



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianandnise@gmail.com

APPLICANT: Scott Ashcraft PHONE: _____
 ADDRESS: P.O. Box 10600 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: scottashcraft@comcast.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide 4 lots into 3 lots and vacate easements, and grant easements.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 24, 25, 26 & 27 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Legends at High Desert
 Existing Zoning: SU-2 HD/C-1; R-T Proposed zoning: same MRGCD Map No. _____
 Zone Atlas page(s): E-23-7 UPC Code: Lot 24: 102 306 216 92513131
Lot 25: 102 306 216 9255312
Lot 26: 102 306 216 825931311
Lot 27: 102 306 216 826431310

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 0.3620
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliffbrush Lane NE
 Between: Cortaderia St. NE and Mojave Aster Way NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

DK

DATE 9/18/14

(Print Name) Denise King Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
Hearing date _____				

Project # _____

Staff signature & Date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 _____ Applicant name (print)
 _____ Applicant signature / date
 9/18/14



Form revised 4/07

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____ - _____
<input type="checkbox"/> Case #s assigned	_____ - _____
<input type="checkbox"/> Related #s listed	_____ - _____

_____ Planner signature / date
Project # _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - N/A* 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - N/A* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - N/A* List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

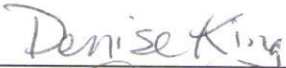

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 _____ Applicant name (print)
 9/18/14
 _____ Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

Project # _____ Planner signature / date _____

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 15, 2014

Development Review Board
City of Albuquerque

Re: Plat to subdivide Lots 24, 25, 26 and 27, The Legends at High Desert, vacate private use and enjoyment easements, grant new private use and enjoyment easements, and grant a water service easement.

Members of the Board:


Cartesian Surveys is acting as an agent for the owner and requests to subdivide the existing 4 lots into 3 lots, vacate private use and enjoyment easements, grant new private use and enjoyment easements, and grant a water service easement.

Thank you for your time and consideration.

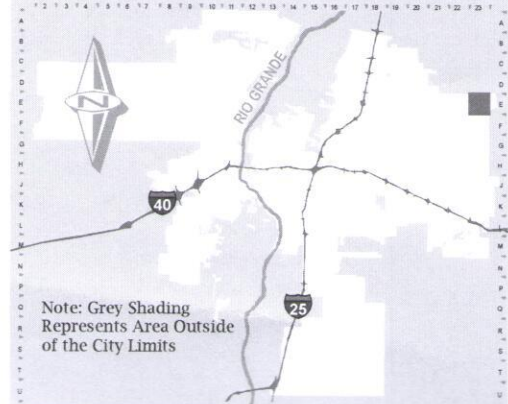
Will Plotner Jr., NMLS 14271



For more current information and more details visit: <http://www.cabq.gov/gis>



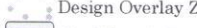

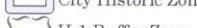
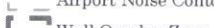





Map amended through: 1/24/2011



Zone Atlas Page:
E-23-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of The Legends at High Desert, Lots 24, 25, 26, and 27 which is zoned as SU-2 HD/C-1, R-T, on September 9, 2014 submitted by Alfield 3, LLC, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot consolidation, resulting in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

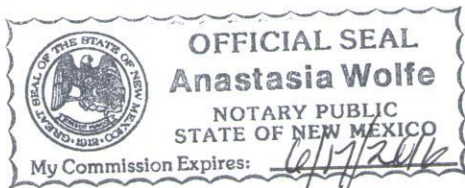
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 9, 2014, by April L. Winters as Facility Fee Planner the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

[Signature]
Notary Public

My commission expires: 6/17/2016



Scott Allen
Representative for Alfeld 3, LLC
P.O. Box 10600
Albuquerque, NM 87184

Development Review Board
City of Albuquerque

RE: Letter of Authorization

To Whom it may concern,

I, Scott Allen, do hereby give Cartesian Surveys Inc., authorization to represent myself as an agent in regards to the subdivision plat for Lots 24-27, The Legends at High Desert.

Thank You,

Scott Allen
Representative for Alfeld 3, LLC

Site Sketch 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

Easement Notes

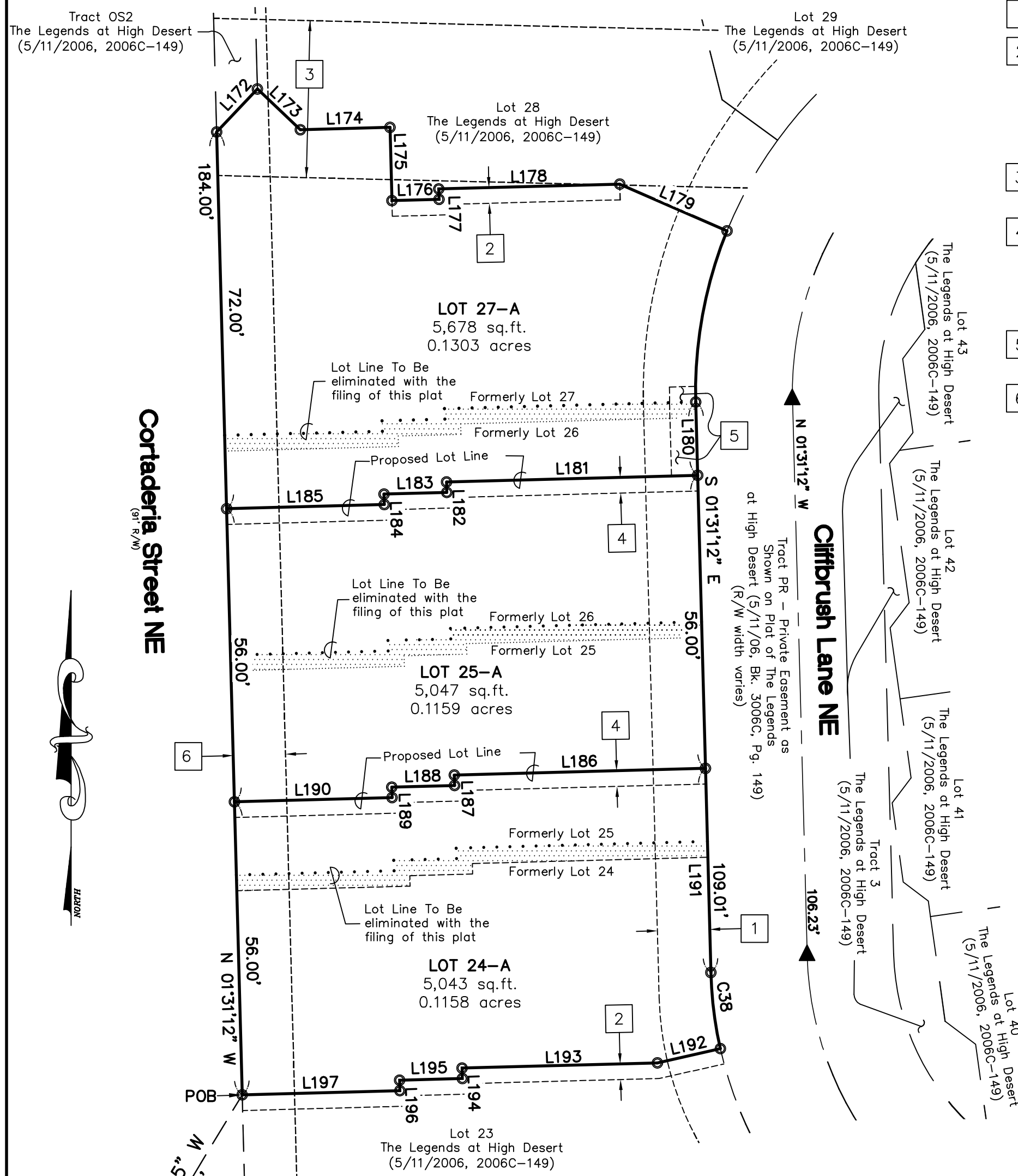
- 1 EXISTING 10' P.U.E. (5/11/06, BK. 2006C, PG. 149)
- 2 PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN 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
- 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)

