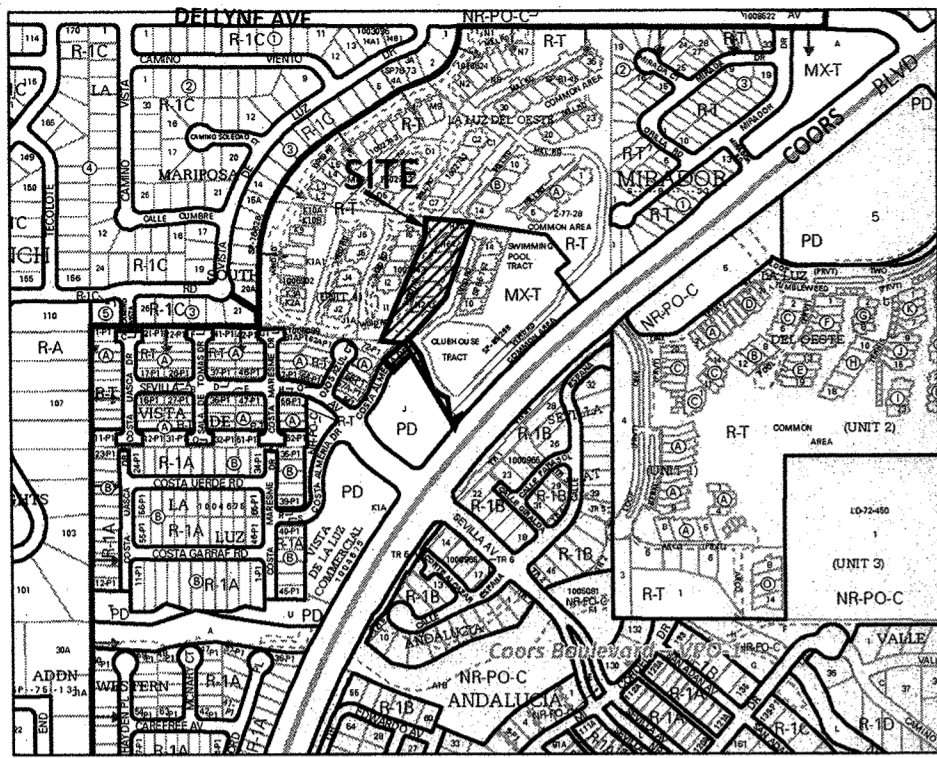


VICINITY MAP (F-11) NO SCALE



DOCH 2020022422

03/10/2020 09:13 AM Page: 1 of 2
 PLAT R 525 00 B 2020C P: 0028 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot H-one-A (H-1-A), of Unit Four (4), La Luz Del Oeste, being the same as shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on June 18, 2004 in book 2004C, page 187;

together with:

Vacated portion of Costa Almeria Drive, NW as designated by City of Albuquerque Vacation Action SD-2019-00125 Dated August 15, 2020.

PLAT OF
LOT H-1-A-1
LA LUZ DEL OESTE, UNIT 4
 A REPLAT OF LOTS H-1-A
 LA LUZ DEL OESTE UNIT 4
 WITHIN SECTION 35, T. 11 N., R. 2 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2020

PURPOSE OF PLAT

This plat has been prepared for the purpose of consolidating vacated right-of-way of Costa Almeria Drive, NW with lot H-1-A.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding 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.
- Responsibility for landscaping maintenance within Vacated portion of Costa Almeria Drive, NW shall be provided by Lot H-1-A-1. Tract M and Tract J shall maintain their respective landscaping via the 10' Public Sidewalk and Pedestrian Access Easements granted by this plat.
- 49' Public Roadway, Utility, Sanitary Sewer and Water Line Easement granted by this plat is for the Maintenance of Costa Almeria Drive, NW and the Maintenance and/or extension of existing underground utilities through Lot H-1-A-1 to all adjacent tracts and right-of-ways.
- Maintenance responsibility for the 49' Public Roadway, Utility, Sanitary Sewer and Water Line Easement, as well as the 10' Sidewalk and Pedestrian Access Easements granted by this plat shall be provided by Lot H-1-A-1.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

