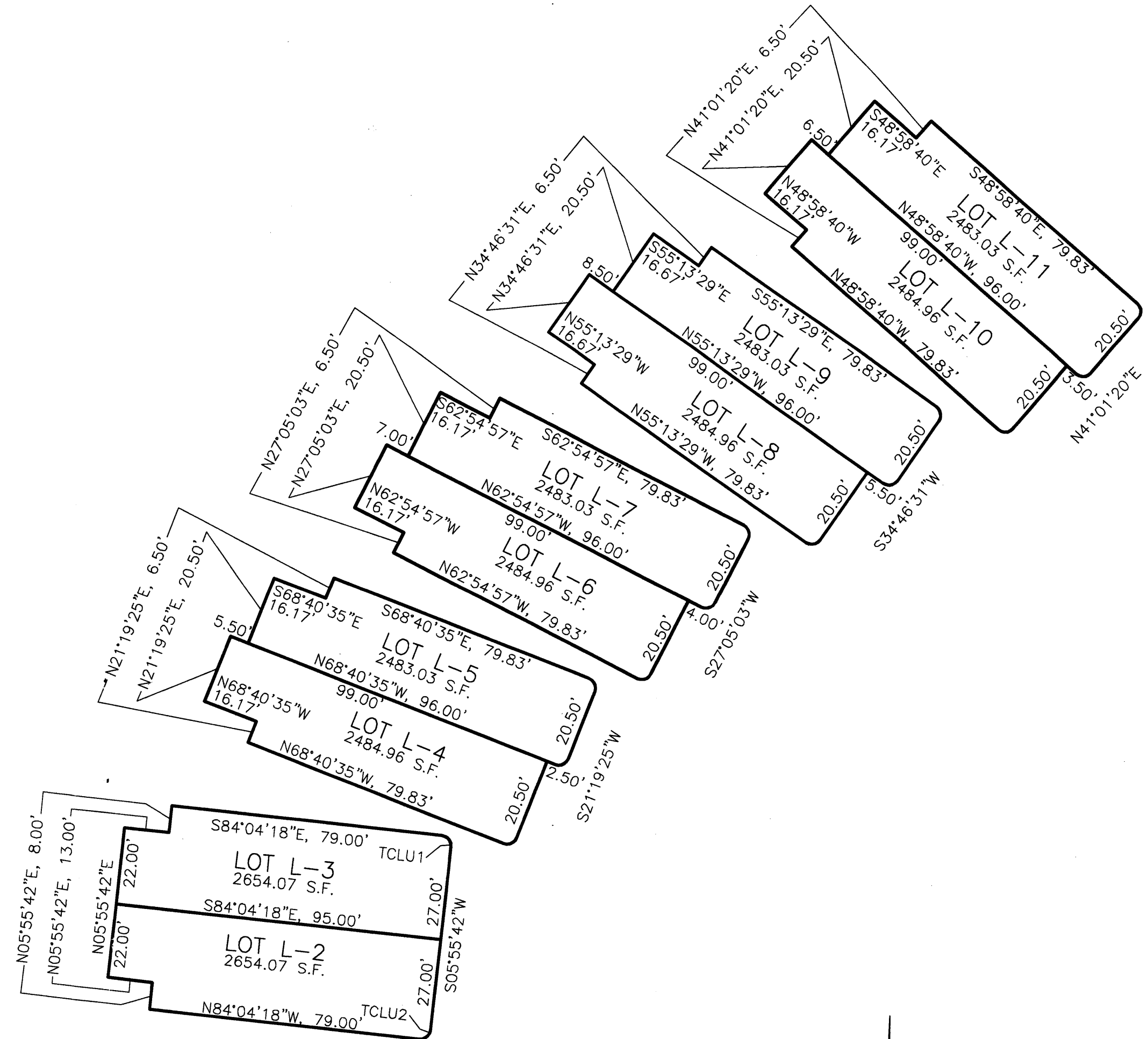
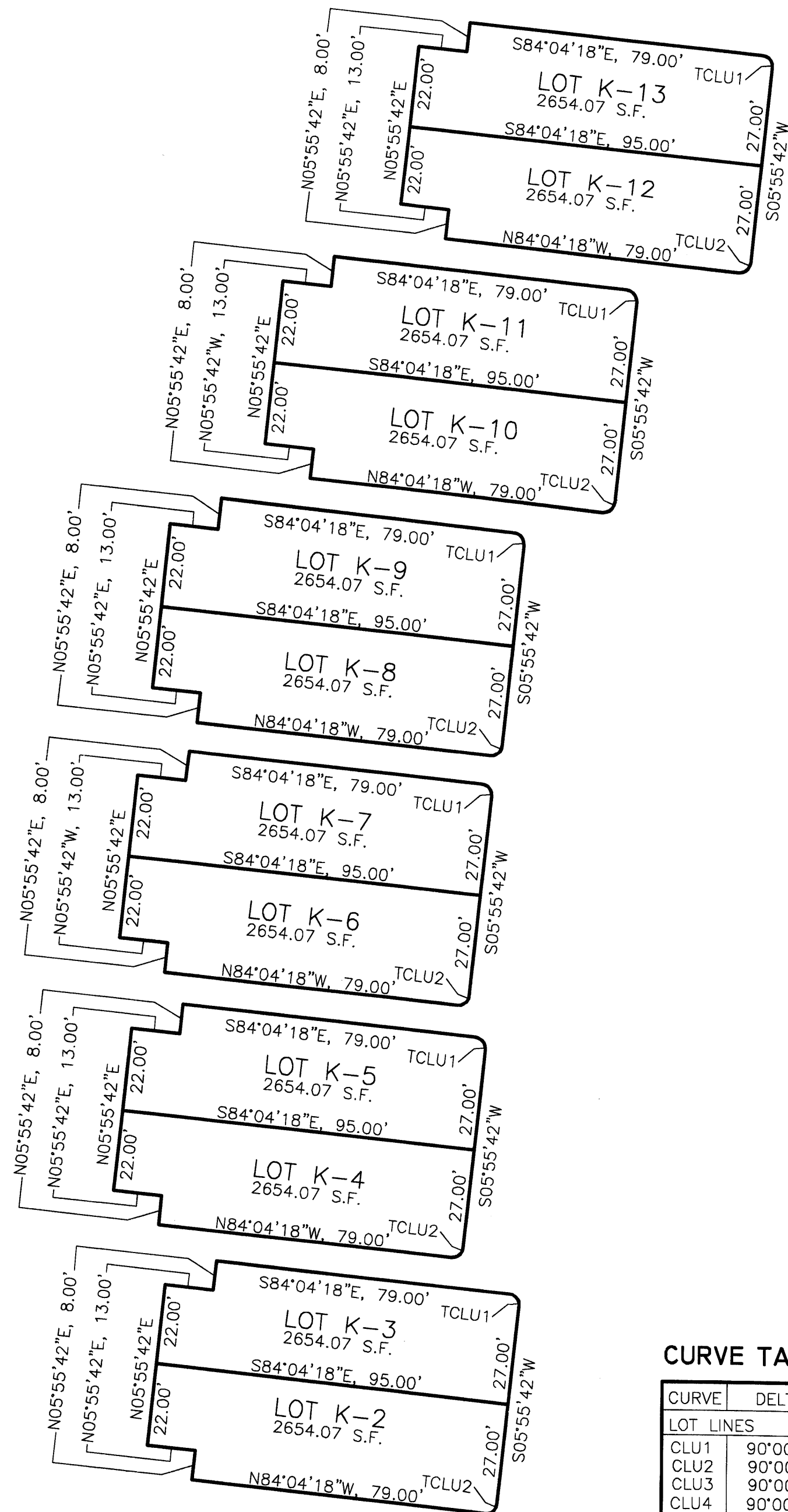
**SURVEY NOTE:**

PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO  
STATE PLANE (CENTRAL ZONE) GRID BEARINGS  
ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

**PRELIMINARY PLAT OF LOTS K-I THRU K-13, L-I THRU L-II,  
LOTS M-I THRU M-7 & N-I THRU N-8  
LA LUZ DEL OESTE, UNIT 4**

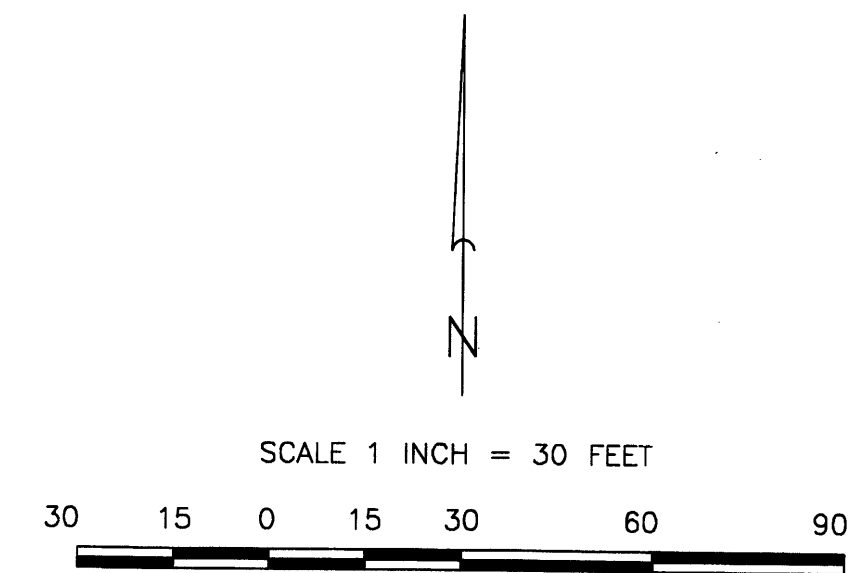
ALBUQUERQUE, NEW MEXICO

OCTOBER, 2007



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LOT LINES					
CLU1	90°00'00"	5.00'	7.85'	7.07'	N62°30'00"E
CLU2	90°00'00"	5.00'	7.85'	7.07'	N27°30'00"W
CLU3	90°00'00"	5.00'	7.85'	7.07'	N88°00'00"E
CLU4	90°00'00"	5.00'	7.85'	7.07'	N02°00'00"W