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

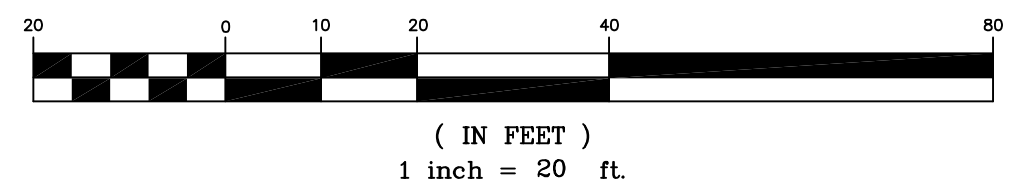
LINE TABLE		
LINE	LENGTH	BEARING
L172	11.31'	N 43°28'48" E
L173	11.31'	S 46°31'12" E
L174	17.13'	N 88°28'48" E
L175	14.00'	S 01°31'12" E
L176	9.00'	N 88°28'48" E
L177	2.00'	N 01°31'12" W
L178	34.59'	N 88°28'48" E
L179	22.36'	S 66°27'44" E
L180	14.00'	S 01°31'12" E
L181	48.00'	S 88°28'48" W
L182	2.00'	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 TABLE				
CURVE	LENGTH	RADIUS	DELTA	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



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

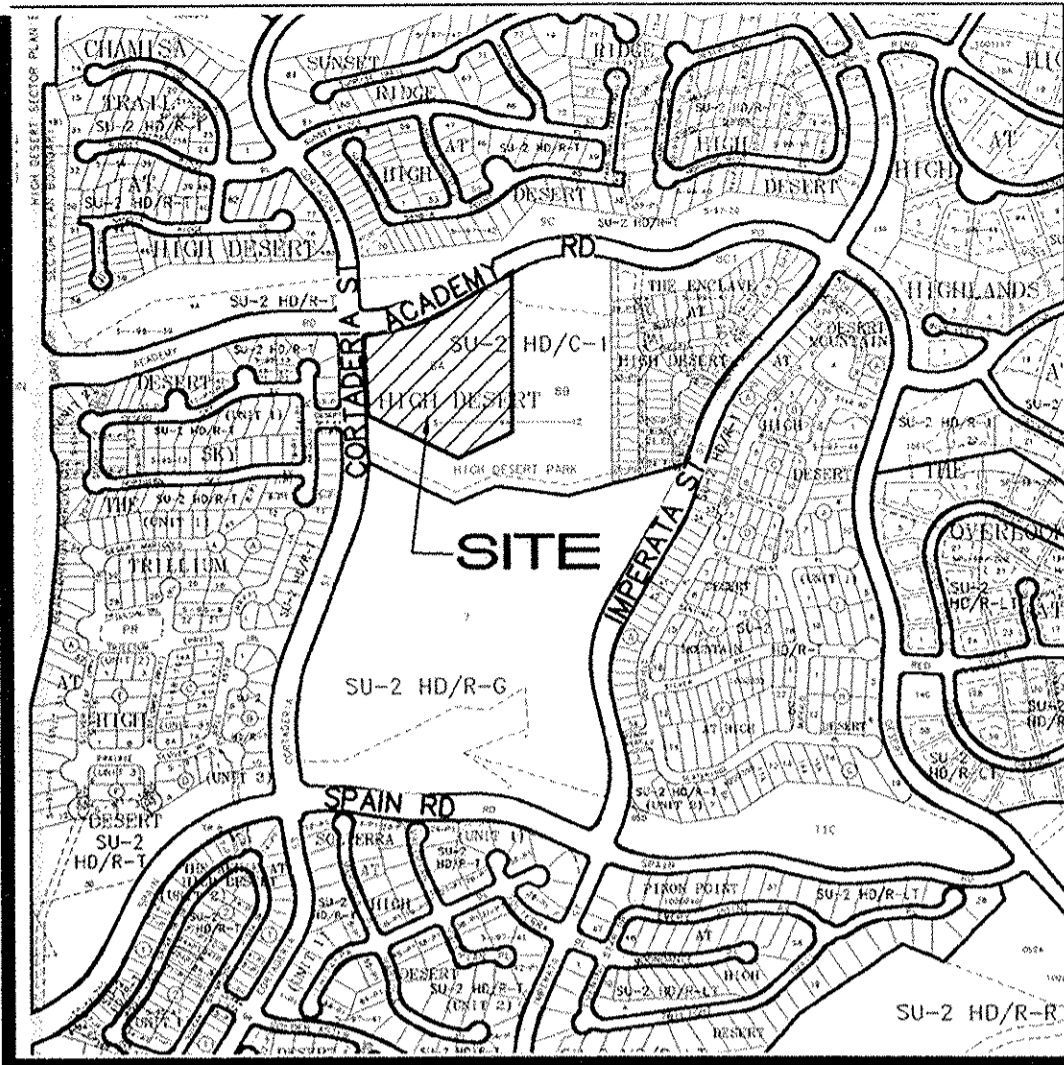


CARTESIAN SURVEYS INC.

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

2006C-149 (1)

TALOS LOG NO.: 2006 11 4095



E-23 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 48
- Total Number of Tracts created: 12
- Gross Subdivision Acreage: 7.2940 Ac.
- Total Mileage of Private Streets Created: 0.3481
- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances.
- Field Survey performed in June, 2005.
- Title Report: Land America Albuquerque Title Company, File No. 6213000683
- City Standard Utility Note II:
City of Albuquerque Water and Sanitary Sewer Service must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #6126".
- ZONING: SU-2 HD/C-1 with conditional use for residential uses. all lots shall conform to the R-T zoning regulations as listed in the City of Albuquerque zoning code with exception as approved by the City of Albuquerque zoning hearing examiner on July 22, 2005.
- Measured bearings and distances are identical to record.

PUBLIC UTILITY EASEMENTS

Public utility easements shown on this plat are granted for The common and joint use of:

- The Public Service Co. Of NM--Electric Services Division for the installation, maintenance, and service of underground/overhead electrical lines, communication lines, transformers, and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- Qwest for the installation, maintenance and service of all buried 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 for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv service.
- The Public Service Co. Of NM--Gas Services Division for the installation, maintenance, and service of such distribution and service lines and facilities reasonably necessary to provide gas service.