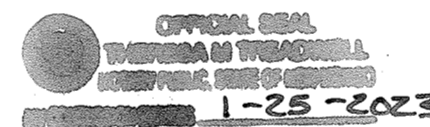
FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Jade Chase 2-14-2020
 Jade Chase, Blue Door Realty, Authorized Representative of La Luz Del Sol Land Owners Association Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this 14 day of February, 2020, the foregoing instrument was acknowledged by:
 Jade Chase, Authorized Representative of La Luz Del Sol Land Owners Association.
 My Commission expires May 7, 2023 1-25-2023
[Signature]
 Notary Public



Utility Company Approvals:	Date
<u>[Signature]</u> PNM Electric Services	<u>3/2/2020</u>
<u>[Signature]</u> New Mexico Gas Company	<u>3/2/2020</u>
<u>[Signature]</u> Qwest Corporation D/B/A Centurylink QC	<u>3/2/2020</u>
<u>[Signature]</u> City Approvals:	<u>3/2/20</u>
<u>[Signature]</u> City Surveyor	<u>2/14/2020</u>
<u>[Signature]</u> Real Property Division	
<u>[Signature]</u> Environmental Health Department	
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>3-04-20</u>
<u>[Signature]</u> ABCWUA	<u>03-04-20</u>
<u>[Signature]</u> Parks and Recreation Department	<u>03-04-2020</u>
<u>[Signature]</u> AMAFCA	<u>3/2/2020</u>
<u>[Signature]</u> City Engineering/Hydrology	<u>3/4/2020</u>
<u>[Signature]</u> Code Enforcement	<u>3/4/2020</u>
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>3-06-20</u>

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 011 061 328 439 10140

PROPERTY OWNER OF RECORD:
 LA LUZ DEL SOL LAND OWNERS ASSOCIATION C/O SENTRY MANAGEMENT
 BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 3/10/2020

- SUBDIVISION DATA**
- DRB Project No. PR-2019-002598
 - Zone Atlas Index No. F11
 - Gross acreage 1.3882 Ac.
 - Existing number of lots 1
 Replatted number of lots 1

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature] 2-14-20
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

WAYJOHN SURVEYING INC.

1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK LA LUZ DEL SOL LAND OWNERS ASSOCIATION C/O BLUE DOOR REALTY	DRAWN: J T K	SCALE: 1" = 40'	FILE NO. SP-12-02-2019
LOCATION: SECTION 35, T11N, R2E LA LUZ DEL OESTE, UNIT 4	CHECKED: T D J	DRAWING NO. SP120219.DWG	SHEET 1 OF 2
		12 FEB 2020	

2020C-28

(1)

