

Vicinity Map Zone Atlas E-23-Z n.t.s.

Indexing Information

Section 26, Township 11 North, Range 4 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: The Legends at High Desert
 Owners: James R, Abraham Steve, Joan & Abraham Michael (Lot 16-A)
 The Legends at High Desert, LLC (Lot 17-A)
 UPC #102306220222931322 (Lot 16-A)
 UPC #102306219623231321 (Lot 17-A)

Subdivision Data

GROSS ACREAGE.....0.2343 ACRES
 ZONE ATLAS PAGE NO.E-23-Z
 NUMBER OF EXISTING LOTS.....2
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL WIDTH STREETS.....0.0 MILES
 MILES OF HALF WIDTH STREETS.....0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0 ACRES
 DATE OF SURVEY.....JANUARY 2014

Legal Description

LOTS SIXTEEN-A (16-A) AND SEVENTEEN-A (17-A) OF THE LEGENDS AT HIGH DESERT SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT 16-A AND LOT 17-A, BEING A REPLAT OF LOT 16 AND 17, THE LEGENDS AT HIGH DESERT, ELENA GALLEGOS GRANT, PROJECTED SECTION 26, T.11N, R.4E. N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2008, IN BOOK 2008C, PAGE 116.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "21-F23", BEARING S 37°31'36" W, A DISTANCE OF 2932.39 FEET;

THENCE, FROM THE POINT OF BEGINNING, N 26°30'21" E, A DISTANCE TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°29'39" E, A DISTANCE OF 2.00 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 26°30'21" E, A DISTANCE OF 12.00 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°29'39" E, A DISTANCE OF 2.00 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 26°29'39" E, A DISTANCE OF 43.99 FEET TO THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GHOST FLOWER TRAIL NE, ALSO MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH THE SAID SOUTHERLY RIGHT-OF-WAY OF GHOST FLOWER TRAIL NE, THE FOLLOWING TWO COURSES:

12.28 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 583.50, A DELTA OF 01°12'21", A CHORD BEARING S 55°43'04" E, A DISTANCE OF 12.28 FEET;

60.46 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.50, A DELTA OF 43°34'15" E, A CHORD BEARING S 76°54'01" E, A DISTANCE OF 59.01 FEET TO THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A REBAR WITH CAP "LS 6126";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF GHOST FLOWER TRAIL NE, S 06°31'22" E, A DISTANCE OF 22.19 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 23°20'01" E, A DISTANCE OF 30.56 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 66°39'59" W, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 23°20'01" E, A DISTANCE OF 12.00 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 66°39'59" E, A DISTANCE OF 2.00 FEET, TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 23°20'01" E, A DISTANCE OF 30.00 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL;

THENCE, S 66°39'59" W, A DISTANCE OF 43.71 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 63°29'39" W, A DISTANCE OF 110.34 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2343 ACRES (10,206 SQ. FT.) MORE OR LESS.

PROJECT #: 10099741
 DATE: 2-26-14
 APP#: 14-10045 (P/F)

Plat for
Lots 16-A-1 and 17-A-1
The Legends at High Desert
Being Comprised of Lots 16-A and 17-A
The Legends a High Desert
City of Albuquerque
Bernalillo County, New Mexico
 February 2014

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date
City approvals:	_____	Date
<i>Dail P. Acosta</i>	_____	2-18-14
City Surveyor	_____	Date
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE PORTION OF PRIVATE USE AND ENJOYMENT EASEMENT AS SHOWN AS [4]

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 01147-9556, EFFECTIVE DATE 1/29/2014.
2. TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 01147-9557, EFFECTIVE DATE 1/29/2014.
3. PLAT OF RECORD, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2008, IN BOOK 2008C, PAGE 116.
4. PLAT OF THE LEGENDS AT HIGH DESERT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 2006, IN BOOK 2006C, PAGE 149.

Free Consent

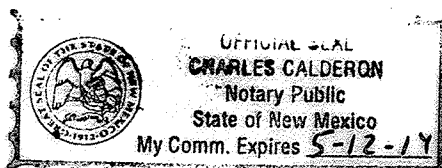
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

David Kleinfeld
 DAVID KLEINFELD
 REPRESENTATIVE FOR LAS VENTANAS

2/17/14
 DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS



Sandoval

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 17th of Feb 2014

BY: DAVID KLEINFELD, REPRESENTATIVE OF LAS VENTANAS

Charles Calderon
 NOTARY PUBLIC

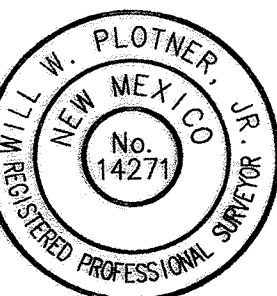
5-12-14
 MY COMMISSION EXPIRES

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 2/17/14
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