LEGAL DESCRIPTION

Tract 8A as the same is shown and designated on the PLAT OF TRACTS 8A, 8B AND 8C HIGH DESERT, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1994 in Volume 94C, folio 223 as Document No. 94083641.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

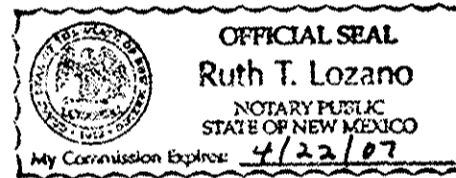
OWNER

RUTLEDGE INVESTMENT COMPANY, INC.

KYLE R. RUTLEDGE, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS



This instrument was acknowledged before me on May 1, 2006, by Kyle R. Rutledge, President of Rutledge Investment Company a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: 4/22/07

Ruth T. Lozano
Notary Public

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 easement, 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, 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 caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
RECORDED AT 102306219125430203
PLAT CITY CLERK OF RECORD

High Desert Investment Corp
F. J. [Signature] 5-11-06

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
May 2006

APPROVALS

DRB PROJECT NO. 1004039
APPLICATION NO. 05-01074 06 DRB-00609

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide the subject tract into 48 residential lots, 11 private landscape tracts, and 1 private roadway tract, and to grant easements necessary to serve the residential development.

Utility Approvals

<u>Leard D. Murt</u> PNM ELECTRIC SERVICES DIVISION	5-5-06 DATE
<u>Leard D. Murt</u> PNM GAS SERVICES DIVISION	5-5-06 DATE
<u>Rui Crabtree</u> QWEST	5/9/06 DATE
<u>Donna Bonka</u> COMCAST	5-5-06 DATE

City Approvals

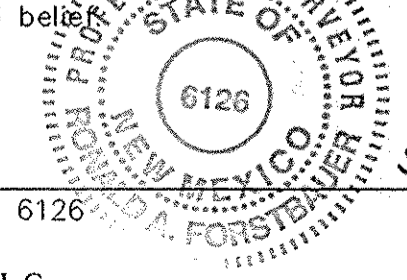
<u>[Signature]</u> CITY SURVEYOR	5-2-06 DATE
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	5-10-06 DATE
<u>Roger A. Green</u> CITY OF ALBUQUERQUE UTILITIES DIVISION	5/10/06 DATE
<u>Christine Sandoval</u> PARKS AND RECREATION DEPARTMENT	5/10/06 DATE
<u>Bradley B. Bingham</u> AMAFCA	5/10/06 DATE
<u>Bradley B. Bingham</u> CITY ENGINEER	5/10/06 DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	5/10/06 DATE

SURVEYOR'S CERTIFICATION

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 6213000683 issued by Land America Albuquerque Title Company, effective April 20, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature]
Ronald A. Forstbauer, P.S. No. 6126 Date 5/11/06

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032



2006C-149 (1)

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2006C-149

2006C-149 (2)

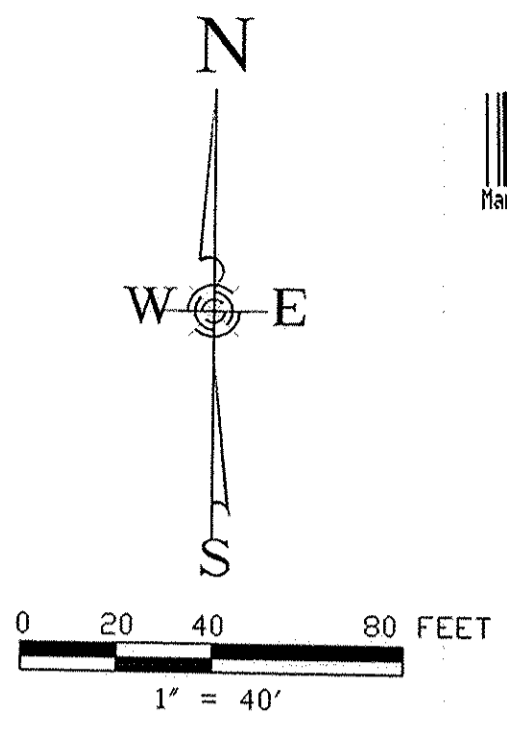
LOT GEOMETRY
 Plat Of
 The Legends
 At High Desert Subdivision
 Being a Replat of
 Tract 8A, High Desert
 within
 The Elena Gallegos Grant
 Projected Section 26, T.11N, R.4E, N.M.P.M.
 City Of Albuquerque
 Bernalillo County, New Mexico
 May 2006

- REFERENCE NOTES:**
- SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
 - SEE SHEET 5 FOR LINE AND CURVE TABLE.
 - SEE SHEET 5 FOR LOT AREA TABLE.

- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP.)
 - ▲ CENTERLINE MONUMENT
 - N/R NON-RADIAL LINE