LOT DETAIL

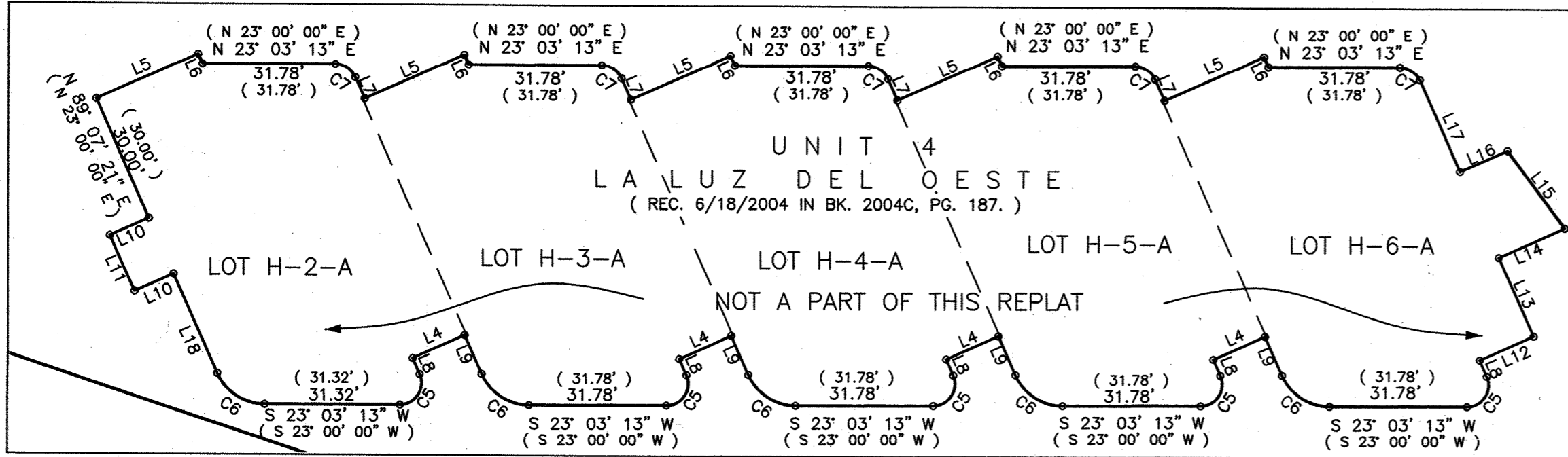
SCALE: 1" = 30'

DOC# 2020022422
03/10/2020 09:13 AM Page: 2 of 2
PLAT R: 325.00 B: 2020C P: 0055 Linda Stoven, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

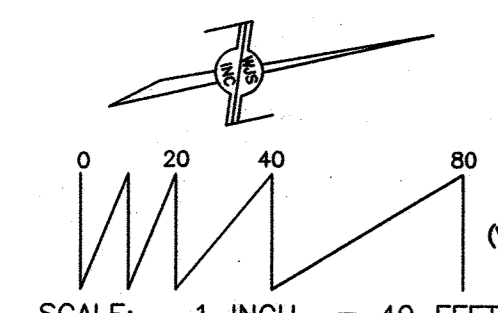
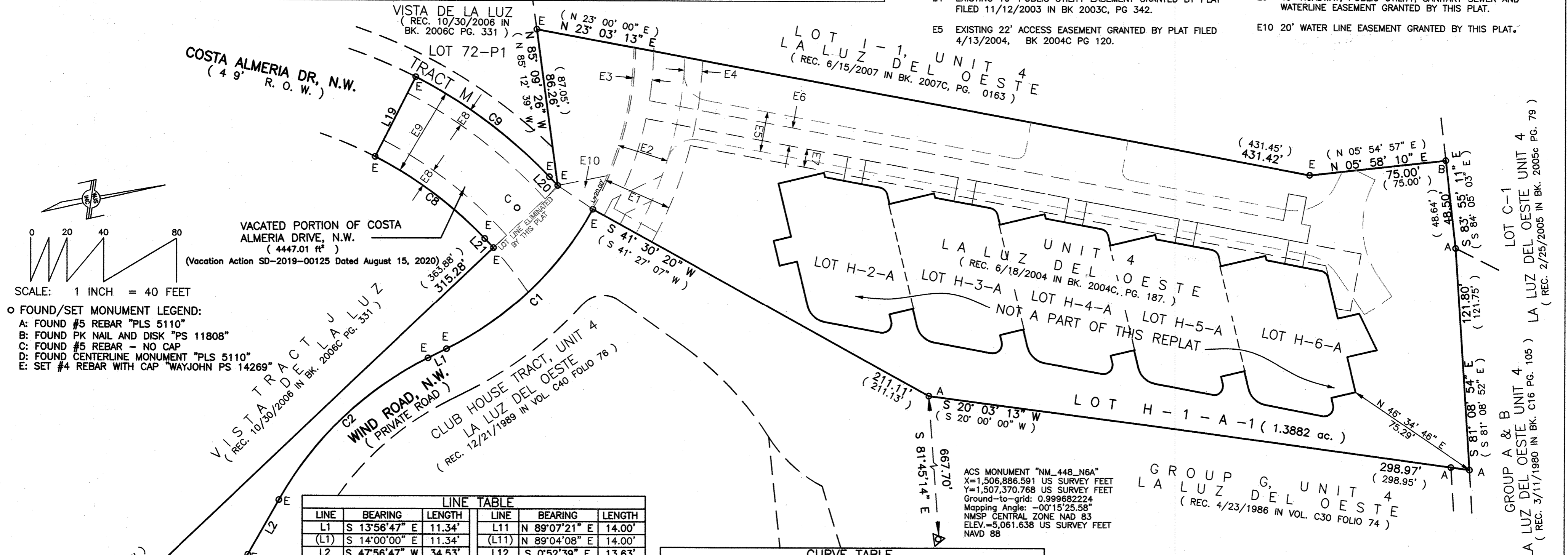
PLAT OF
LOT H-1-A-1
LA LUZ DEL OESTE, UNIT 4