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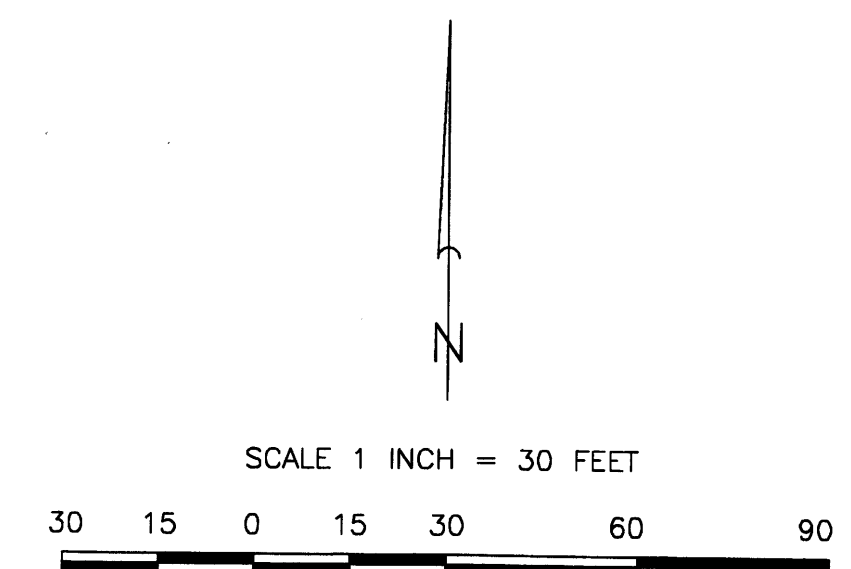
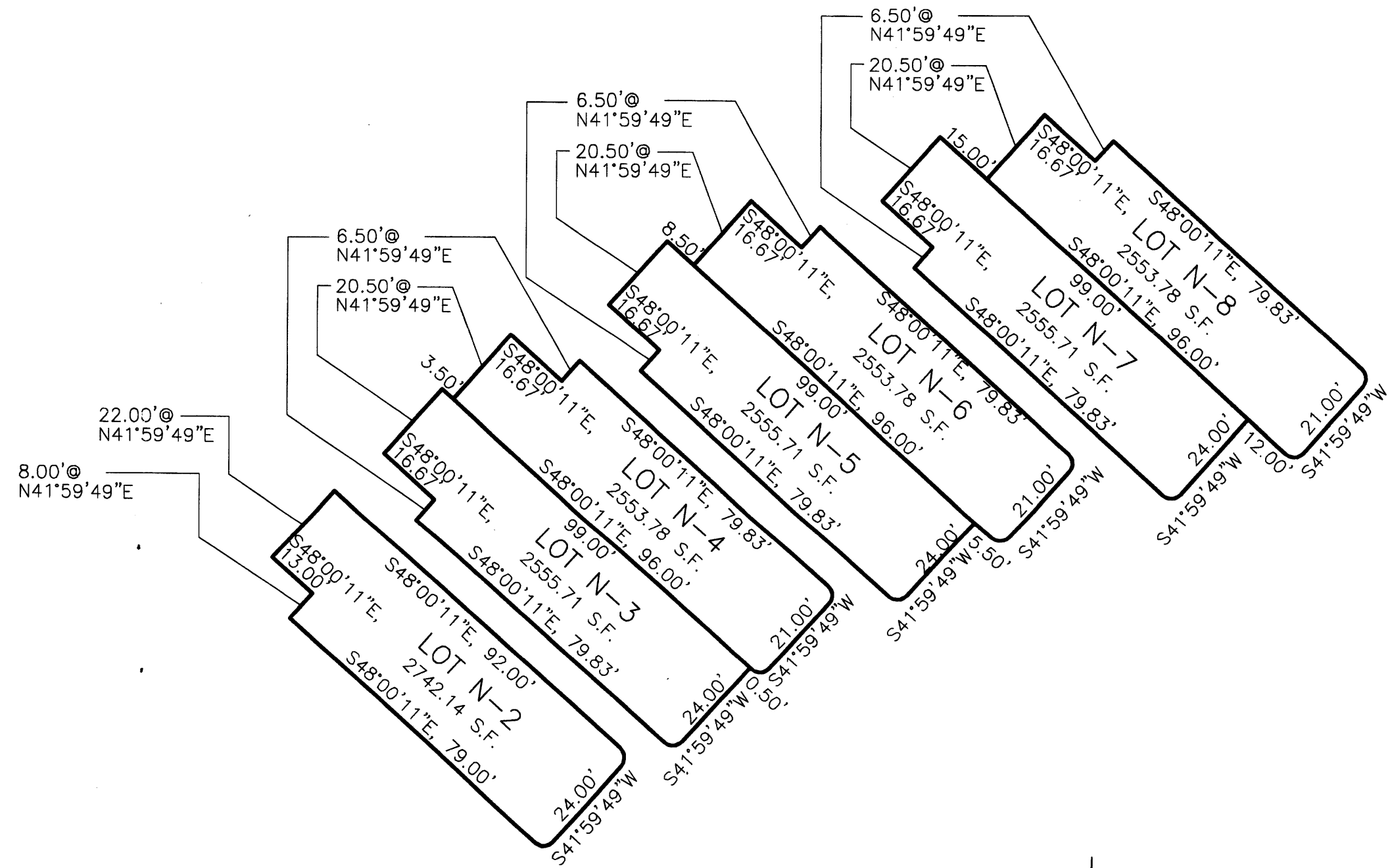
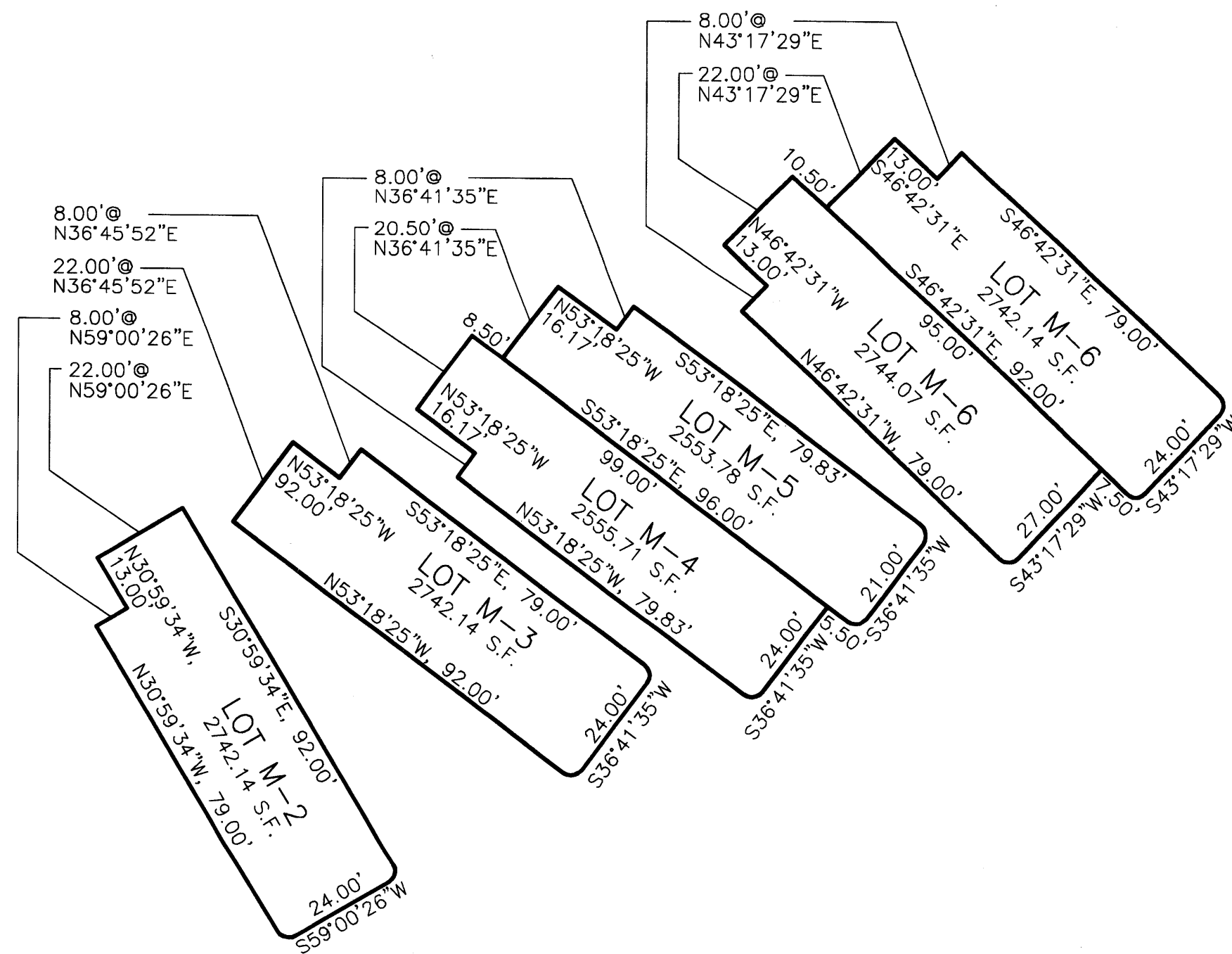
**SURVEY NOTE:**  
 PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO  
 STATE PLANE (CENTRAL ZONE) GRID BEARINGS  
 ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

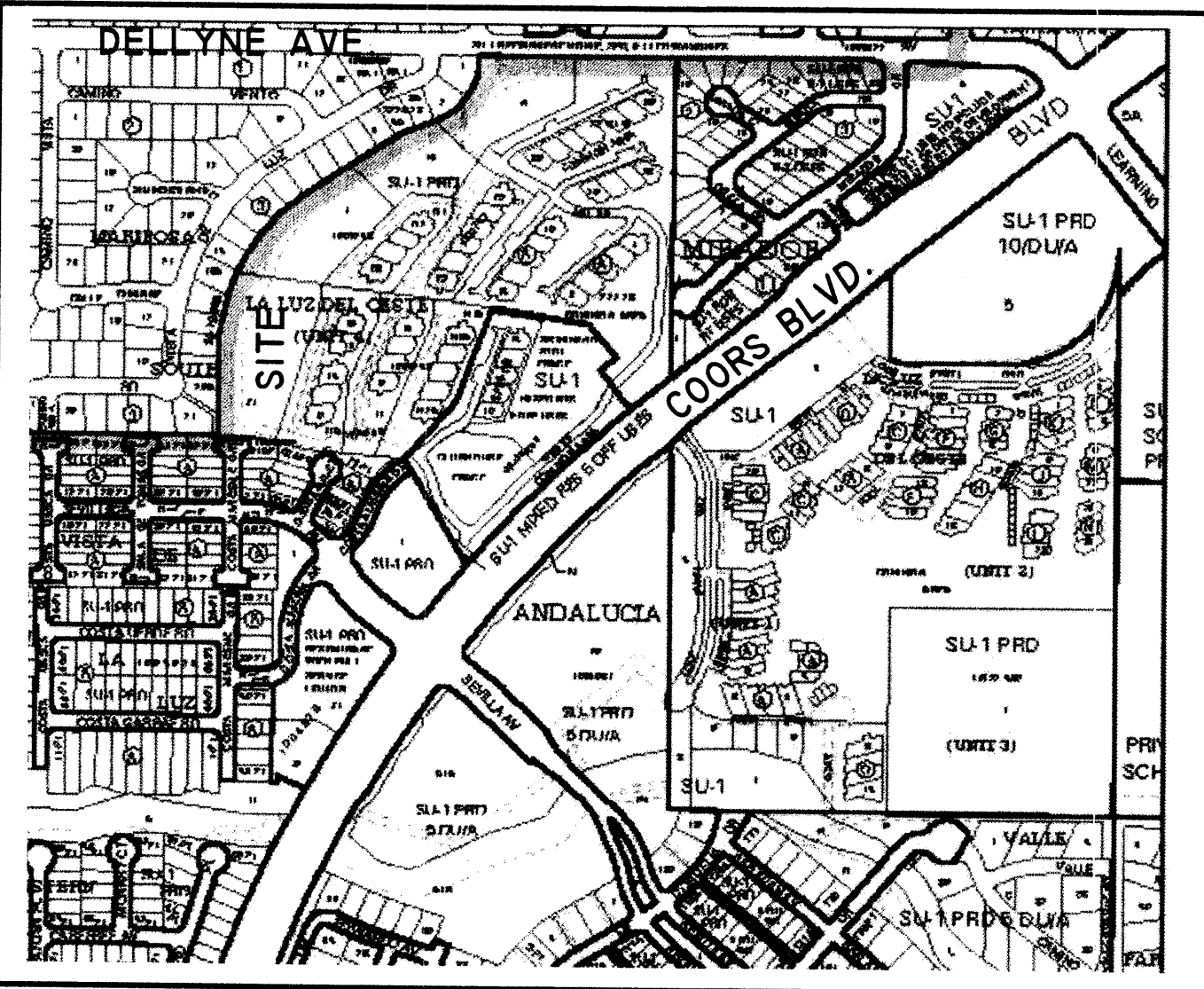
PRELIMINARY PLAT OF LOTS K-I THRU K-13, L-I THRU L-II,  
 LOTS M-I THRU M-7 & N-I THRU N-8  
**LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO  
 OCTOBER, 2007