2006060620
 6456181
 Page: 2 of 5
 05/11/2006 08:53R
 Bk-2006C Pg-149

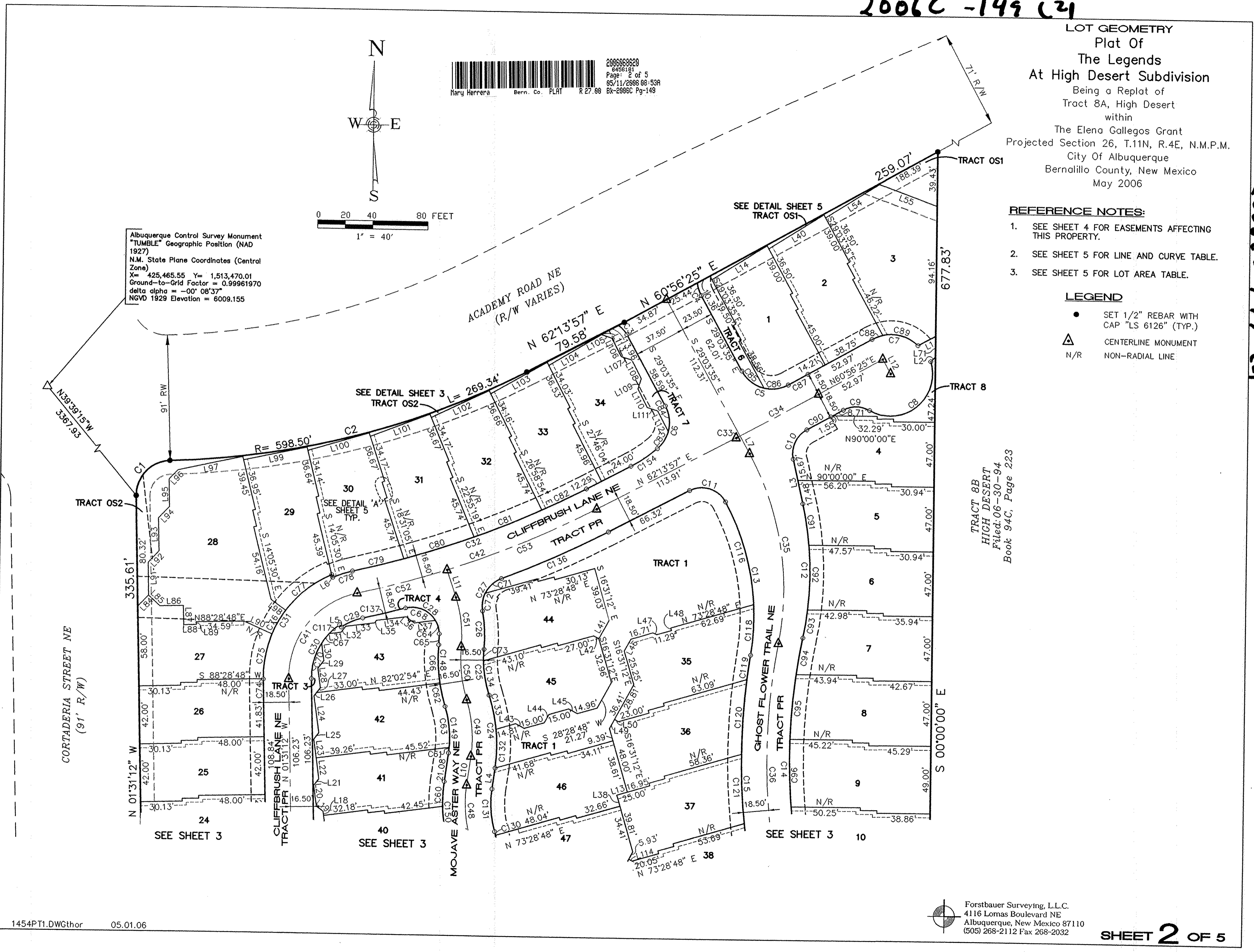
Mary Herrera Bern. Co. PLAT R 27.00



Albuquerque Control Survey Monument
 "TUMBLE" Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X= 425,465.55 Y= 1,513,470.01
 Ground-to-Grid Factor = 0.99961970
 delta alpha = -00° 08' 37"
 NGVD 1929 Elevation = 6009.155

2006C-149 (2)

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TRACT 8B
 HIGH DESERT
 Filed: 06-30-94
 Book 94C, Page 223

2006C-149 (2)

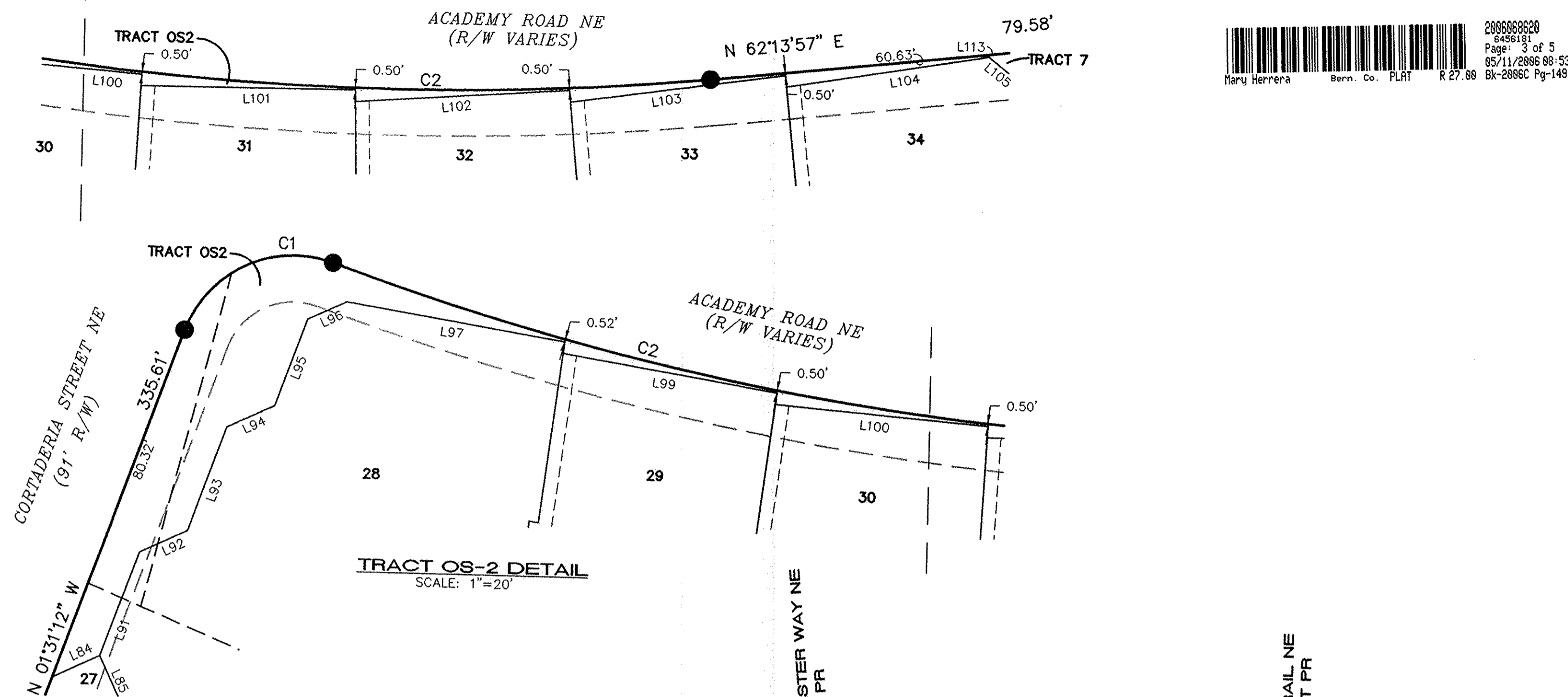
2006c-149 (3)