A REPLAT OF LOTS H-1-A
LA LUZ DEL OESTE UNIT 4
WITHIN SECTION 35, T. 11 N., R. 2 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2020



EASEMENTS

- E1 EXISTING 38' WATER, POWER, COMMUNICATION GAS AND PRIVATE ACCESS EASEMENT GRANTED BY PLAT FILED 11/12/2003, BK 2003C, PG 120.
- E2 EXISTING 28' PRIVATE ACCESS EASEMENT GRANTED BY PLAT FILED 11/12/2003 IN BK 2003C, PG 342.
- E3 EXISTING 10' POWER AND COMMUNICATION EASEMENT FILED 5/27/1982, BK MISC 983, PG 867.
- E4 EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT FILED 11/12/2003 IN BK 2003C, PG 342.
- E5 EXISTING 22' ACCESS EASEMENT GRANTED BY PLAT FILED 4/13/2004, BK 2004C PG 120.
- E6 EXISTING 10' WATER LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FILED 8/2//1987, BK MISC 52A, PG 636-640.
- E7 EXISTING 10' POWER, COMMUNICATION AND GAS EASEMENT GRANTED BY PLAT FILED 4/13/2004, BK 2004C PG 120.
- E8 10' PUBLIC SIDEWALK AND PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT.
- E9 49' ROADWAY, PUBLIC UTILITY, SANITARY SEWER AND WATERLINE EASEMENT GRANTED BY THIS PLAT.
- E10 20' WATER LINE EASEMENT GRANTED BY THIS PLAT.



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #5 REBAR "PLS 5110"
 - B: FOUND PK NAIL AND DISK "PS 11808"
 - C: FOUND #5 REBAR - NO CAP
 - D: FOUND CENTERLINE MONUMENT "PLS 5110"
 - E: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"