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LOT LINES					
CLU5	90°00'00"	5.00'	7.85'	7.07'	N88°00'00"E
CLU6	90°00'00"	5.00'	7.85'	7.07'	N02°00'00"W
CLU7	90°00'00"	5.00'	7.85'	7.07'	S73°00'00"E
CLU8	90°00'00"	5.00'	7.85'	7.07'	N17°00'00"W





LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS /d/b/a CENTURYLINK 8/14/13  
 DATE  
 PUBLIC SERVICE CO. OF NEW MEXICO 8/14/13  
 DATE  
 NEW MEXICO GAS CO. 8/13/2013  
 DATE  
 COMCAST CABLE 8/14/13  
 DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PROJECT#: 1006902  
 DATE: 2-12-14  
 APP#: 14-7003  
 (FP)

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT K-1 OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 2011 IN BK. 2011C. PG. 30 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT BEARS A DISTANCE OF 1387.17 FEET; THENCE,  
 S05°58'32"W, 74.99 FEET TO A POINT; THENCE,  
 S18°03'35"W, 411.30 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT; THENCE,  
 N74°50'09"W, 48.58 FEET TO A POINT; THENCE,  
 S89°42'48"W, 12.75 FEET TO A POINT; THENCE,  
 N00°22'46"E, 3.77 FEET TO A POINT; THENCE,  
 N89°38'27"W, 113.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT; THENCE,  
 N00°26'21"E, 232.82 FEET TO A POINT; THENCE,  
 NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING N28°35'11"E A DISTANCE OF 553.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT, THENCE,  
 S84°00'32"E, 253.74 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 2.5911 ACRES MORE OR LESS.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT K-1 INTO 10 LOTS AND GRANT PUBLIC WATER LINE AND PRIVATE ACCESS EASEMENTS.

**ALBUQUERQUE PUBLIC SCHOOLS**

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED WITH THE BERNALILLO COUNTY CLERK ON AUG. 05, 2013 AS DOCUMENT NO. 2013087246.

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110  
 08/13/13



PLAT OF LOTS K-1-A & K-2 THRU K-10  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2014

**APPROVALS**

PROJECT NO: 1006902 APPLICATION NO: 13DRB-

<u>Paul P. Acosta</u>	8-14-13
CITY OF ALBUQUERQUE SURVEYOR	DATE
<u>Raymond M. Moran</u>	8-14-13
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**FREE CONSENT AND DEDICATION**

The subdivision of the land described on this plat is with the free consent of and in accordance with the desire of the undersigned owner of the land. The owner does hereby:

Warrant that they hold among them complete and indefeasible title, in fee simple, to the land subdivided,  
 Grant specific surface and subsurface water line access easements as delineated on this plat;  
 Acknowledge existing easements as shown on this plat;  
 Designate numbered parcels K-2 thru K-10, as delineated on this plat as 'Living Units';  
 Designate all areas shown on this plat which are not 'Living Units' as 'Common Areas' and certain portions of the 'Common Areas' as 'Easements'. these 'Common Areas' are intended for use by the owners of 'Living Units' in La Luz Del Oeste, Unit 4 as set forth in the 'Declaration of Planned Residential Community' filed March 11, 1980 in Bk. Misc 758, Pg. 768-783 in the Office of the Bernalillo County Clerk, New Mexico. and, state that maintenance of these 'Common Areas' is the responsibility of the 'Homeowners Association'. these 'Common Areas' are not dedicated to any municipality or to the general public for any purpose but are subject to easements granted by this free consent and dedication of the owner; these 'Common Areas' are hereby subjected to pedestrian and vehicular access easements for the benefit of the owners of 'Living Units', across such portions of the 'Common Areas' as are improved for such purposes, and

state that this subdivision lies within the subdivision regulation jurisdiction of the City of Albuquerque, New Mexico.

No land shown on this plat is dedicated for public use or for the use of owners of parcels fronting or adjacent to the land shown on this plat except as indicated in the aforementioned 'Declaration of Planned Residential Community'.

LPP MORTGAGE LTD.  
 a Texas Limited Partnership.  
 By: Michael D. Wyant  
 Name: MICHAEL D. WYANT Title: AUTHORIZED SIGNATORY

STATE OF TEXAS )  
 COUNTY OF COLLIN ) SS

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, Authorized Signatory of Property Acceptance Corp., a Texas Corporation, General Partner of LPP MORTGAGE, LTD., a Texas Limited Partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of Property Acceptance Corp. a Texas corporation, General Partner of LPP Mortgage LTD., a Texas Limited Partnership.

Given under my hand and seal of office this 12 day of August, 2013

Notary Public in and for the State of Texas  
 My Commission Expires: Nov 8, 2014

By: Elizabeth S. Francis  
 Name:



**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

# PLAT OF LOTS K-1-A & K-2 THRU K-10 LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 2014

### TANGENT TABLE

LINE	FIELD		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
PLAT BOUNDARY LINES				
L1	N74°50'09"W	13.44'	N74°52'36"W	13.44'
L2	N74°50'09"W	48.58'	N74°52'36"W	48.58'
L3	S89°42'48"W	12.75'	S89°40'21"W	12.75'
L4	N00°22'46"E	3.77'	N00°20'19"E	3.77'
L5	N89°38'27"W	113.71'	N89°40'54"W	113.71'
ROAD CENTERLINE				
L6	N75°00'00"W	67.19'		
L7	N01°00'00"E	141.47'		
PARKING AREA				
L8	N70°10'17"W	15.52'		
L9	S70°10'17"E	15.52'		
LOT TIES				
L10	S23°49'06"W	294.19'		
L11	S32°49'02"W	224.20'		
L12	S47°23'28"W	160.09'		
L13	S70°16'21"W	92.31'		
L14	N44°55'05"W	63.40'		
ROAD MONUMENTATION TIES				
L15	N05°40'42"E	24.85'		
L16	S22°56'58"E	141.31'		
L17	N78°52'10"E	58.67'		
L18	S35°16'42"E	89.04'		
PARKING AREA TIE				
L19	S00°35'07"W	97.79'		

LINE	BEARING	DISTANCE
WATER SERVICE EASEMENTS		
L20	N84°04'14"W	16.06'
L21	"	19.93'
L22	"	11.93'
L23	"	12.80'
L24	"	12.87'
L25	"	12.58'
L26	"	23.28'
L27	"	20.04'
L28	"	23.00'
L29	"	18.92'

### CURVE TABLE

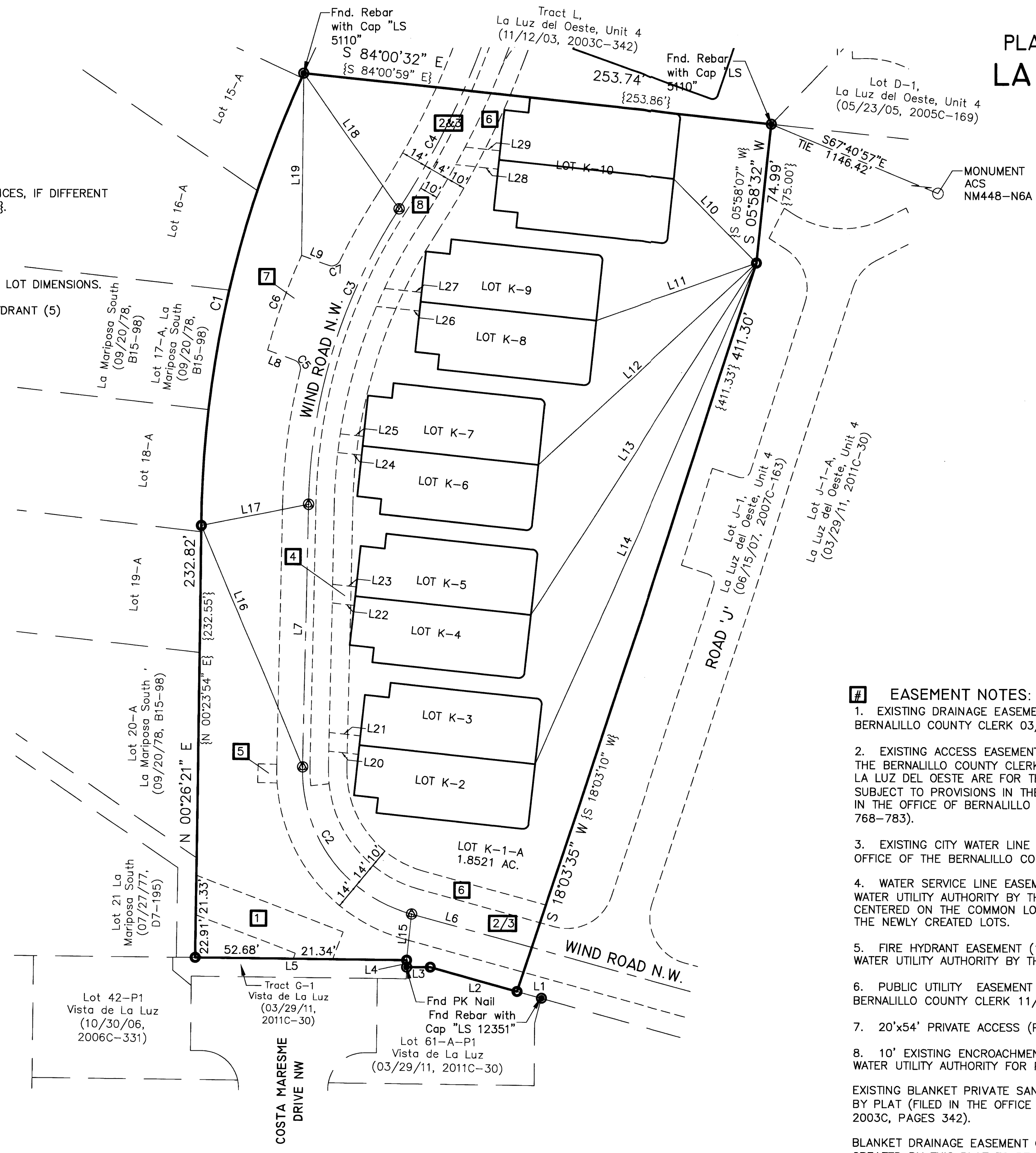
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
PLAT BOUNDARY LINES					
C1	56°28'54"	585.25'	576.93'	553.86'	N28°35'11"E
record		585.25'			
C2	76°00'00"	80.00'	106.12'	98.51'	N37°00'00"W
C3	32°00'00"	300.00'	167.55'	165.38'	N17°00'00"E
C4	08°45'15"	475.00'	72.57'	72.50'	N28°37'22"E
C5	84°14'54"	5.00'	7.35'	6.71'	N28°02'51"W
C6	09°15'47"	334.00'	54.00'	53.93'	N19°49'43"E
C7	84°14'54"	5.00'	7.35'	6.71'	N67°42'16"E

### EASEMENT NOTES:

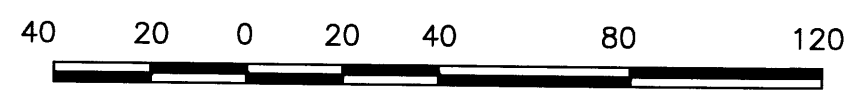
- EXISTING DRAINAGE EASEMENT (20' WIDE) CREATED BY DOCUMENT (FILED IN OFFICE OF THE BERNALILLO COUNTY CLERK 03/05/2008, DOCUMENT NO. 2008025647).
  - EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
  - EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - WATER SERVICE LINE EASEMENTS ARE GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT. SERVICE LINE EASEMENTS ARE 10' IN WIDTH, CENTERED ON THE COMMON LOT LINE AND EXTEND FROM THE EXISTING WATER EASEMENT TO THE NEWLY CREATED LOTS.
  - FIRE HYDRANT EASEMENT (10'x10') IS GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
  - PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 342).
  - 20'x54' PRIVATE ACCESS (PARKING) EASEMENT GRANTED BY THIS PLAT.
  - 10' EXISTING ENCROACHMENT AGREEMENT WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR PRIVATE SANITARY SEWER FACILITY.
- EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON LOT K AND TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).
- BLANKET DRAINAGE EASEMENT ON LOT K-1-A FOR THE BENEFIT OF OF LOTS K2 THRU K10 CREATED BY THIS PLAT TO BE MAINTAINED BY THE 'HOMEOWNERS ASSOCIATION' REFERENCED ON SHEET 1 OF 3 OF THIS PLAT.

