

**Plat for
Tract J-1 and J-2,
Vista De La Luz
Being Comprised of
Tract J,
Vista De La Luz
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	193.39' (193.33')	3894.72' (3894.72')	2°50'42"	193.37'	S 39°39'18" W
C2	46.60' (46.61')	30.00' (30.00')	88°59'35"	42.05'	S 82°43'44" W
C3	85.34' (85.34')	250.00' (250.00')	19°33'31"	84.93'	N 42°59'43" W
C4	47.08' (47.26')	35.00' (35.00')	77°04'40"	43.61'	N 05°36'46" E
C5	119.88' (119.98')	274.50' (274.50')	25°01'20"	118.93'	N 31°38'26" E
C6	156.05' (156.05')	225.50' (225.50')	39°38'56"	152.95'	N 38°57'14" E
C7	76.07'	274.50' (274.50')	15°52'41"	75.83'	N 36°12'46" E
C8	43.81'	274.50' (274.50')	9°08'39"	43.76'	N 23°42'06" E
C9	134.44'	3894.72' (3894.72')	1°58'40"	134.44'	S 40°05'19" W
C10	58.94'	3894.72' (3894.72')	0°52'02"	58.94'	S 38°39'58" W
C11	7.81'	274.50' (274.50')	1°37'50"	7.81'	N 27°27'30" E
C12	10.37'	28.00'	21°12'42"	10.31'	S 50°04'45" E
C13	10.09'	28.00'	20°38'21"	10.03'	N 71°30'23" W
C14	15.98'	274.50' (274.50')	3°20'04"	15.97'	N 29°56'27" E

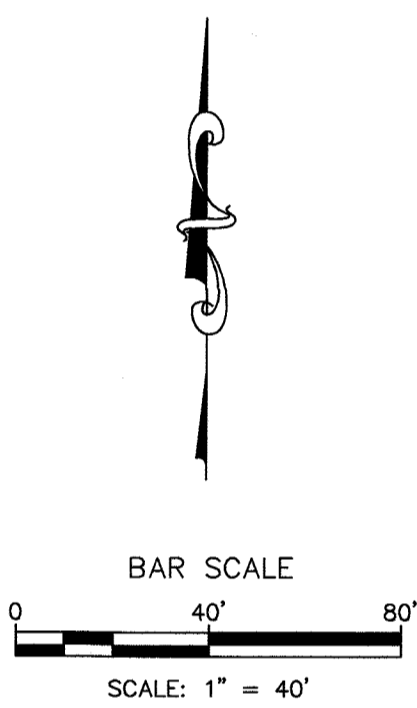
ACS Monument "1-E11"
NAD 1983 CENTRAL ZONE
X=1507287.119 *
Y=1509268.08 *
Z=5116.831 * (NAVD 1988)
G-G=0.999679470
Mapping Angle=-0°15'22.98"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/30/2006 BK. 2006C, FOL. 331 DOC. NO. 20061652)
△	FOUND CENTERLINE MONUMENT WITH CAP ILLEGIBLE, UNLESS MARKED OTHERWISE
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- EXISTING 10' P.U.E. (10/30/2006 BK 2006C, PG. 331)
- EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (09/14/1978, BK. MISC. 637, PG. 899)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (10/30/2006 BK 2006C, PG. 331)
- EXISTING ABCWUA WATER EASEMENT (10/19/2016, DOC. NO. 2016099065) SHOWN HEREON AS [Pattern]
- EXISTING PRIVATE FACILITY DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE (9/27/2017, DOC. NO. 2017092964) DRAINAGE AREA SHOWN HEREON AS [Pattern]
- EXISTING PNM EASEMENT (5/29/2019, DOC. NO. 2019044201)
- BLANKET CROSS-LOT EASEMENT FOR PRIVATE ACCESS, PRIVATE DRAINAGE, AND PRIVATE PARKING, TO EXCLUDE EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING AND MAINTAINED BY BOTH LOTS, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC TURNAROUND EASEMENT, GRANTED WITH THE FILING OF THIS PLAT



Line #	Direction	Length (ft)
L1	N 32°55'34" W (N 33°11'18" W)	34.61' (34.42')
L2	N 58°46'43" E (N 58°46'43" E)	6.95' (6.93')
L3	N 31°00'15" W	24.50'
L4	S 42°47'33" W	43.35'
L5	S 47°13'08" E	78.84'
L6	N 42°59'04" E	10.73'
L7	S 50°14'34" E	57.11'
L8	S 60°14'28" E	22.03'
L9	S 29°18'54" W	11.90'
L10	S 29°18'54" W	8.10'
L11	N 60°14'28" W	22.22'

ACS Monument "8-G11"
NAD 1983 CENTRAL ZONE
X=1505431.887 *
Y=1502236.625 *
Z=5116.009 * (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"
*U.S. SURVEY FEET

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

[Signature]

09/29/2022
DATE

DERRICK MERCHANT, MANAGER
VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY

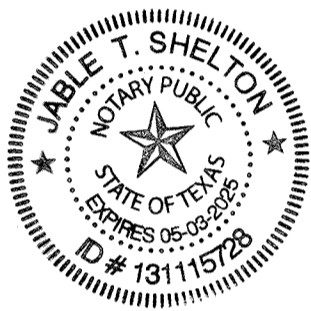
TEXAS

STATE OF NEW MEXICO }
COUNTY OF LUBBOCK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 29th, 2022
BY: DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 05-03-2025



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 Corporation 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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