

PROJECT: 1010333
 DATE: 10-1-14 (P.F. V.F.)

Plat for
Lots 24-A, 25-A, and 27-A
The Legends at High Desert
 Being Comprised of Lots 24, 25, 26 and 27
 The Legends a High Desert
 City of Albuquerque
 Bernalillo County, New Mexico
 September 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: <i>Scott A. Calderon P.S.</i> Acting City Surveyor	_____	Date 9/22/14
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

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. 9/19/14
 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



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: Alfeld 3 LLC (Owners of Lots 24-27)
 UPC #: 102306216925131313 (Lot 24)
 UPC #: 102306216925531312 (Lot 25)
 UPC #: 102306216825931311 (Lot 26)
 UPC #: 102306216826431310 (Lot 27)

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

LOTS NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27) OF THE LEGENDS AT HIGH DESERT SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION, BEING A REPLAT OF TRACT 8A, HIGH DESERT WITHIN THE 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 MAY 11, 2006 IN BOOK 2006C, PAGE 149.

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

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT OF THE EASTERLY RIGHT OF WAY OF CORTADERIA STREET NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "21-F23", BEARING S 31°07'45" W, A DISTANCE OF 2953.48 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH THE EASTERLY RIGHT OF WAY OF CORTADERIA STREET NE, N 01°31'12" W, A DISTANCE OF 184.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF CORTADERIA STREET NE, N 43°28'48" E, A DISTANCE OF 11.31 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 46°31'12" E, A DISTANCE OF 11.31 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 88°28'48" E, A DISTANCE OF 17.13 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 01°31'12" E, A DISTANCE OF 14.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 88°28'48" E, A DISTANCE OF 9.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 01°31'12" W, A DISTANCE OF 2.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 88°28'48" E, A DISTANCE OF 34.59 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 66°27'44" E, A DISTANCE OF 22.36 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID WESTERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, THE FOLLOWING THREE COURSES:

33.48 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 81.50 FEET, A DELTA OF 23°32'07", AND A CHORD BEARING OF S 10°21'54" W, A DISTANCE OF 33.24 FEET, TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

S 01°31'12" E, A DISTANCE OF 109.01 FEET, TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

14.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 11°13'01", AND A CHORD BEARING S 07°07'55" E, A DISTANCE OF 14.68 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID WESTERLY RIGHT OF WAY OF CLIFFBRUSH LANE NE, S 77°15'35" W, A DISTANCE OF 12.34 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