**SURVEY NOTE:**  
RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN { }.

**PLAT NOTES:**  
1. SEE SHEET 3 FOR TYPICAL LOT DIMENSIONS.  
2. SEE SHEET 3 FOR FIRE HYDRANT (5) EASEMENT DIMENSIONS.



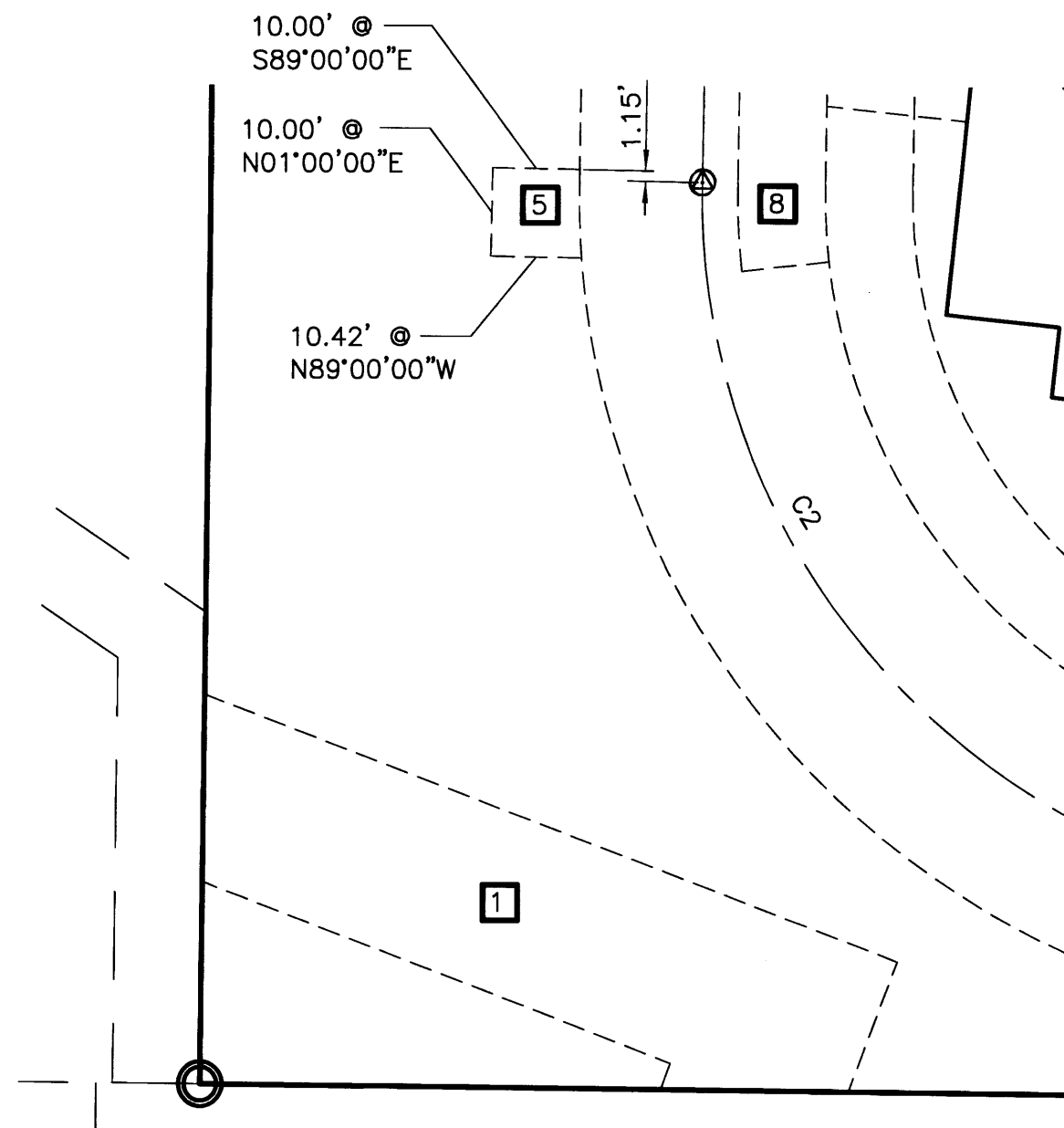
SCALE 1 INCH = 40 FEET



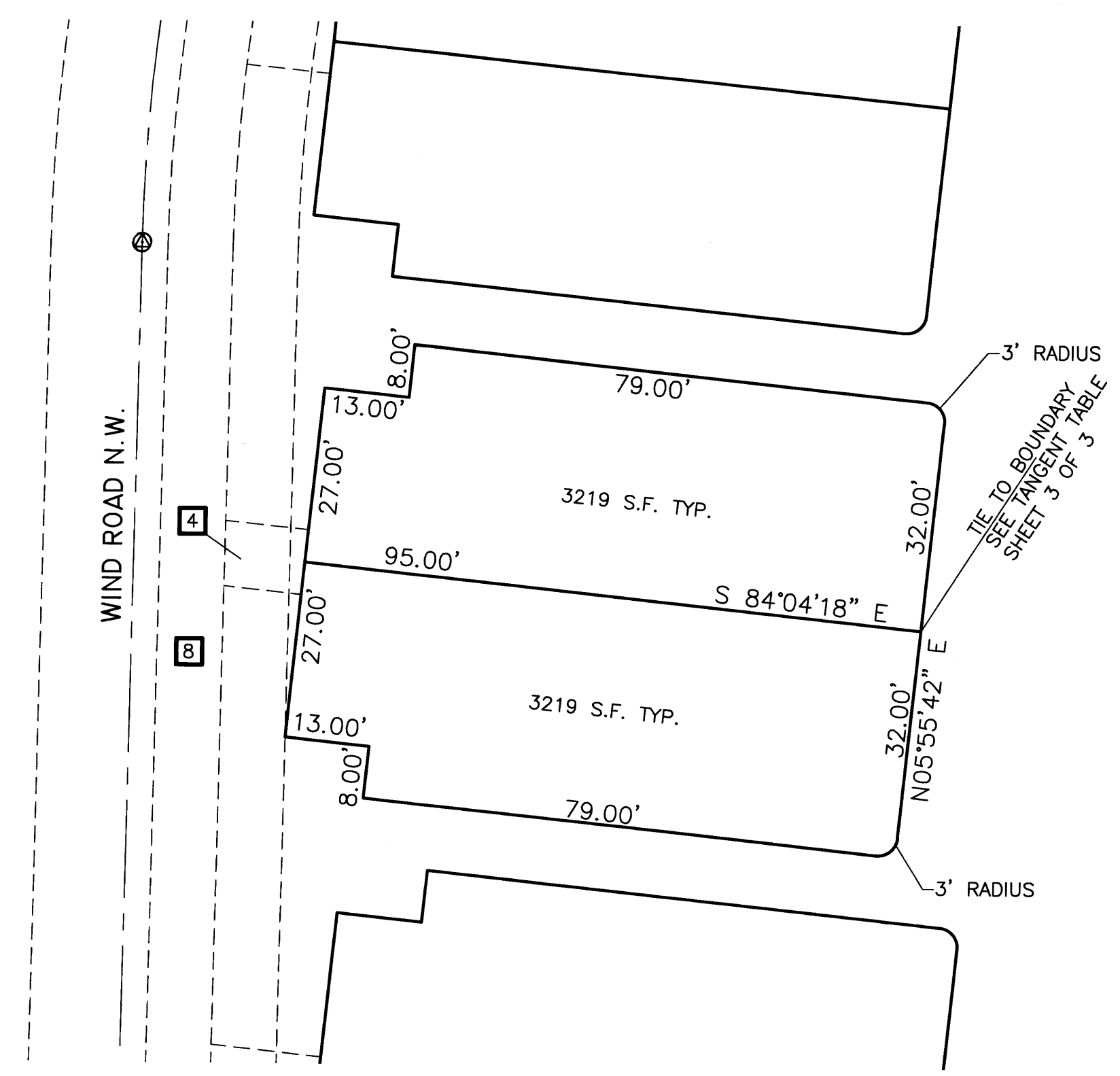


PLAT OF LOTS K-1-A & K-2 THRU K-10  
LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 2014