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Lots 16-A-1 and 17-A-1
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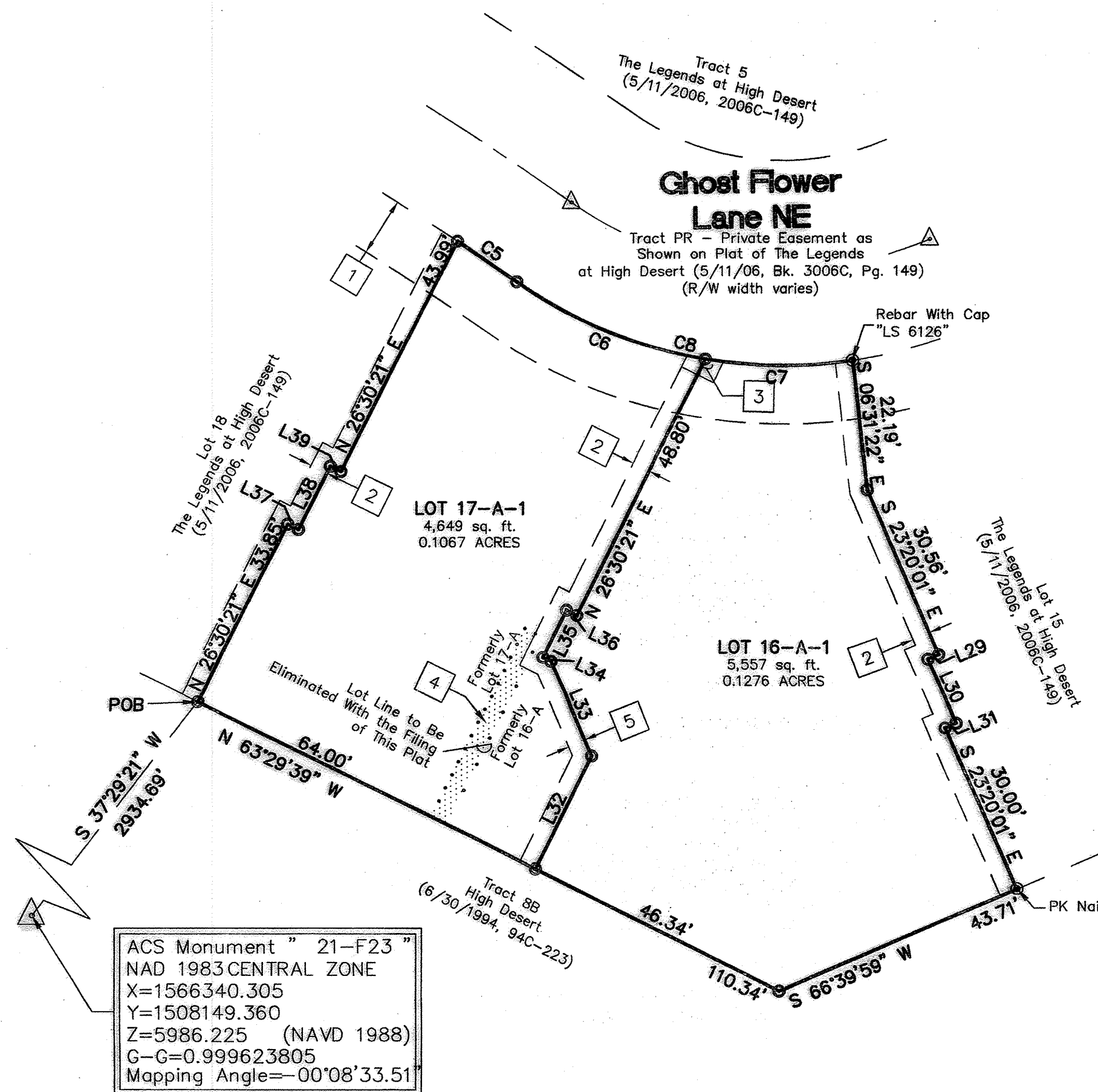
Legend

N 90°00'00" E MEASURED AND RECORD BEARING AND DISTANCES	
⊙	FOUND REBAR MONUMENT MARKED AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
△	ACS MONUMENT
▨	PORTION OF VACATED EASEMENT 4

Easement Notes

- 1 EXISTING 10' P.U.E. (5/11/06, BK. 2006C, PG. 149)
- 2 EXISTING PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149. EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE. THIS EASEMENT IS IDENTICAL TO THE USE AND ENJOYMENT EASEMENT SHOWN ON THE PLAT FILED 5/11/06, BK. 2006C, PG. 149.
- 3 EXISTING 3' X 3' WATER METER EASEMENT (P.U.E.) (5/11/06, BK. 2006C, PG. 149)
- 4 A PORTION OF PRIVATE USE AND ENJOYMENT EASEMENT (6/2/2008, BK. 2008C, PG. 116) VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS ▨
- 5 EXISTING PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149. EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE. THIS EASEMENT IS IDENTICAL TO THE USE AND ENJOYMENT EASEMENT SHOWN ON THE PLAT FILED 5/11/06, BK. 2006C, PG. 149.

[REFER TO THE ORIGINAL PLAT FILED IN BOOK 2006C, PAGE 149 FOR ADDITIONAL EASEMENT RESTRICTIONS AND COVENANTS.]



LINE TABLE		
LINE	LENGTH	BEARING
L29	2.00'	S 66°39'59" W
L30	12.00'	S 23°20'01" E
L31	2.00'	S 66°39'59" W
L32	21.61'	N 26°30'21" E
L33	17.67'	N 23°20'01" W
L34	1.50'	N 63°29'39" W
L35	9.00'	N 26°30'21" E
L36	2.00'	S 63°29'39" E
L37	2.00'	S 63°29'39" E
L38	12.00'	N 26°30'21" E
L39	2.00'	S 63°29'39" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C5	12.28'	583.50'	1°12'21"	12.28'	S 55°43'04" E
C6	35.22'	79.50'	25°23'10"	34.94'	S 67°48'28" E
C7	25.23'	79.50'	18°11'05"	25.13'	S 89°35'36" E
C8	60.45'	79.50'	43°34'15"	59.01'	S 76°54'01" E

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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