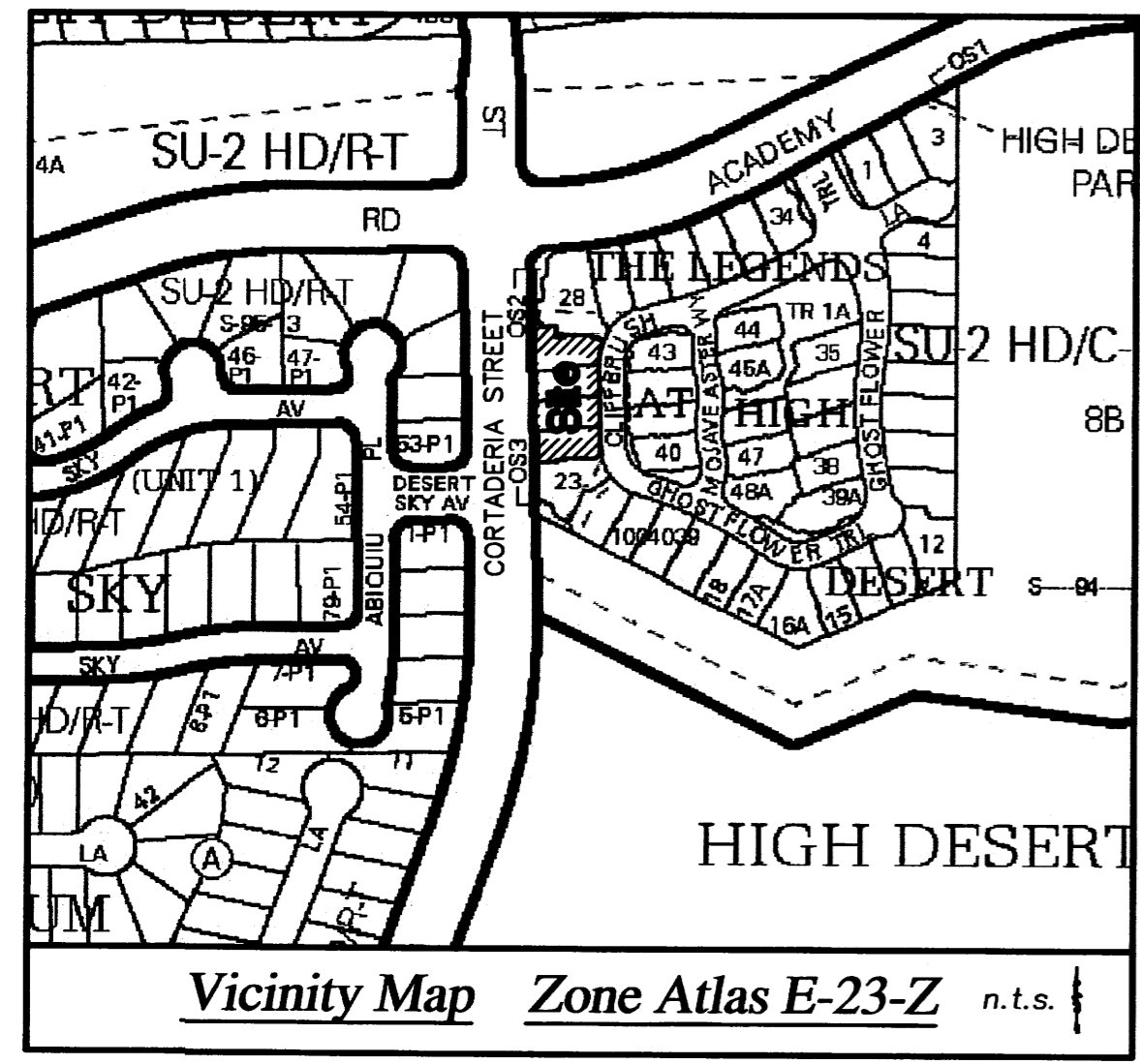
THENCE, S 88°28'48" W, A DISTANCE OF 37.33 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 01°31'12" E, A DISTANCE OF 2.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 88°28'48" W, A DISTANCE OF 12.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 01°31'12" E, A DISTANCE OF 2.00 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 88°28'48" W, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3620 ACRES (15,769 SQ. FT.) MORE OR LESS.



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).
4. RECORD MEASUREMENTS MATCH FIELD MEASUREMENTS.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS SHOWN HEREON AS _____.
3. GRANT EASEMENTS SHOWN HEREON.
4. LOT LINES BEING ELIMINATED SHOWN HEREON AS _____.

Subdivision Data

GROSS ACREAGE: 0.3620 ACRES
 ZONE ATLAS PAGE NO.: E-23-Z
 NUMBER OF EXISTING LOTS: 4
 NUMBER OF LOTS CREATED: 3
 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: SEPTEMBER 2014

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT NEW EASEMENTS SHOWN HEREON AS & INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. 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.

Scott Allen
 SCOTT ALLEN, REPRESENTATIVE FOR ALFELD 3 LLC DATE 9/22/14

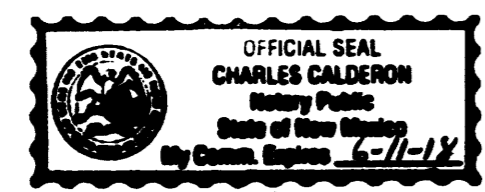
Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd of September 2014

BY: SCOTT ALLEN, REPRESENTATIVE OF ALFELD 3 LLC

Charles Calderon 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES



Plat for
Lots 24-A, 25-A, and 27-A
The Legends at High Desert
Being Comprised of Lots 24, 25, 26 and 27
The Legends a High Desert
City of Albuquerque
Bernalillo County, New Mexico
September 2014

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.