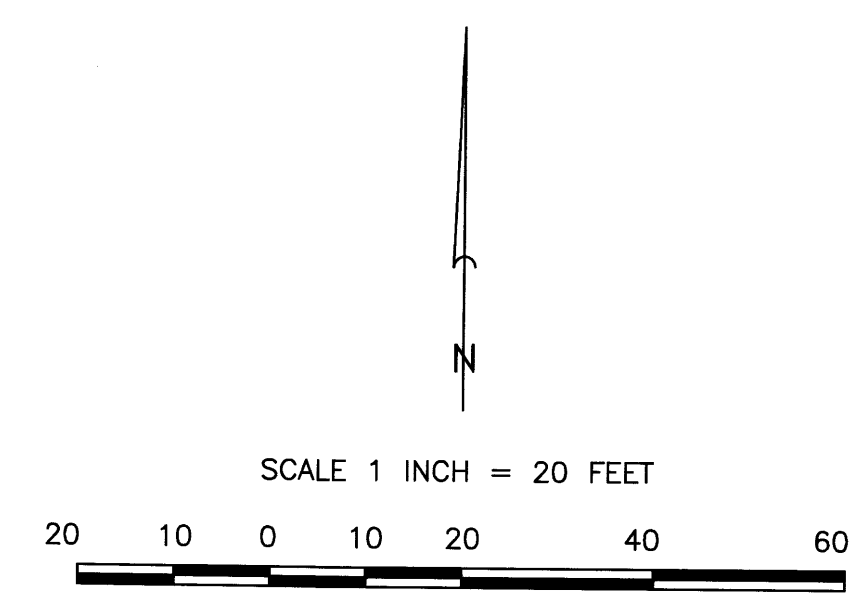
FIRE HYDRANT EASEMENT



TYPICAL LOT DIMENSIONS

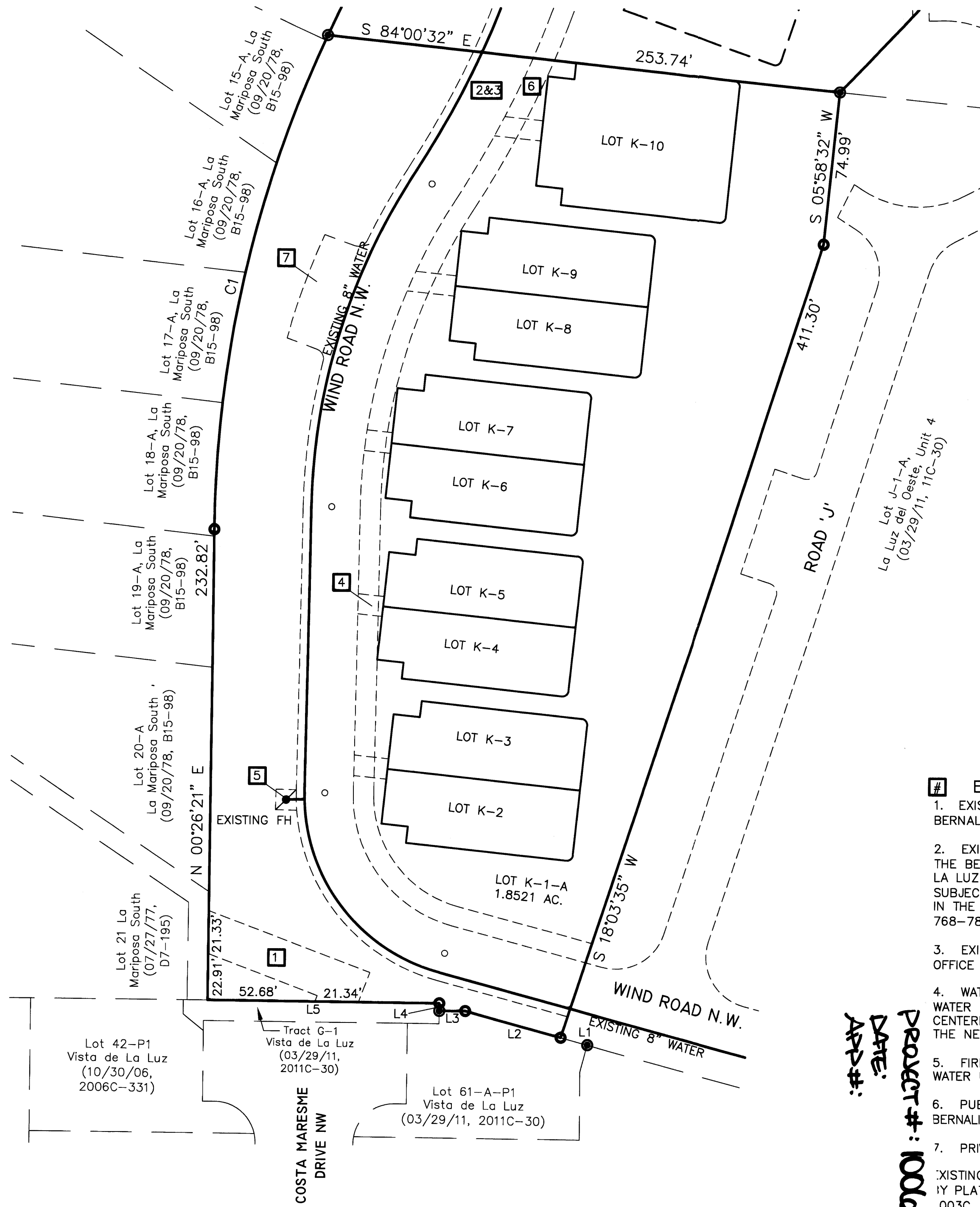
NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- TOTAL NUMBER OF LOTS CREATED: 10
- BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)  
ACS NM448-N6A  
X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
Y = 1,507,370.768      GROUND TO GRID  
ELEVATION = 5061.638      FACTOR - 0.999682224  
KOAT TVTT  
X = 1,580,452.068      MAPPING ANGLE - NA  
Y = 1,533,533.274      GROUND TO GRID  
ELEVATION = NA      FACTOR - NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBAR WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS ⊙ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



**B** BORDENAVE DESIGNS  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344      FAX (505)821-9105

EXISTING INFRASTRUCTURE  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2013

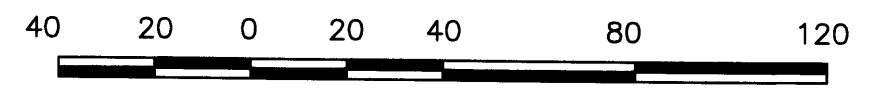


**# EASEMENT NOTES:**

1. EXISTING DRAINAGE EASEMENT (20' WIDE) CREATED BY DOCUMENT (FILED IN OFFICE OF THE BERNALILLO COUNTY CLERK 0E/05/2008, DOCUMENT NO. 2008025647).
  2. EXISTING ACCESS EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 242). ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
  3. EXISTING CITY WATER LINE EASEMENT (28' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 242).
  4. WATER SERVICE LINE EASEMENTS ARE GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT. SERVICE LINE EASEMENTS ARE 10' IN WIDTH, CENTERED ON THE COMMON LOT LINE AND EXTEND FROM THE EXISTING WATER EASEMENT TO THE NEWLY CREATED LOTS.
  5. FIRE HYDRANT EASEMENT (10'x10') IS GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
  6. PUBLIC UTILITY EASEMENT (10' WIDE) WAS CREATED BY PLAT (FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK 11/12/2003, BOOK 2003C, PG 242).
  7. PRIVATE ACCESS (PARKING) EASEMENT GRANTED BY THIS PLAT.
- EXISTING BLANKET PRIVATE SANITARY SEWER EASEMENT ON LOT K AND TRACT L WAS CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 003C, PAGES 342).

DATE: \_\_\_\_\_  
 APP#: \_\_\_\_\_  
 PROJECT #: 1006902

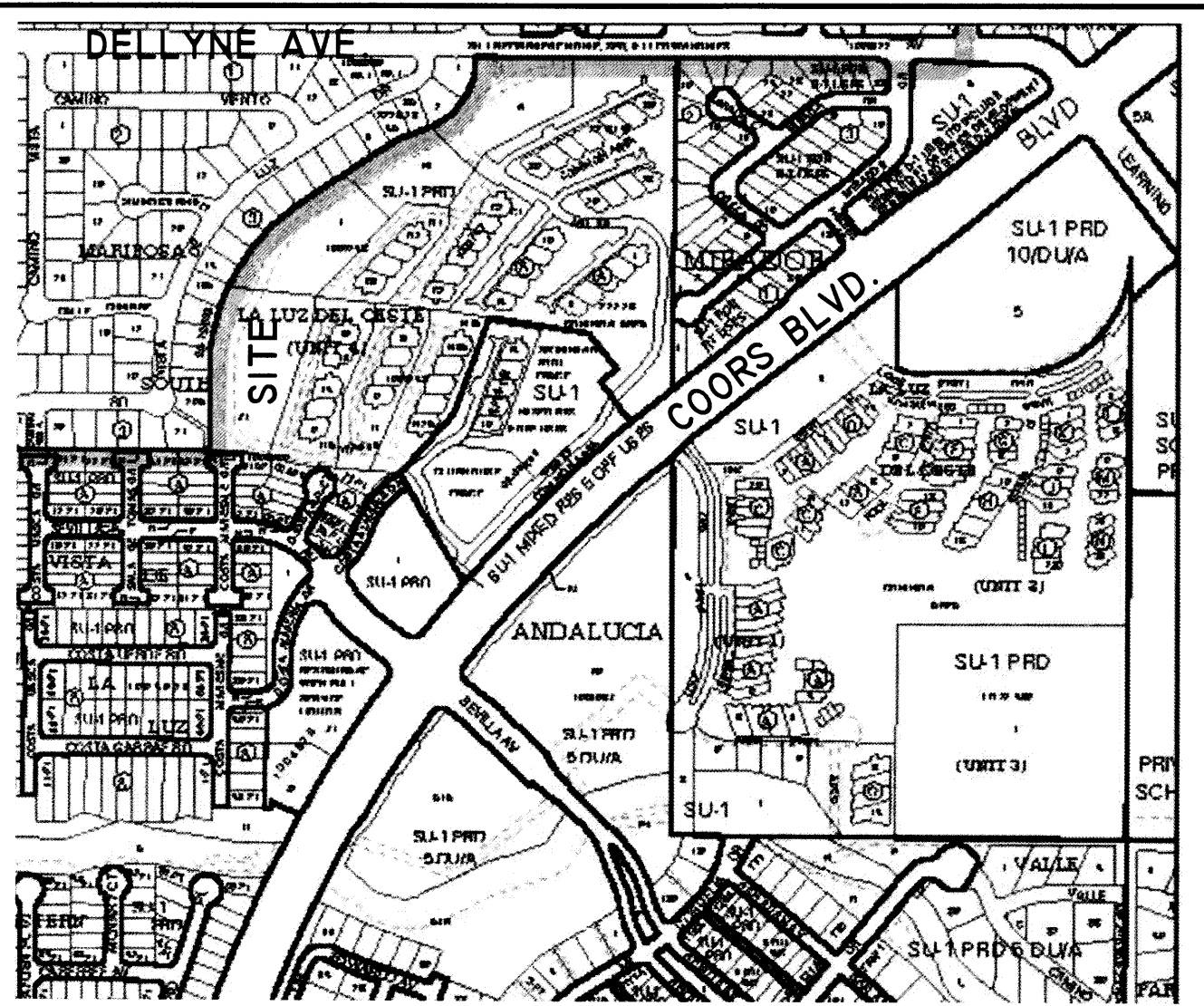
SCALE 1 INCH = 40 FEET



**B** BORDENAVE DESIGNS  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105



PRELIMINARY PLAT OF LOTS K-1-A & K-2 THRU K-10  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2013



**LOCATION MAP** ZONE ATLAS SHEET F-11  
 SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT K-1 OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 2011 IN BK. 2011C. PG. 30 AND MOR PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT ACS 1\_E11 BEARS N44°58'42"E A DISTANCE OF 1387.61 FEET; THENCE, S05°58'32"W, 74.99 FEET TO A POINT; THENCE, S18°03'35"W, 411.30 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT; THENCE, N74°50'09"W, 13.44 FEET TO A POINT; THENCE, S89°42'48"W, 12.75 FEET TO A POINT; THENCE, N00°22'46"E, 3.77 FEET TO A POINT; THENCE, 89°38'27"W, 113.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT; THENCE, N00°26'21"E, 232.82 FEET TO A POINT; THENCE, NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING N28°35'11"E A DISTANCE OF 553.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT, THENCE, S84°00'32"E, 253.74 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 2.5911 ACRES MORE OR LESS.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT K-1 INTO 11 LOTS AND GRANT PUBLIC WATER LINE AND PRIVATE ACCESS EASEMENTS.

**ALBUQUERQUE PUBLIC SCHOOLS**

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED WITH THE BERNALILLO COUNTY CLERK ON \_\_\_\_\_, 2013 IN BK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_.

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



**APPROVALS**

PROJECT NO: 1006902 APPLICATION NO: 13DRB--

CITY OF ALBUQUERQUE SURVEYOR	DATE
PARKS AND RECREATION DEPARTMENT	DATE
MAFCA	DATE
CITY ENGINEER	DATE
3CWUA	DATE
AFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT #: 1006902  
 DATE: \_\_\_\_\_  
 APP#: \_\_\_\_\_

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE WATER LINE ACCESS EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS K-2 THRU K-10, AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; THESE 'COMMON AREAS' ARE HEREBY SUBJECTED TO PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS FOR THE BENEFIT OF THE OWNERS OF 'LIVING UNITS', ACROSS SUCH PORTIONS OF THE 'COMMON AREAS' AS ARE IMPROVED FOR SUCH PURPOSES, AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

LAS VENTANAS HOMES, L.L.C.

