

# 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 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. 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, 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).
- 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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SHEET 2 OF 2