



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 LOT K-1-A OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 07, 2014 IN BK. 2014C. PG. 14 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 OF LESS.

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 OF 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-I, K-2-A & K-3-A
LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO

MARCH, 2015

APPROVALS

PROJECT NO: 1006902 APPLICATION NO:15DRB-

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.

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 3, LLC

SCOTT ALLEN, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

NOTARY PUBLIC:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ___/___/___ BY
_____, MANAGING MEMBER OF ALFELD 2, LLC

MY COMMISSION EXPIRES: ___/___/___.

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

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