T. SCOTT ASHCRAFT, GENERALMANAGER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_/\_\_\_\_/\_\_\_\_ BY \_\_\_\_\_, GENERAL MANAGER OF LAS VENTANAS HOMES, L.L.C.

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

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

**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

**PUBLIC UTILITY EASEMENT APPROVALS**

QWEST COMMUNICATIONS	DATE
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS CO.	DATE
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

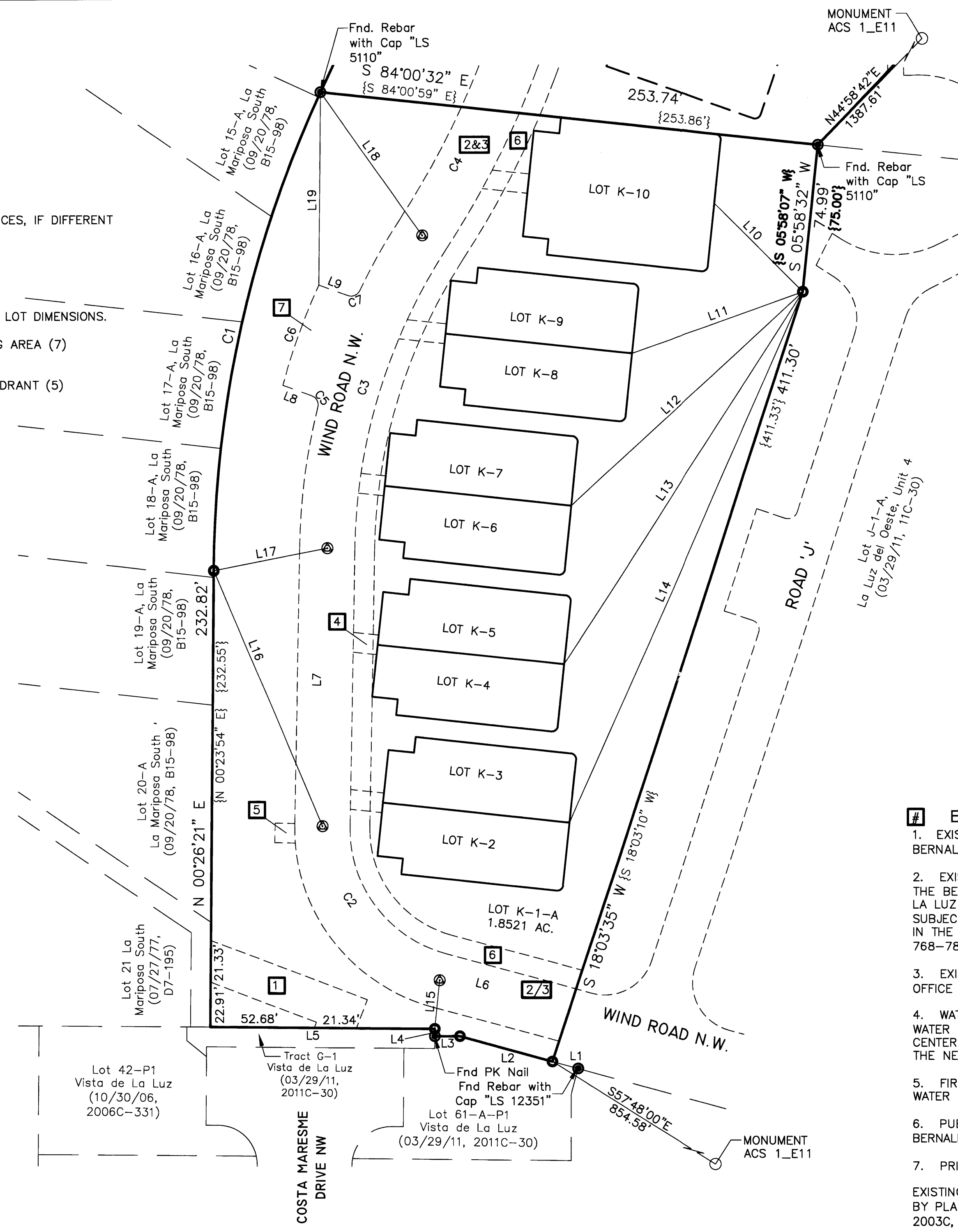
PRELIMINARY PLAT OF LOTS K-I-A & K-2 THRU K-10  
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 ALBUQUERQUE, NEW MEXICO  
 JULY, 2013

**SURVEY NOTE:**

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN {}.

**PLAT NOTES:**

1. SEE SHEET 3 FOR TYPICAL LOT DIMENSIONS.
2. SEE SHEET 3 FOR PARKING AREA (7) EASEMENT DIMENSIONS.
3. SEE SHEET 3 FOR FIRE HYDRANT (5) EASEMENT DIMENSIONS.



**TANGENT TABLE**

LINE	FIELD		RECORD	
	BEARING	DISTANCE	BEARING	DISTANCE
<b>PLAT BOUNDARY LINES</b>				
L1	N74°50'09"W	13.44'	N74°52'36"W	13.44'
L2	N74°50'09"W	48.58'	N74°52'36"W	48.58'
L3	S89°42'48"W	12.75'	S89°40'21"W	12.75'
L4	N00°22'46"E	3.77'	N00°20'19"E	3.77'
L5	N89°38'27"W	113.71'	N89°40'54"W	113.71'
<b>ROAD CENTERLINE</b>				
L6	N75°00'00"W	67.19'		
L7	N01°00'00"E	141.47'		
<b>PARKING AREA</b>				
L8	N70°10'17"W	15.52'		
L9	S70°10'17"E	15.52'		
<b>LOT TIES</b>				
L10	S23°49'06"W	294.19'		
L11	S32°49'02"W	224.20'		
L12	S47°23'28"W	160.09'		
L13	S70°16'21"W	92.31'		
L14	N44°55'05"W	63.40'		
<b>ROAD MONUMENTATION TIES</b>				
L15	N05°40'42"E	24.85'		
L16	S22°56'58"E	141.31'		
L17	N78°52'10"E	58.67'		
L18	S35°16'42"E	89.04'		
<b>PARKING AREA TIE</b>				
L19	S00°35'07"W	97.79'		

**CURVE TABLE**

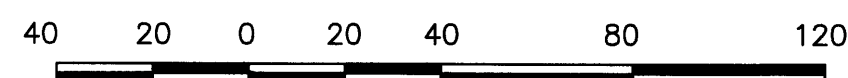
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>PLAT BOUNDARY LINES</b>					
C1	56°28'54"	585.25'	576.93'	553.86'	N28°35'11"E
record	-	585.25'	-	-	-
C2	76°00'00"	80.00'	106.12'	98.51'	N37°00'00"W
C3	32°00'00"	300.00'	167.55'	165.38'	N17°00'00"E
C4	08°45'15"	475.00'	72.57'	72.50'	N28°37'22"E
C5	84°14'54"	5.00'	7.35'	6.71'	N28°02'51"W
C6	09°15'47"	334.00'	54.00'	53.93'	N19°49'43"E
C7	84°14'54"	5.00'	7.35'	6.71'	N67°42'16"E

**# EASEMENT NOTES:**

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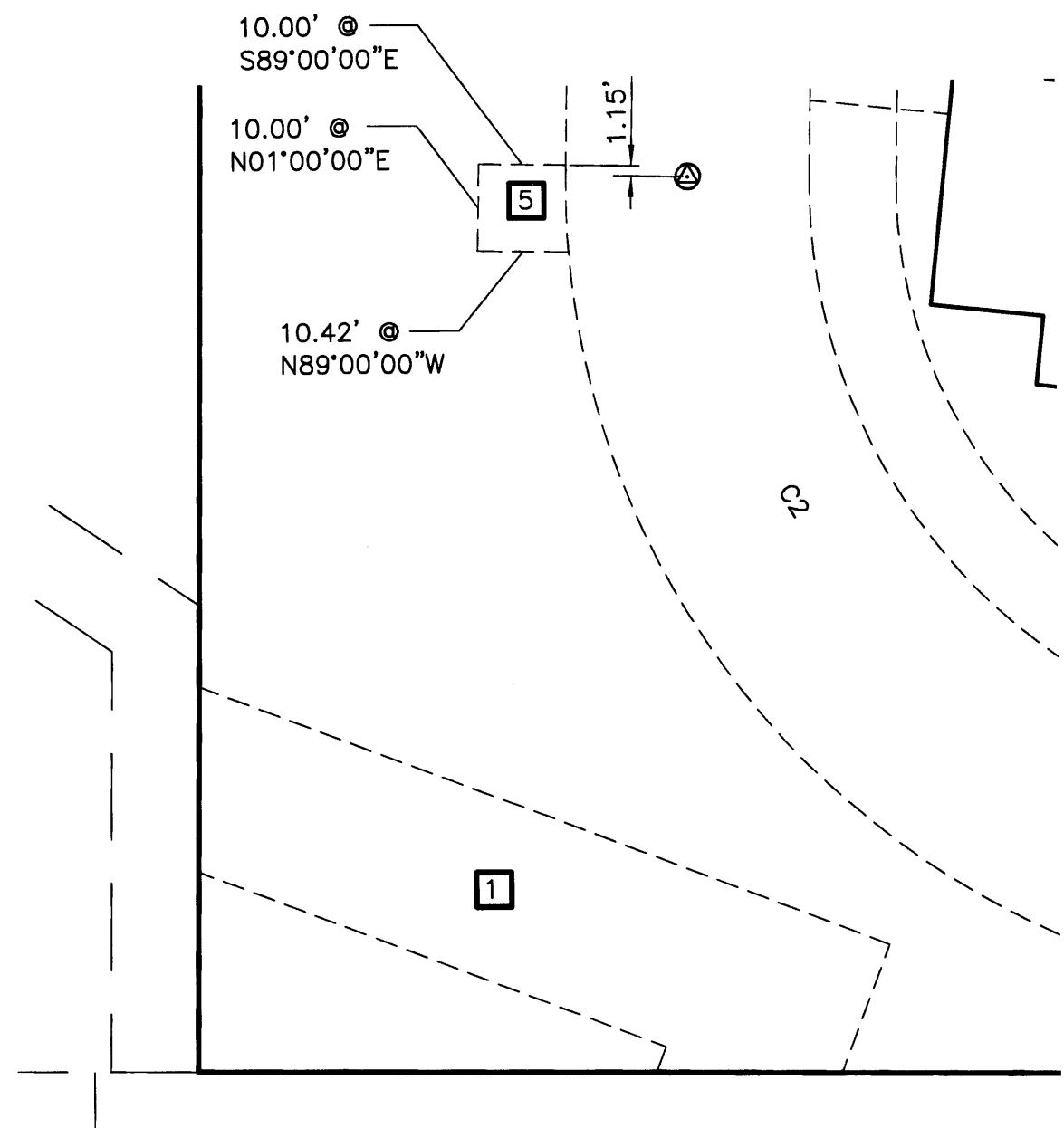
SCALE 1 INCH = 40 FEET