Public Utility Easements:

- Public utility easements shown on this plat are granted for the common and joint use of:
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC do not 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.

Easement Notes

- 1 EXISTING 10' P.U.E. (5/11/06, BK. 2006C, PG. 149)
- 2 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. TO BE VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS [stippled symbol]
- 3 EXISTING 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT (5/11/06, BK. 2006C, PG. 149)
- 4 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. EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE. TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 5 5' PRIVATE WATER SERVICE EASEMENT TO SERVE LOT 25-A GRANTED WITH THE FILING OF THIS PLAT.
- 6 EXISTING 10' PUE (6/30/94, BK. 94C, PG. 223)

Documents

1. 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.
2. TITLE COMMITMENT FOR LOT 24, PROVIDED BY STEWART TITLE, FILE NO. 01147-14744, EFFECTIVE DATE 9/16/2014.
3. TITLE COMMITMENT FOR LOT 25, PROVIDED BY STEWART TITLE, FILE NO. 01147-14745, EFFECTIVE DATE 9/17/2014.
4. TITLE COMMITMENT FOR LOT 26, PROVIDED BY STEWART TITLE, FILE NO. 01147-14746, EFFECTIVE DATE 9/17/2014.
5. TITLE COMMITMENT FOR LOT 27, PROVIDED BY STEWART TITLE, FILE NO. 01147-14747, EFFECTIVE DATE 9/17/2014.

LINE	LENGTH	BEARING
L172	11.31'	N 43°28'48" E
L173	11.31'	S 46°31'12" E
L174	17.13'	N 88°28'48" E
L175	14.00'	S 01°31'12" E
L176	9.00'	N 88°28'48" E
L177	2.00'	N 01°31'12" W
L178	34.59'	N 88°28'48" E
L179	22.36'	S 66°27'44" E
L180	14.00'	S 01°31'12" E
L181	48.00'	S 88°28'48" W
L182	2.00'	S 01°31'12" E
L183	12.00'	S 88°28'48" W
L184	2.00'	S 01°31'12" E
L185	30.13'	S 88°28'48" W
L186	48.00'	S 88°28'48" W
L187	2.00'	S 01°31'12" E
L188	12.00'	S 88°28'48" W
L189	2.00'	S 01°31'12" E
L190	30.13'	S 88°28'48" W
L191	39.01'	S 01°31'12" E
L192	12.34'	S 77°15'35" W
L193	37.33'	S 88°28'48" W
L194	2.00'	S 01°31'12" E
L195	12.00'	S 88°28'48" W
L196	2.00'	S 01°31'12" E
L197	30.13'	S 88°28'48" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C37	33.48'	81.50'	23°32'07"	33.24'	S 10°21'54" W
C38	14.68'	75.00'	11°13'01"	14.66'	S 07°07'55" E

