

Vicinity Map F-11-Z

N.T.S.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Legal Description

TRACT LETTERED "N", OF LA LUZ DEL OESTE, UNIT 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 12, 2003, IN PLAT BOOK 2003C, FOLIO 342.

Free Consent

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Scott Ashcraft, Manager, Las Ventanas NM, Inc

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015
BY: Scott Ashcraft, Manager, Las Ventanas NM, Inc

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: La Luz del Oeste, Unit 4
Owner: Las Ventanas NM, Inc.
UPC #101106135252010145 (Tract N)

Subdivision Data

GROSS ACREAGE. 1.7460 ACRES
ZONE ATLAS PAGE NO. F-11-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 8
MILES OF FULL-WIDTH STREETS. 0.0 MILES
MILES OF HALF-WIDTH STREETS. 0.0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0 ACRES
DATE OF SURVEY. AUGUST 2015

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots N-1 through N-8
La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015

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

AMAFCOA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 28, 2013, AND HAVING FILE NUMBER 1302157.
2. PLAT FOR LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON NOVEMBER 12, 2003, IN BOOK 2003C PAGE 342, AS DOCUMENT NO. 2003205166.
3. PLAT FOR TRACT K-1, LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON MARCH 29, 2011, IN BOOK 2011C PAGE 30, AS DOCUMENT NO. 2011029887.
4. PLAT FOR VISTA DE LA LUZ, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON OCTOBER 30, 2006, IN BOOK 2006C PAGE 331, AS DOCUMENT NO. 2006165286.
5. PLAT FOR LOTS D-1 THRU D-5, LA LUZ DEL OESTE, UNIT 4, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON MAY 23, 2005, IN BOOK 2005C PAGE 169, AS DOCUMENT NO. 2005072669.
6. PLAT FOR GROUP E & F, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON FEBRUARY 17, 1981, IN BOOK C18 PAGE 6.
7. PLAT FOR LA MARIPOSA SOUTH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON JULY 27, 1977, IN BOOK D7 PAGE 195.
8. PLAT FOR LOTS 15-20, BLOCK 3, LA MARIPOSA SOUTH, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON SEPTEMBER 20, 1978, IN BOOK B15 PAGE 98.

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.

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 N-1 through N-8
 La Luz del Oeste, Unit 4
 Being a Replat of
 Tract N, La Luz del Oeste, Unit 4
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2015

Mariposa Dr. NW
 (64' R/W)

Tierra Amada St NW
 (64' R/W)

Dellyne Ave NW
 (64' R/W)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/12/03, 03C-342)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND ACS MONUMENT AS NOTED
▲	SET CENTERLINE MONUMENT "LS 14271"
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT

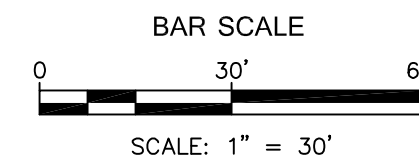
ACS Monument "NM448-N6A"
 NAD 1983 CENTRAL ZONE
 X=1506886.591
 Y=1507370.768
 Z=5061.638 (NAVD 1988)
 G-G=0.999682224
 Mapping Angle=-0°15'25.58"

Vista de Luz Dr. NW
 (50' R/W)