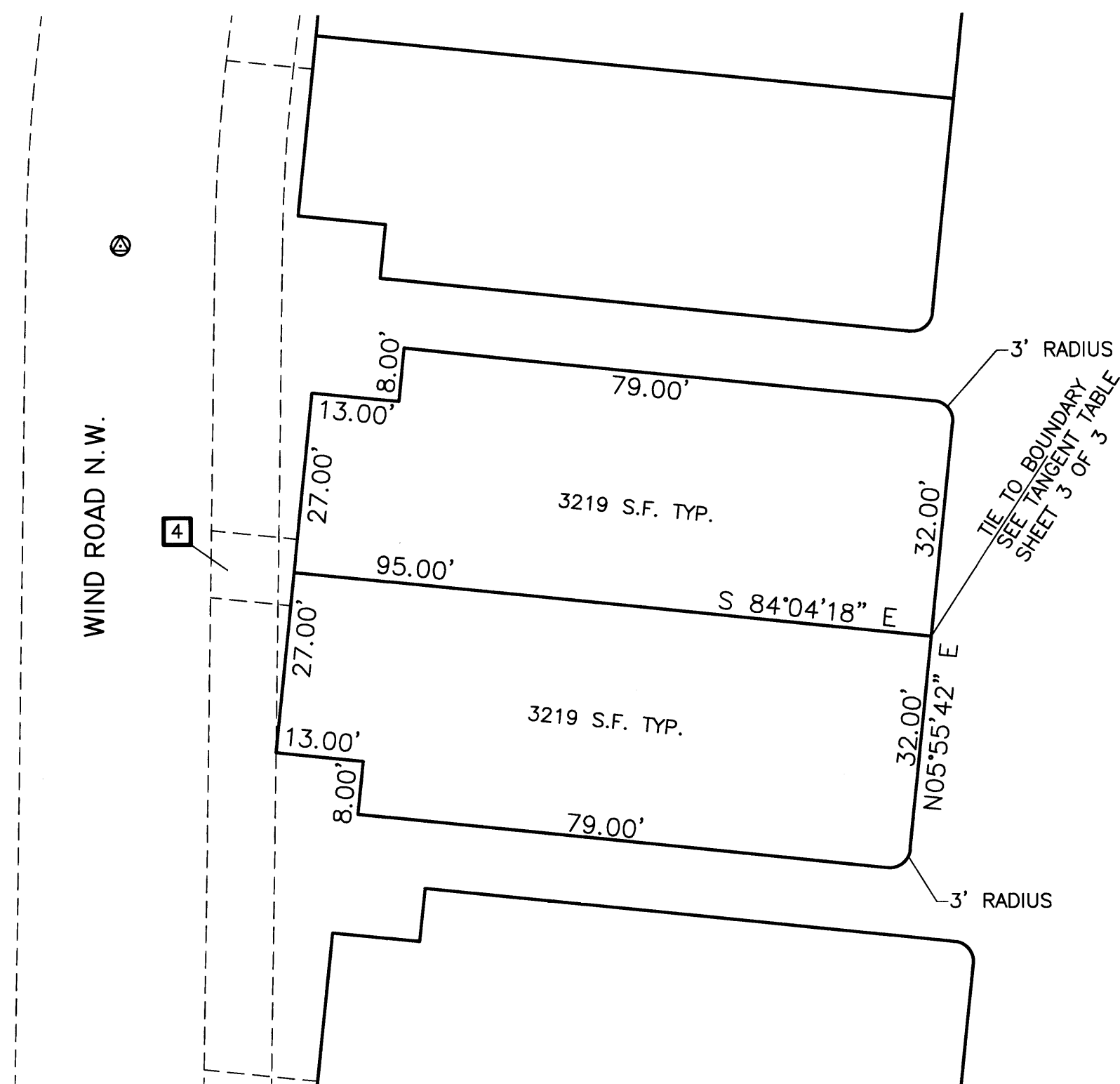
**BORDENAVE DESIGNS**  
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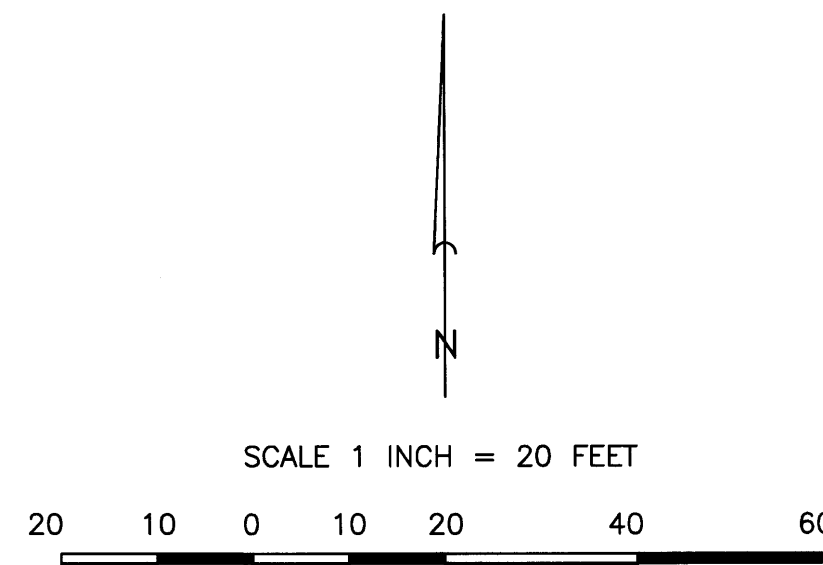
FIRE HYDRANT EASEMENT



TYPICAL LOT DIMENSIONS

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- TOTAL NUMBER OF LOTS CREATED: 10
- BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1988, NGVD 1983)  
 ACS NM448-N6A  
 X = 1,506,886.591      MAPPING ANGLE - 00°15'25.58"  
 Y = 1,507,370.768      GROUND TO GRID  
 ELEVATION = 5061.638      FACTOR - 0.999682224  
 ACS 1-E11  
 X = 1,507,287.119      MAPPING ANGLE - 00°15'22.98"  
 Y = 1,509,268.080      GROUND TO GRID  
 ELEVATION = 5116.831      FACTOR - 0.999679470  
 KOAT TVTT  
 X = 1,580,452.068      MAPPING ANGLE - NA  
 Y = 1,533,533.274      GROUND TO GRID  
 ELEVATION = NA      FACTOR - NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS ⊙ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 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 THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



**B** BORDENAVE DESIGNS  
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

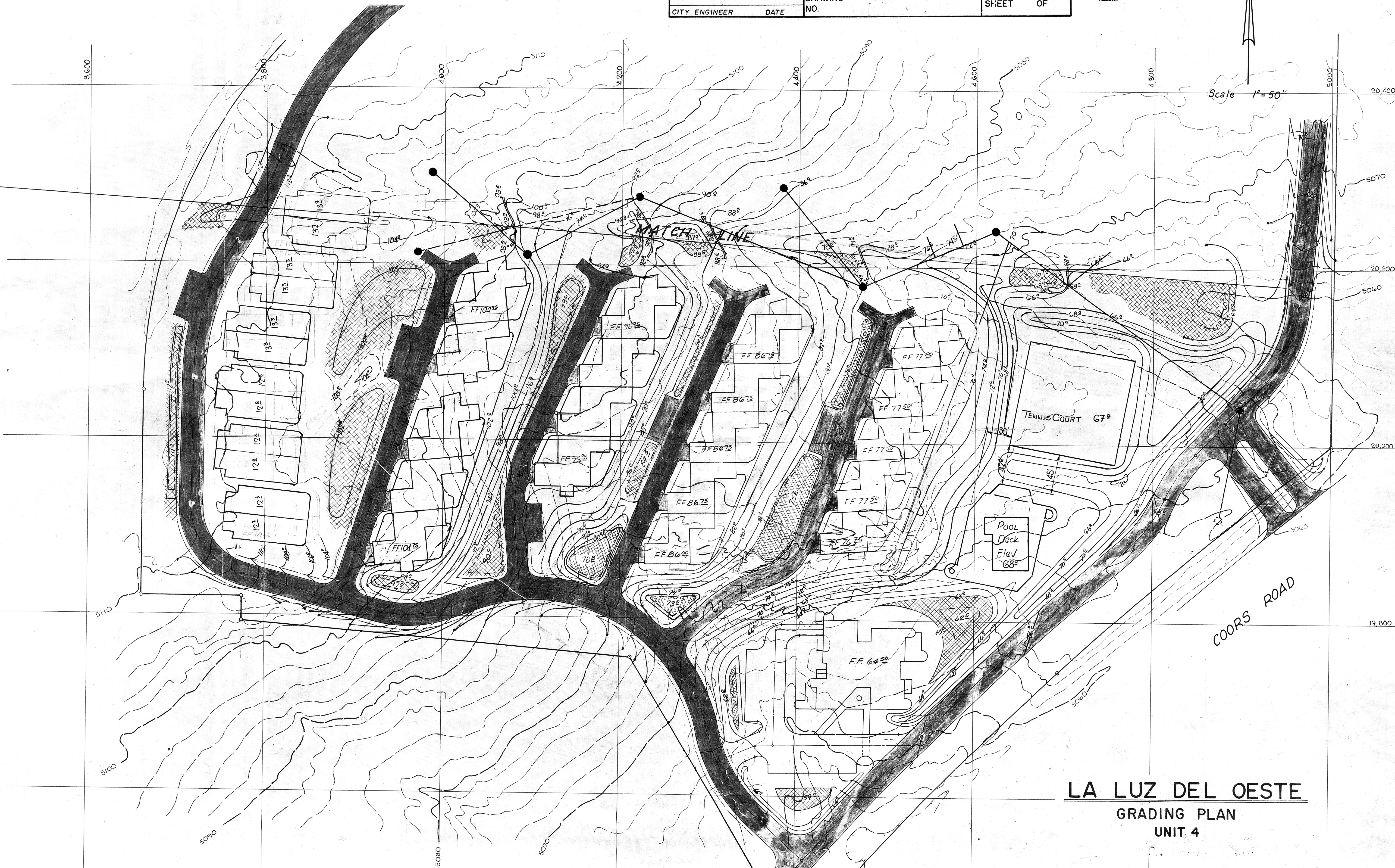
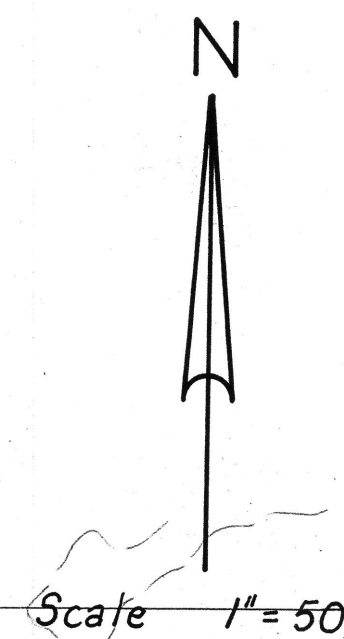
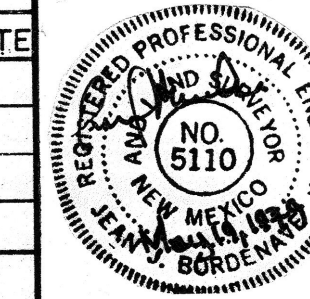
TITLE:

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>ESM</i>	7/1/78	Liquid Waste		
A.C.E. Design	<i>W. H. H.</i>	7/1/78	Traffic		
A.C.E. Hydrology	<i>B. S.</i>	7/1/78	Water		