LOT GEOMETRY
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
 May 2006

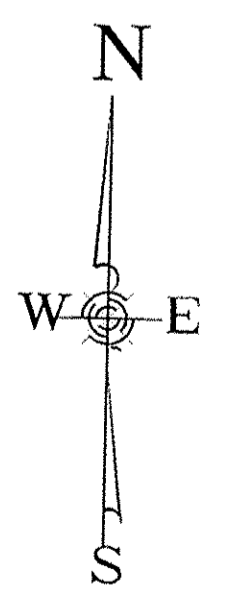
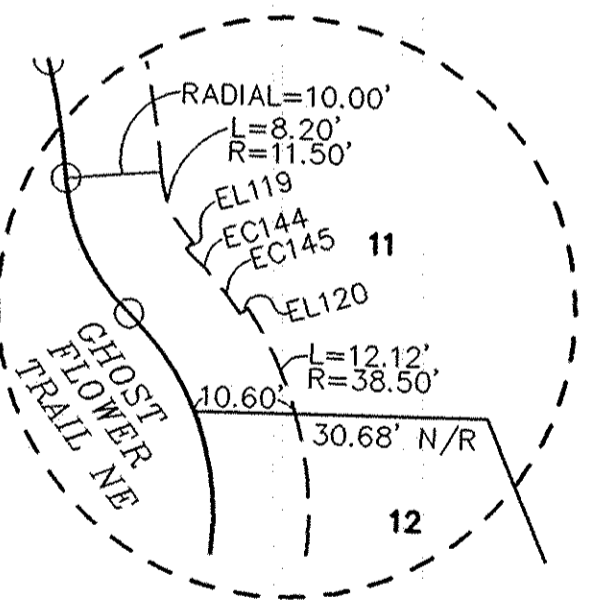
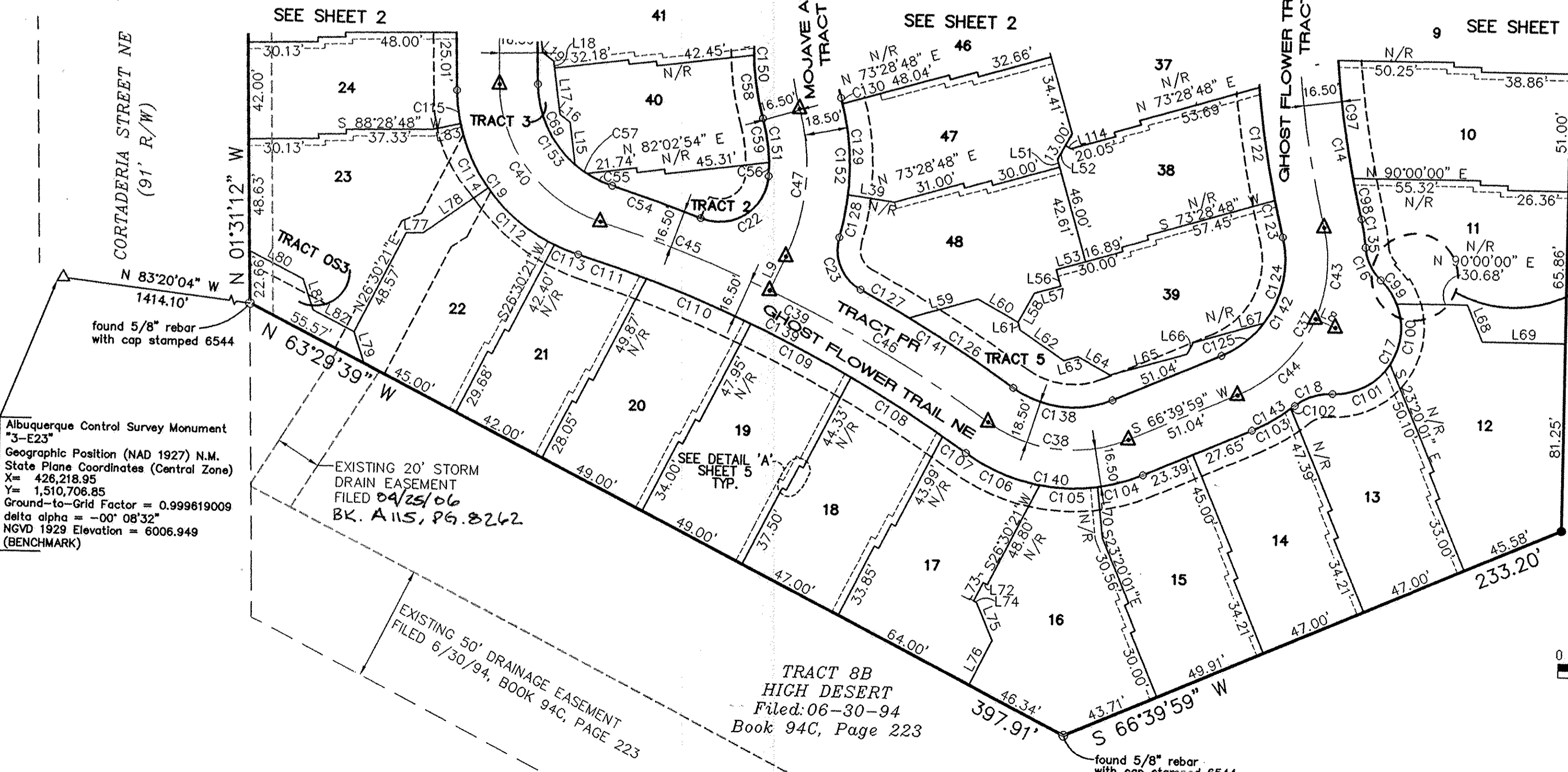


- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP.)
 - ▲ CENTERLINE MONUMENT
 - N/R NON-RADIAL LINE

- REFERENCE NOTES:**
1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
 2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
 3. SEE SHEET 5 FOR LOT AREA TABLE.



2006c-149 (3)



Albuquerque Control Survey Monument
 "3-E23"
 Geographic Position (NAD 1927) N.M.
 State Plane Coordinates (Central Zone)
 X= 426,218.95
 Y= 1,510,706.85
 Ground-to-Grid Factor = 0.999819009
 delta alpha = -00° 08' 32"
 NGVD 1929 Elevation = 6006.949
 (BENCHMARK)

EXISTING 20' STORM
 DRAIN EASEMENT
 FILED 04/25/06
 BK. A 115, PG. 8242

EXISTING 50' DRAINAGE EASEMENT
 FILED 6/30/94, BOOK 94C, PAGE 223

TRACT 8B
 HIGH DESERT
 Filed: 06-30-94
 Book 94C, Page 223

found 5/8" rebar
 with cap stamped 6544

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

2006c-149 (3)

2006c-149 (3)

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2006c-149 (41)

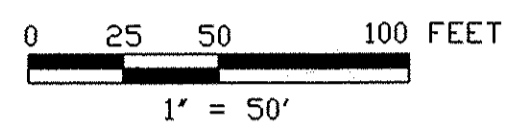
REFERENCE NOTES:

1. SEE THIS SHEET FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.
4. SEE SHEETS 3 & 5 FOR ADDITIONAL EASEMENT DETAILS.

EASEMENT GEOMETRY
 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
 May 2006