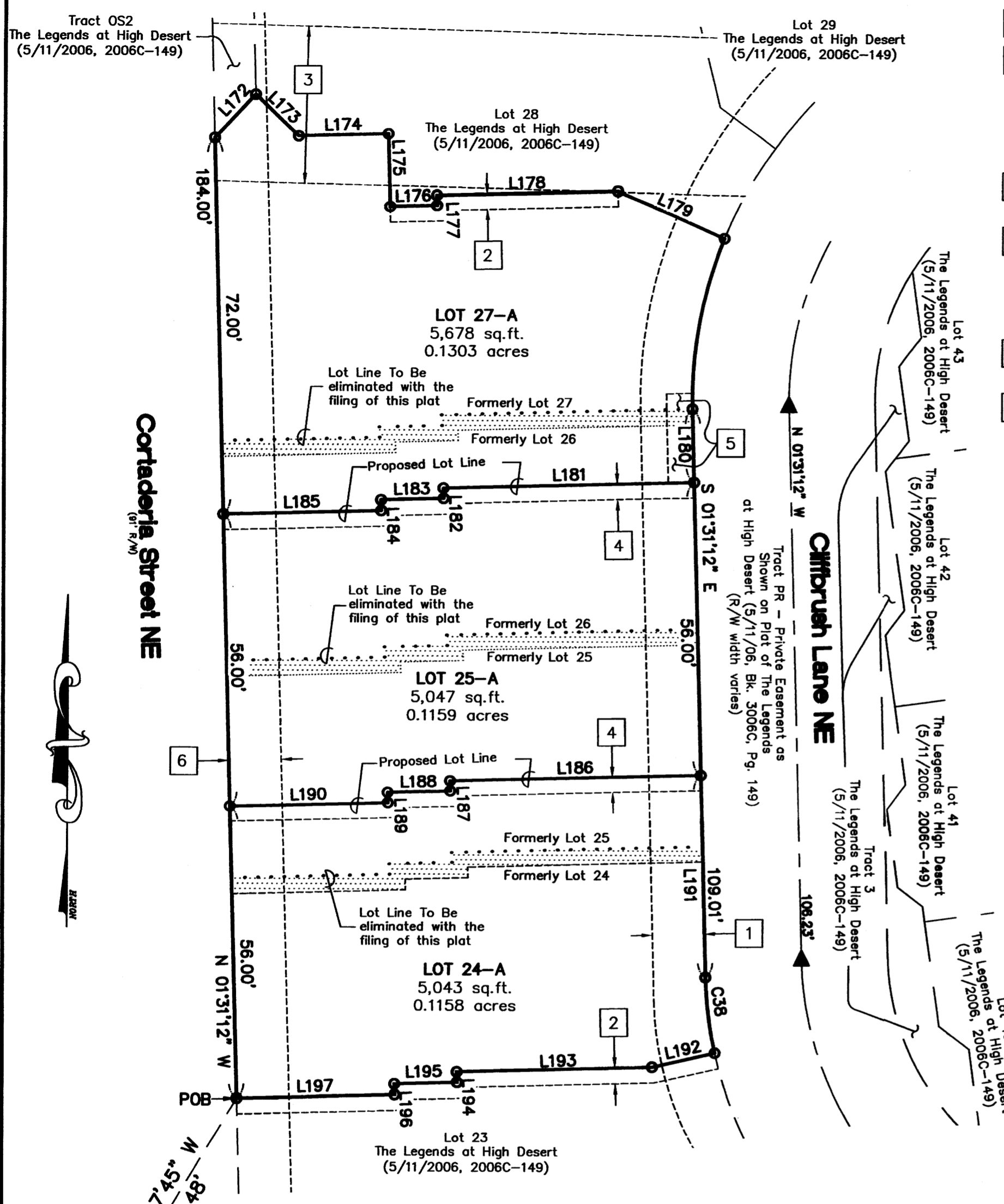
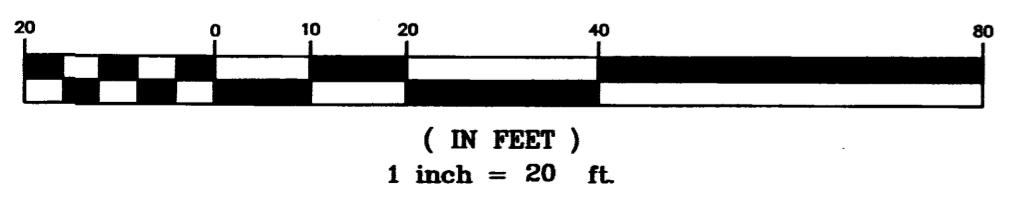
Legend

N 90°00'00" E MEASURED AND RECORD BEARINGS AND DISTANCES

- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"
- ▲ CENTERLINE MONUMENT
- △ ACS MONUMENT

ACS Monument " 21-F23 "
 NAD 1983 CENTRAL ZONE
 X=1566340.305
 Y=1508149.360
 Z=5986.225 (NAVD 1988)
 G-G=0.999623805
 Mapping Angle=-00°08'33.51"

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

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