DRAWING NO. SHEET OF

APPROVED FOR ROUGH GRADING ± 1'  
CITY ENGINEER DATE

APPROVED FOR CONSTRUCTION  
CITY ENGINEER DATE

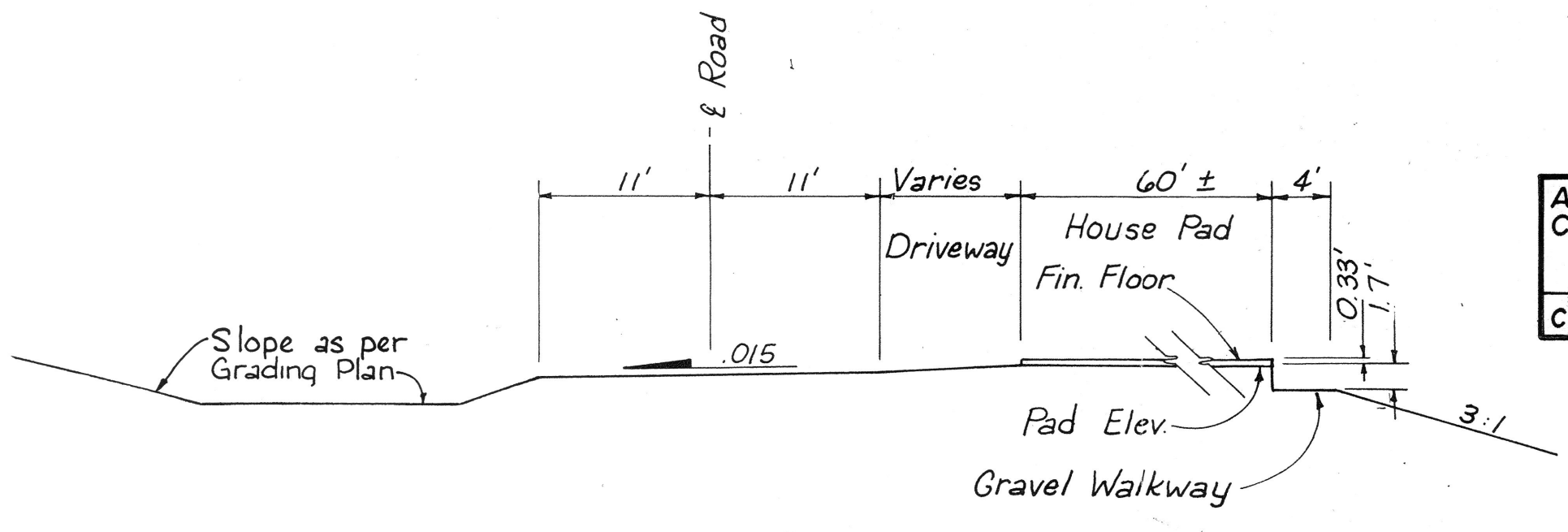


**LA LUZ DEL OESTE**  
GRADING PLAN  
UNIT 4

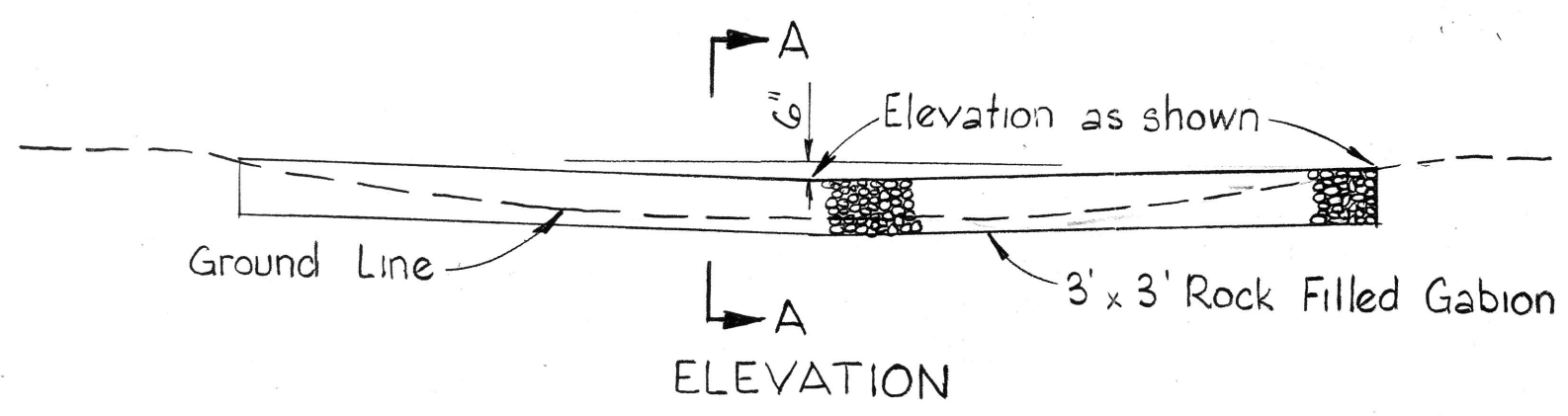


CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

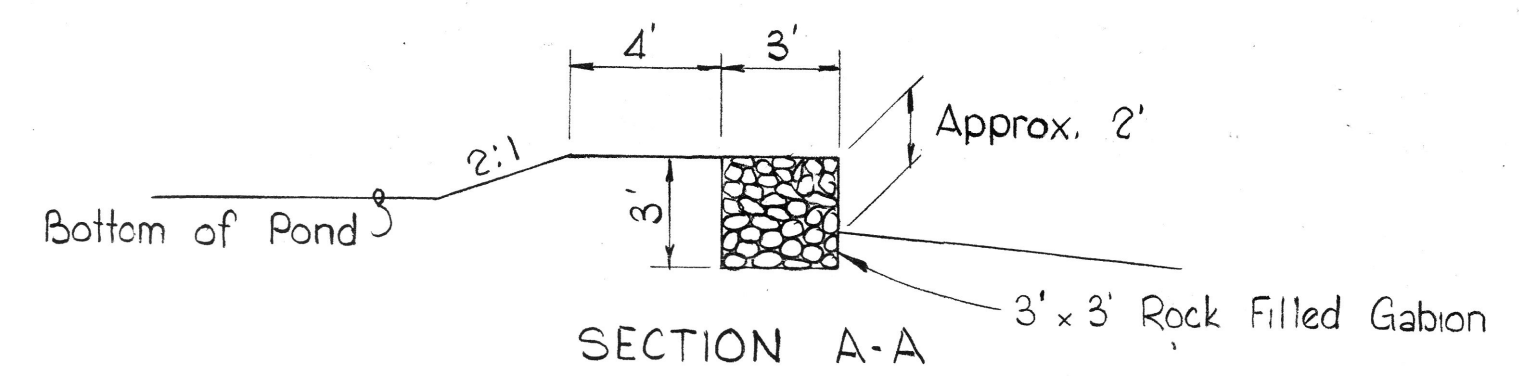
TITLE:					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/1/77	Liquid Waste		
A.C.E. Design	<i>[Signature]</i>	11/16/77	Traffic		
A.C.E. Hydrology	<i>[Signature]</i>	7/14/78	Water		
DRAWING NO.			SHEET OF		
APPROVED FOR CONSTRUCTION					
CITY ENGINEER	DATE				



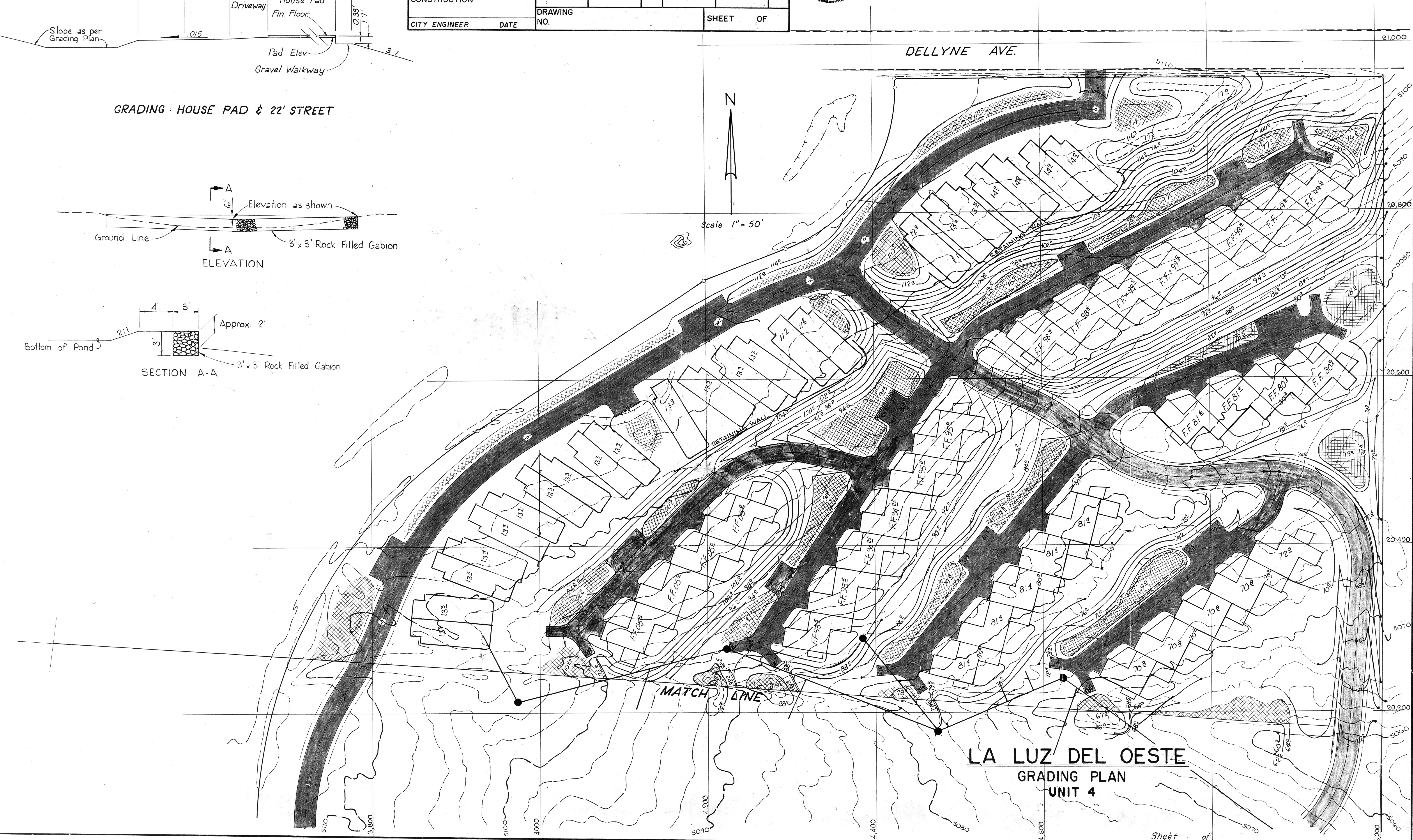
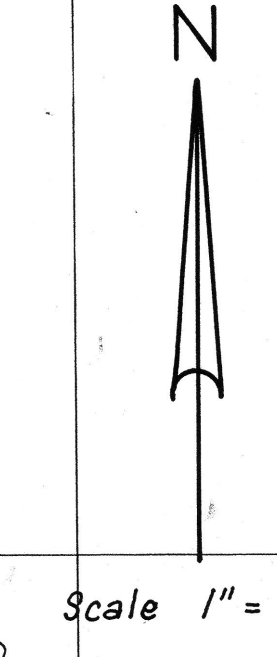
GRADING: HOUSE PAD & 22' STREET



ELEVATION



SECTION A-A



LA LUZ DEL OESTE  
GRADING PLAN  
UNIT 4