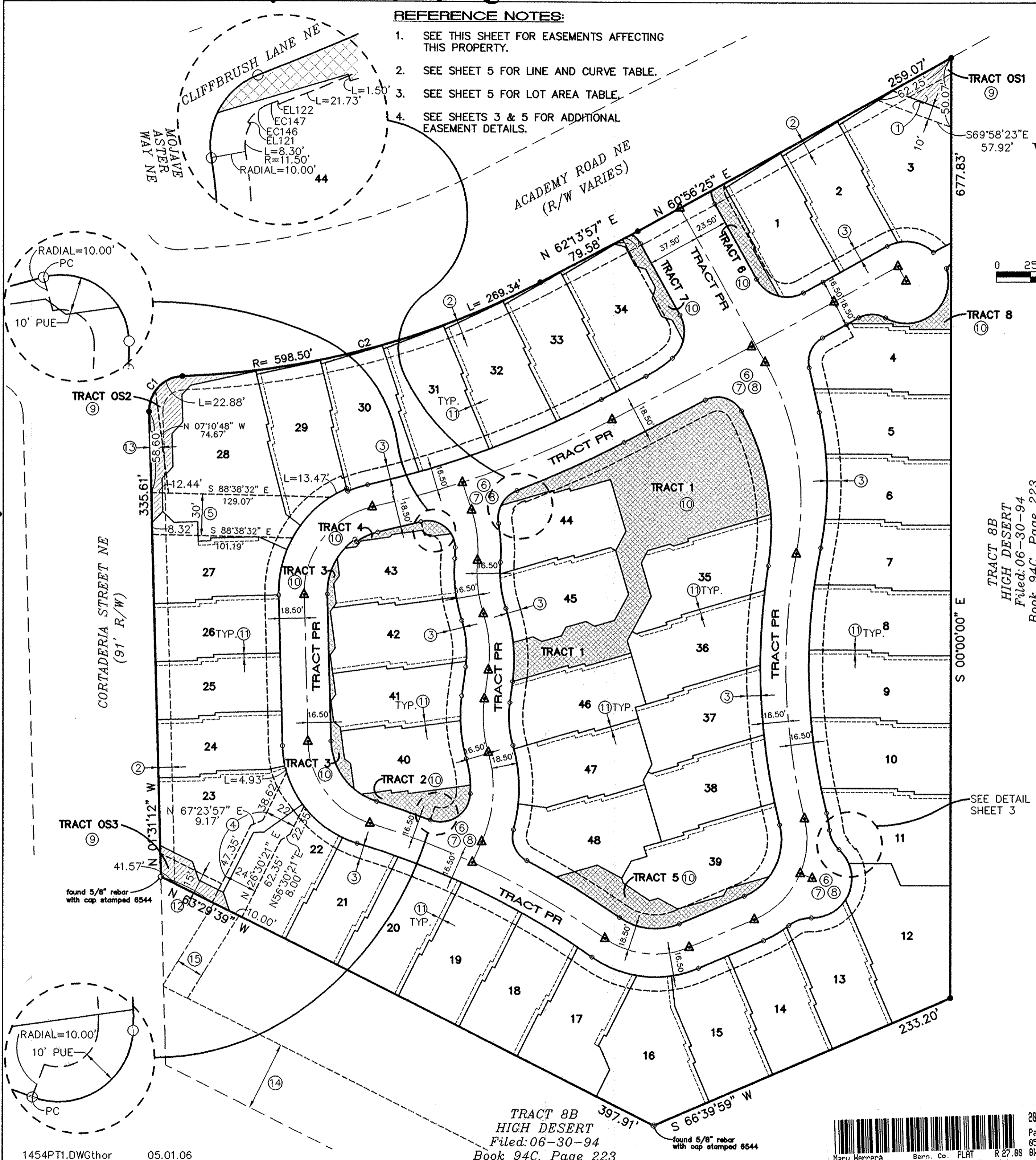
LEGEND

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP.)
- ▲ CENTERLINE MONUMENT



EASEMENT NOTES

- 1 EXISTING EASEMENT (BEAR TRIBUTARY) (11-19-93, Bks 93-33/Pgs 2021-2039) AND ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223.
- 2 EXISTING 10' PUBLIC UTILITY EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223.
- 3 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- 4 WATERLINE AND STORM DRAIN EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 5 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 6 TRACT PR IS SUBJECT TO A PRIVATE ROADWAY EASEMENT GRANTED BY THIS PLAT, AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HIGH DESERT.
- 7 TRACT PR IS SUBJECT TO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND A BLANKET PUE FOR UTILITY CROSSINGS AND ALIGNMENTS AS NECESSARY.
- 8 TRACT PR IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AND ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. TRACT PR IS COVERED BY A BLANKET PUBLIC UTILITY EASEMENT FOR UTILITY CROSSINGS GRANTED TO PNM ELECTRIC SERVICES DIVISION, PNM GAS SERVICES DIVISION, QWEST AND COMCAST BY THIS PLAT.
- 9 TRACTS OS1, OS2, OS3 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY HIGH DESERT INVESTMENT CORPORATION BY THIS PLAT.
- 10 TRACTS 1, 2, 3, 4, 5, 6, 7, & 8 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THE LEGENDS AT HIGH DESERT SUBDIVISION BY THIS PLAT.
- 11 3' WIDE PRIVATE USE & 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 CREATED BY THE RECORDATION OF THIS PLAT. EASEMENT IS EXPANDED TO THE ADJACENT BUILDING TO FILL ANY VOID CREATED BY THE SHIFT OF ANY INDIVIDUAL BUILDING AWAY FROM SHOWN EASEMENT LINE.
- 12 15' WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 13 SANITARY SEWERLINE EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- 14 EXISTING 50' DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223.
- 15 EXISTING 20' STORM DRAIN EASEMENT AS SHOWN ON PLAT FILED 04/25/06, BOOK A115, PAGE 8262.



2006c-149 (41)

2006c-149 (41)

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TRACT 8B
 HIGH DESERT
 Filed: 06-30-94
 Book 94C, Page 223



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 6456181
 Page: 4 of 5
 85/11/2806 88:53R
 Bx-2886C Pg-149

Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

SHEET 4 OF 5

2006c-149 (41)

2006C-149 (5)

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curves C1 through C78.

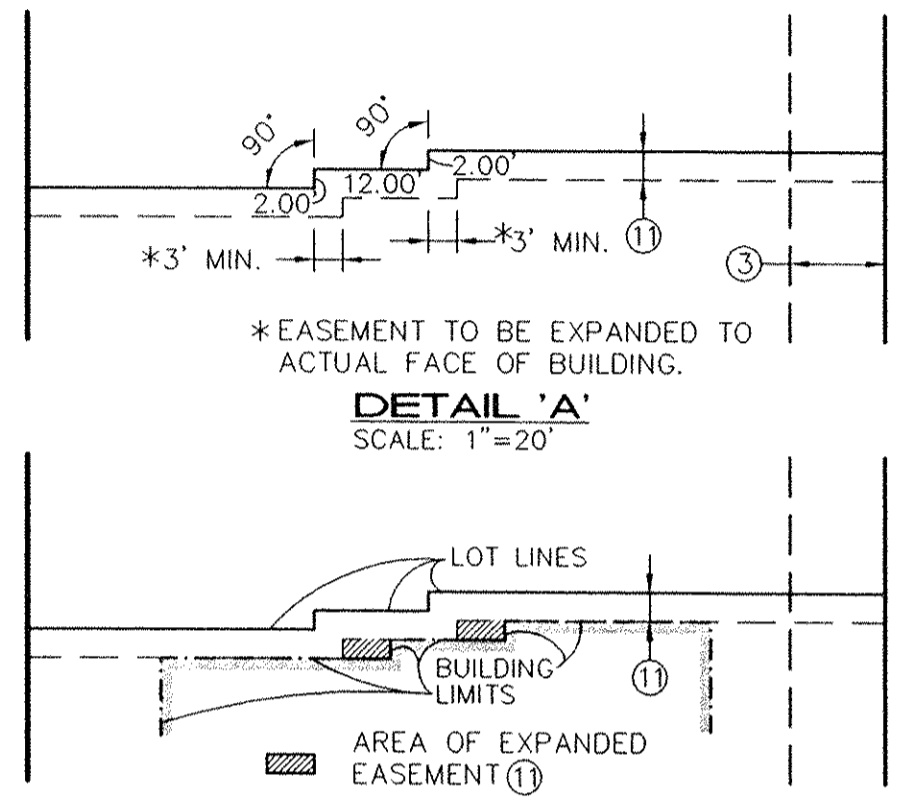
BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains curves C79 through EC147.