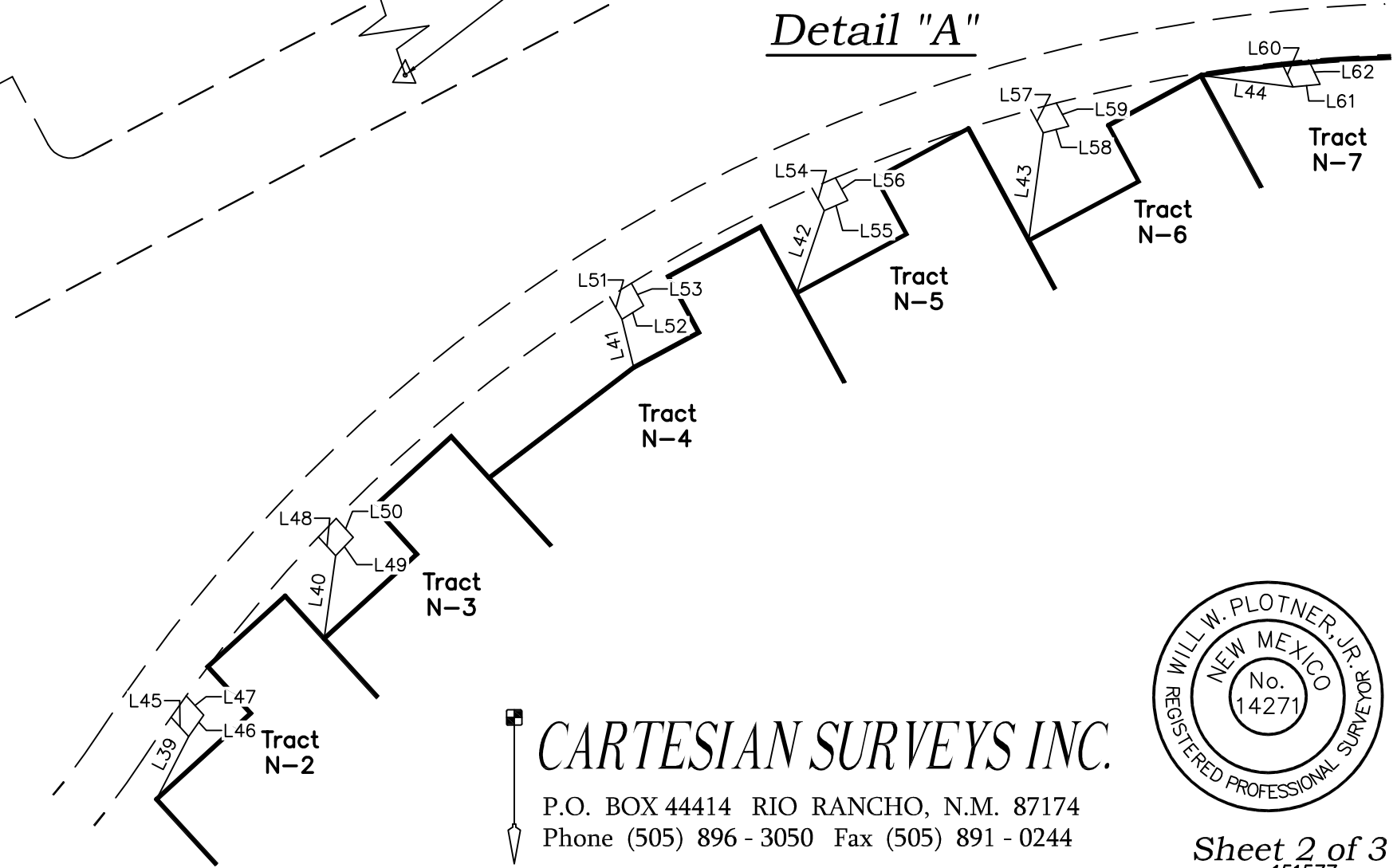
Chiseled "X"
 Chiseled "X"
 Chiseled "X"

Wind Road NW
 (28' Private R/W)

ACS Monument "13_F11"
 NAD 1983 CENTRAL ZONE
 X=1503091.474
 Y=1506401.353
 Z=5129.882 (NAVD 1988)
 G-G=0.999680149
 Mapping Angle=-0°15'51.79"



Detail "A"



CARTESIAN SURVEYS INC.
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La Luz del Oeste, Unit 4
Being a Replat of
Tract N, La Luz del Oeste, Unit 4
City of Albuquerque
Bernalillo County, New Mexico
December 2015**