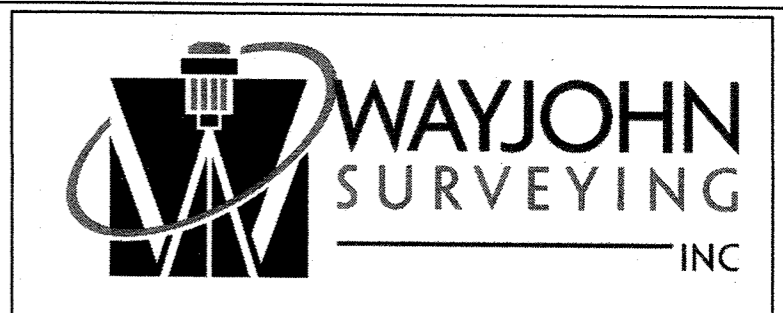
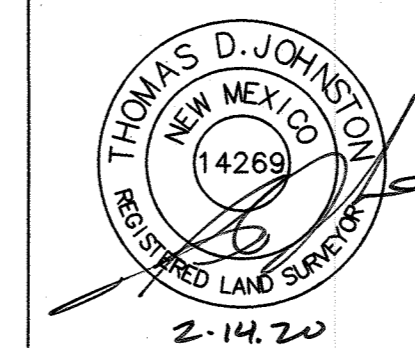
LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 13°56'47" E	11.34'	L11	N 89°07'21" E	14.00'
(L1)	S 14°00'00" E	11.34'	(L11)	N 89°04'08" E	14.00'
L2	S 47°56'47" W	34.53'	L12	S 0°52'39" E	13.63'
(L2)	S 48°00'00" W	34.53'	(L12)	S 0°55'52" E	13.63'
L3	S 48°31'34" E	63.47'	L13	N 89°07'21" E	19.83'
(L3)	S 48°34'47" E	63.00'	(L13)	N 89°04'08" E	19.83'
L4	S 0°52'39" E	13.13'	L14	N 0°52'39" W	16.83'
(L4)	S 0°55'52" E	13.13'	(L14)	S 0°55'52" E	16.83'
L5	N 0°52'39" W	25.17'	L15	N 76°32'50" E	22.20'
(L5)	N 0°55'52" W	25.17'	(L15)	N 76°29'37" E	22.20'
L6	N 89°07'21" E	2.50'	L16	N 0°52'39" W	12.00'
(L6)	N 89°04'08" E	2.50'	(L16)	N 0°55'52" W	12.00'
L7	N 89°07'21" E	5.42'	L17	N 89°07'21" E	23.11'
(L7)	N 89°04'08" E	5.42'	(L17)	N 89°04'08" E	23.11'
L8	N 89°07'21" E	4.07'	L18	S 89°07'21" W	24.96'
(L8)	N 89°04'08" E	4.07'	(L18)	S 89°55'44" W	24.96'
L9	S 89°07'21" W	9.78'	L19	N 50°18'14" E	49.00'
(L9)	S 89°04'08" W	9.78'	(L19)	---	---
L10	N 0°52'39" W	9.83'	L20	N 58°45'41" E	7.06'
(L10)	N 0°55'52" W	9.83'	(L20)	---	---
			L21	N 58°45'41" E	6.93'
			(L21)	---	---

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	187.00'	112.75'	34° 32' 58"	S 31° 13' 11" E	111.05'
(C1)	187.00'	112.76'	34° 32' 58"	S 31° 16' 26" E	111.06'
C2	193.00'	114.53'	34° 00' 06"	S 30° 56' 44" E	112.86'
(C2)	193.00'	114.53'	34° 00' 06"	S 31° 00' 00" E	112.86'
C3	24.19'	39.04'	87° 54' 19"	S 03° 14' 36" E	35.18'
(C3)	25.00'	39.04'	89° 27' 56"	S 03° 16' 23" E	35.19'
C4	3897.72'	34.26'	00° 29' 49"	S 41° 28' 28" W	34.30'
(C4)	3897.72'	33.81'	00° 29' 49"	S 41° 12' 19" W	33.81'
C5	5.00'	9.94'	113° 55' 52"	S 32° 56' 46" E	8.38'
(C5)	5.00'	9.94'	113° 55' 52"	S 33° 57' 56" E	8.38'
C6	12.00'	13.84'	66° 04' 08"	S 57° 03' 14" W	13.08'
(C6)	12.00'	13.84'	66° 04' 08"	S 56° 02' 04" W	13.08'
C7	5.00'	5.77'	66° 04' 08"	N 56° 02' 04" E	5.45'
(C7)	5.00'	5.77'	66° 04' 08"	N 56° 02' 04" E	5.45'
C8	250.00'	75.55'	19° 11' 43"	S 49° 10' 01" W	75.20'
(C8)	12.00'	---	---	---	---
C9	274.50'	91.86'	19° 11' 43"	N 49° 10' 41" E	91.43'
(C9)	5.00'	---	---	---	---

ACS MONUMENT "NM_448_N6A"
X=1,506,886.591 US SURVEY FEET
Y=1,507,370.768 US SURVEY FEET
Ground-to-grid: 0.999682224
Mapping Angle: -00°15'25.58"
NAD83 CENTRAL ZONE NAD 83
ELEV.=5,061.638 US SURVEY FEET
NAVD 88



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

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