LOT AREA TABLE with columns: LOT, AREA (SF), LOT, AREA (SF). Lists lots 1 through 30 and their corresponding areas.

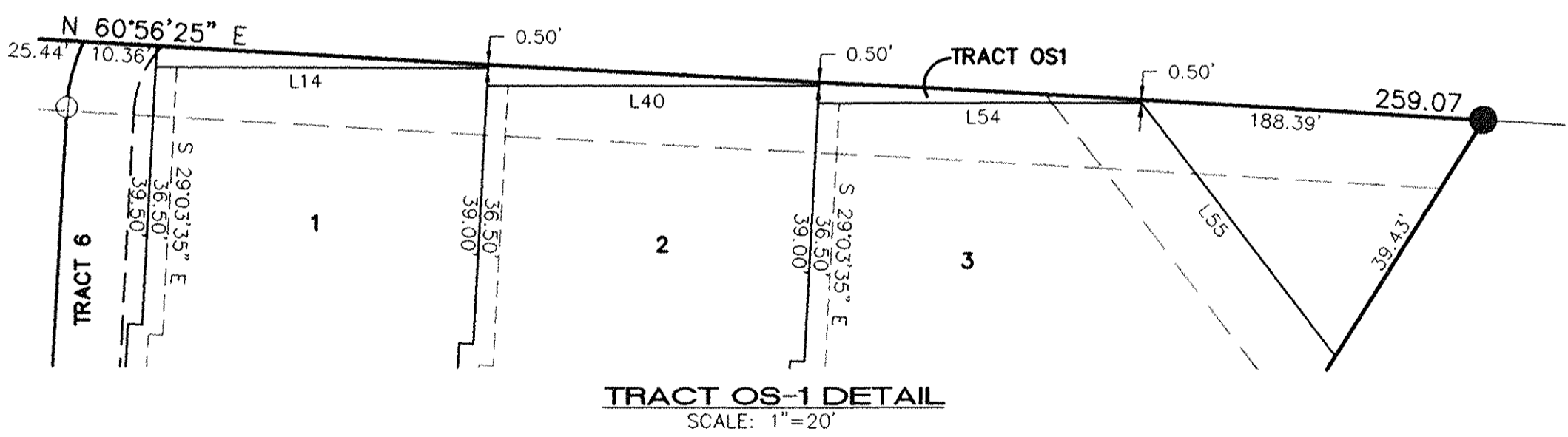


2006060620 6456181 Page: 5 of 5 05/11/2006 08:53:28 Bk-2006C Pg-149

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 May 2006



DETAIL 'A'-EXPANDED SCALE: 1"=20'



TRACT OS-1 DETAIL SCALE: 1"=20'

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines EL119 through EL17.

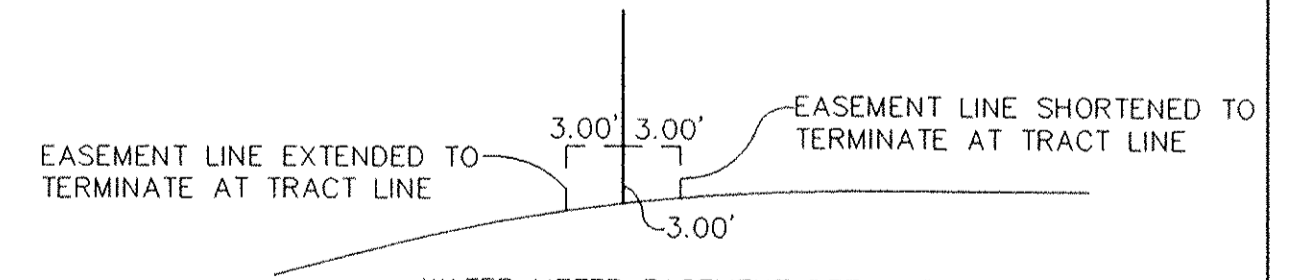
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L18 through L37.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L39 through L59.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L60 through L80.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L81 through L101.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L102 through L114.



WATER METER EASEMENT DETAIL FOR LOTS: 1/2, 2/3, 4/5, 6/7, 8/9, 10/11, 12/13, 14/15, 16/17, 18/19, 20/21, 29/30, 31/32, 33/34, 40/41, 42/43, 44/45)

WATER METER EASEMENT DETAIL SCALE: 1"=10'

LABEL #'S L115, L116, L117, & L118 ARE NOT USED

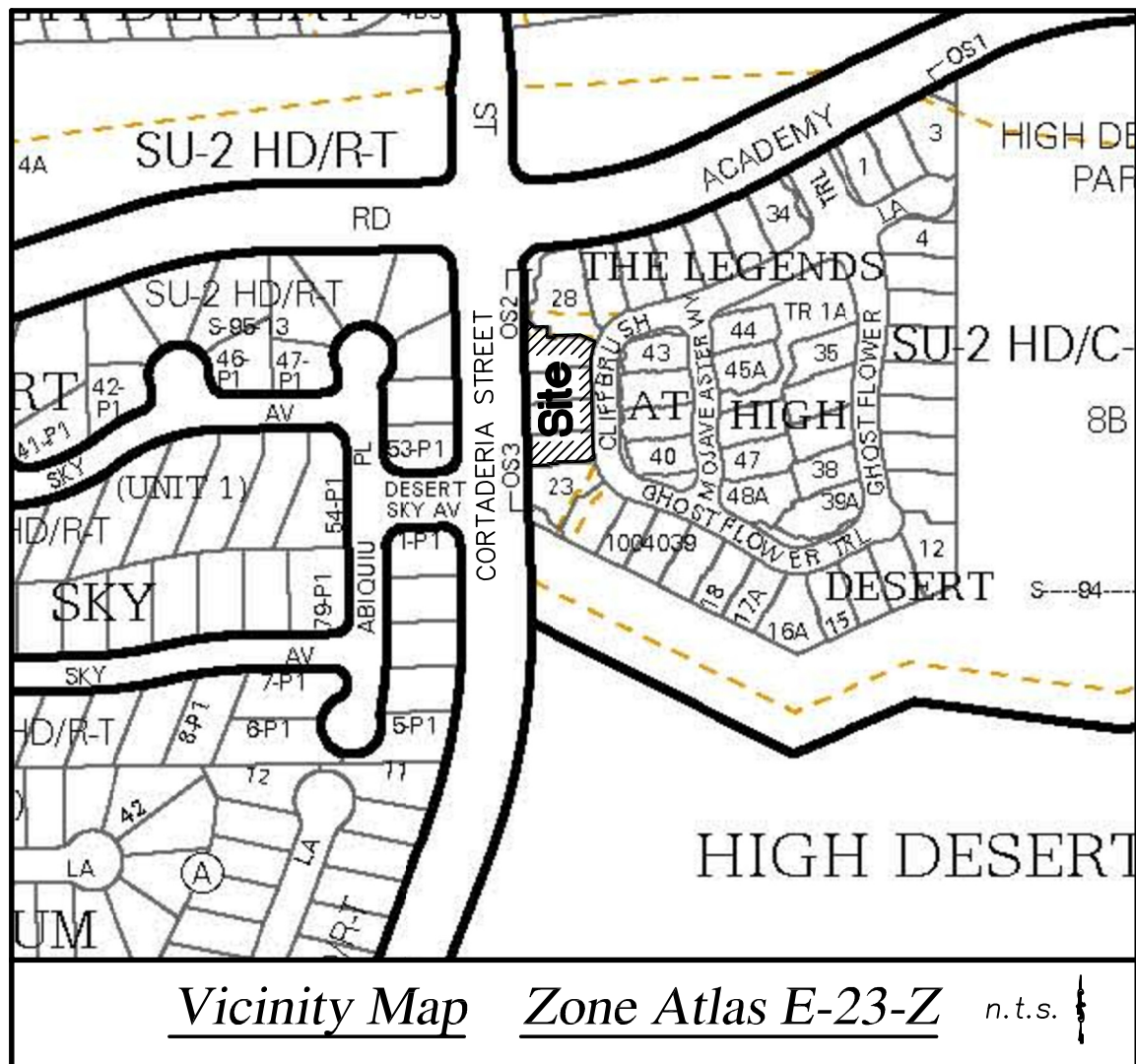
Forstbauer Surveying, L.L.C. 4116 Lomas Boulevard NE Albuquerque, New Mexico 87110 (505) 268-2112 Fax 268-2032