Line Table		
Line #	Direction	Length
L1	N 00°22'03" E	10.00'
L2	N 62°00'29" E	32.25'
L3	S 87°35'25" E (N 00°19'36" E)	14.83'(10.00')
L4	S 87°35'25" E	15.21'
L5	N 47°37'41" E	24.97'
L6	N 42°22'19" W	12.41'
L7	N 47°37'41" E	20.50'
L8	N 47°37'41" E	24.61'
L9	N 42°22'19" W	12.50'
L10	N 47°37'41" E	20.50'
L11	N 52°36'52" E	35.66'
L12	N 61°41'57" E	14.46'
L13	N 28°18'03" W	12.50'
L14	N 61°41'57" E	20.50'
L15	N 61°41'57" E	24.46'
L16	N 28°18'03" W	12.50'
L17	N 61°41'57" E	20.54'
L18	N 61°41'57" E	24.42'
L19	N 28°18'03" W	12.50'
L20	N 61°41'57" E	20.58'
L21	N 47°06'13" E	24.47'
L28	S 00°16'19" W	40.00'
L29	S 56°00'00" E	12.73'
L30	N 43°11'40" W	8.71'
L31	S 19°56'13" E	10.00'
L32	S 36°37'07" E	3.02'
L33	S 00°19'35" W	39.82'
L34	S 00°19'35" W	32.26'
L35	S 22°20'36" E	3.03'
L36	S 00°16'19" W	26.29'
L37	S 00°19'35" W	39.32'
L38	S 28°53'18" E	34.06'
L39	N 27°12'55" E	13.83'
L40	N 07°51'19" E	16.41'
L41	N 13°40'41" W	9.74'
L42	N 18°36'14" E	17.12'
L43	N 07°38'16" E	21.30'
L44	S 83°01'52" E	18.21'
L45	N 42°22'19" W	5.13'
L46	N 35°10'58" E	5.12'
L47	N 42°22'19" W	5.11'
L48	N 42°22'19" W	5.01'
L49	N 43°55'26" E	5.01'
L50	N 42°22'19" W	5.01'
L51	N 28°18'03" W	5.01'
L52	N 57°54'31" E	5.01'
L53	N 28°18'03" W	5.01'
L54	N 28°18'03" W	5.01'
L55	N 66°32'31" E	5.02'
L56	N 28°18'03" W	5.02'
L57	N 28°18'03" W	5.13'
L58	N 75°17'16" E	5.14'
L59	N 28°18'03" W	5.15'
L60	N 25°10'02" W	5.30'
L61	N 84°51'12" E	5.32'
L62	N 25°10'02" W	5.33'

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' UNDERGROUND EASEMENT (09/14/78, MISC. 637, PG. 899)
- 3 EXISTING 28' PUBLIC WATER & PRIVATE ACCESS EASEMENT (11/12/03, 2003C-342)
- 4 EXISTING 10' P.U.E. (11/12/03, 2003C-342)
- 5 EXISTING 20' CITY WATER EASEMENT (09/14/78, MISC. 637, PG. 899)
- 6 INTENTIONALLY OMITTED
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 22' ACCESS EASEMENT (02/17/81, C18-6)
- 9 FIRE HYDRANT EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 48' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 11 5' X 5' WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL "A" FOR EASEMENT LOCATIONS
- 12 A PORTION OF FIRE HYDRANT GRANTED BY PLAT ENTITLED "LOTS M-1 THROUGH M-10, LA LUZ DEL OESTE, UNIT 4"

Tie Point Table		
Line #	Direction	Length (ft)
TP1	N 69°53'45" W	202.71'
TP2	N 61°04'28" W	165.46'
TP3	N 46°20'39" W	143.89'
TP4	N 17°12'35" W	147.01'
TP5	N 03°39'33" W	172.08'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	246.11' (246.11')	206.69' (206.69')	68°13'28"	231.83'	N 34°28'45" E
C2	91.70'	303.46'	17°18'48"	91.35'	S 89°38'37" W
C3	327.72'	327.96'	57°15'11"	314.25'	S 61°38'09" W
C4	41.80'	119.74'	20°00'08"	41.59'	N 43°00'00" E
C5	32.20'	119.74'	15°24'32"	32.11'	N 60°42'12" E
C6	69.64'	210.00'	19°00'00"	69.32'	S 46°30'00" E
C7	4.91'	95.74'	2°56'17"	4.91'	N 71°31'56" E
C8	3.58'	105.74'	1°56'24"	3.58'	N 71°01'59" E
C9	121.12'	341.96'	20°17'39"	120.49'	S 43°09'22" W
C10	119.92'	341.96'	20°05'31"	119.30'	S 77°52'13" W
C11	36.19'	26.00'	79°44'59"	33.34'	N 15°30'00" E
C12	21.56'	50.00'	24°42'04"	21.39'	S 12°01'27" E
C13	34.34'	18.00'	109°19'03"	29.37'	S 54°19'57" E
C14	87.20'	341.96'	14°36'37"	86.96'	S 60°31'09" W
C15	166.85'	327.96'	29°08'57"	165.06'	S 75°41'16" W
C16	160.87'	327.96'	28°06'14"	159.26'	S 47°03'40" W
C17	13.26'	26.00'	29°12'53"	13.11'	S 14°16'51" E

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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

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