2006C-149 (5)

2006C-149 (5)

2006C-149 (5)

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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: _____

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:	
_____	_____
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).
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, REPRESENTATIVE FOR ALFELD 3 LLC DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: SCOTT ALLEN, REPRESENTATIVE OF ALFELD 3 LLC

 NOTARY PUBLIC MY COMMISSION EXPIRES

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 LAND 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 14.66 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.

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. 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



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

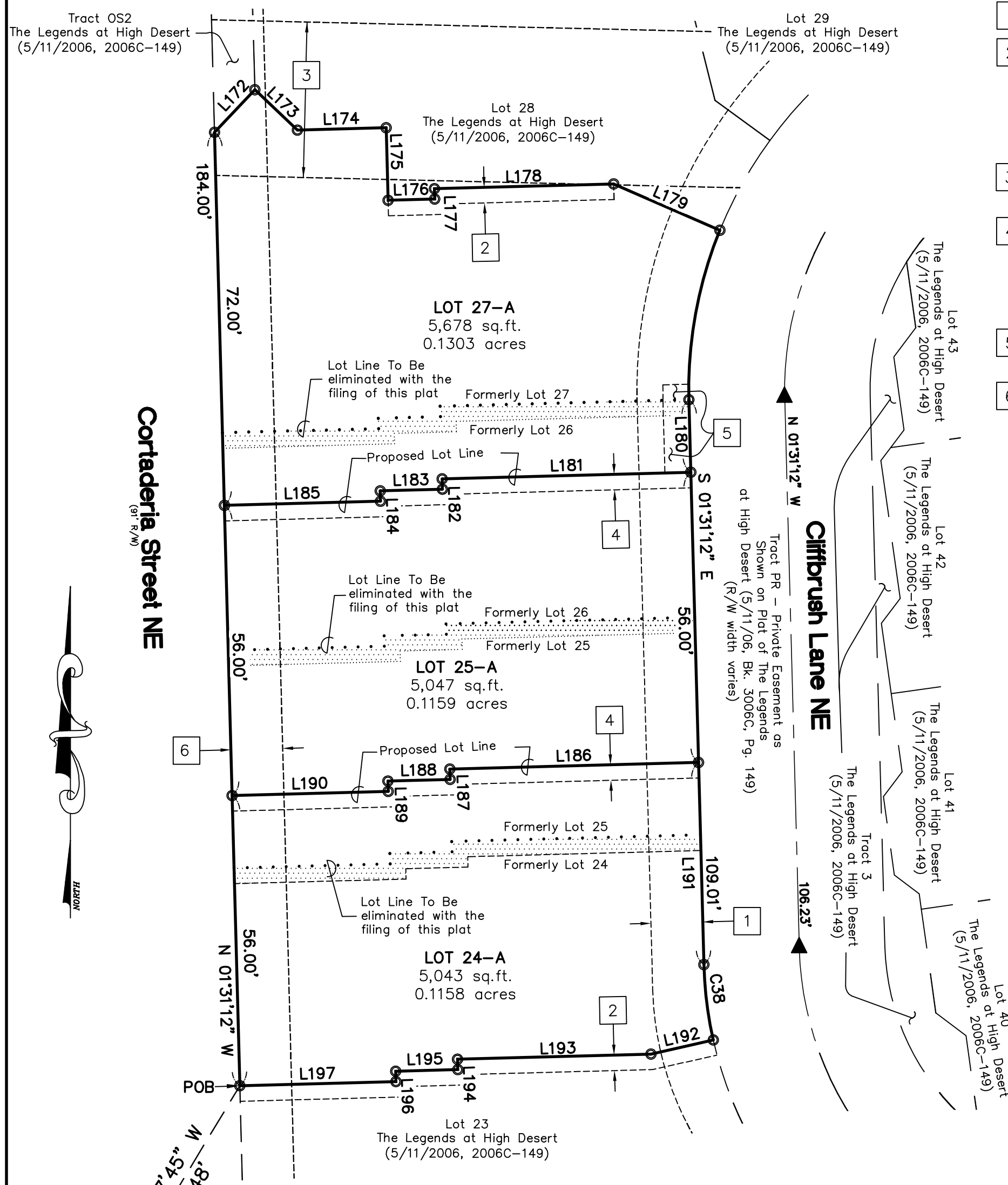
- 1 EXISTING 10' P.U.E. (5/11/06, BK. 2006C, PG. 149)
- 2 PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN 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
- 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 TABLE		
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 TABLE					
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

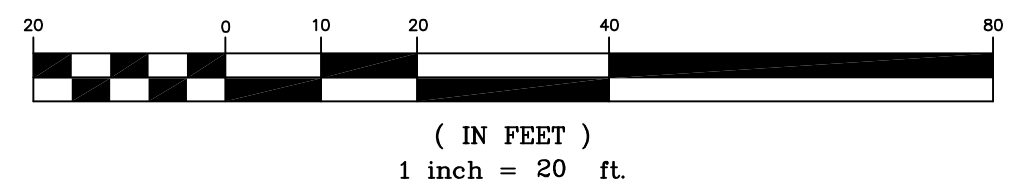


Legend

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.

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