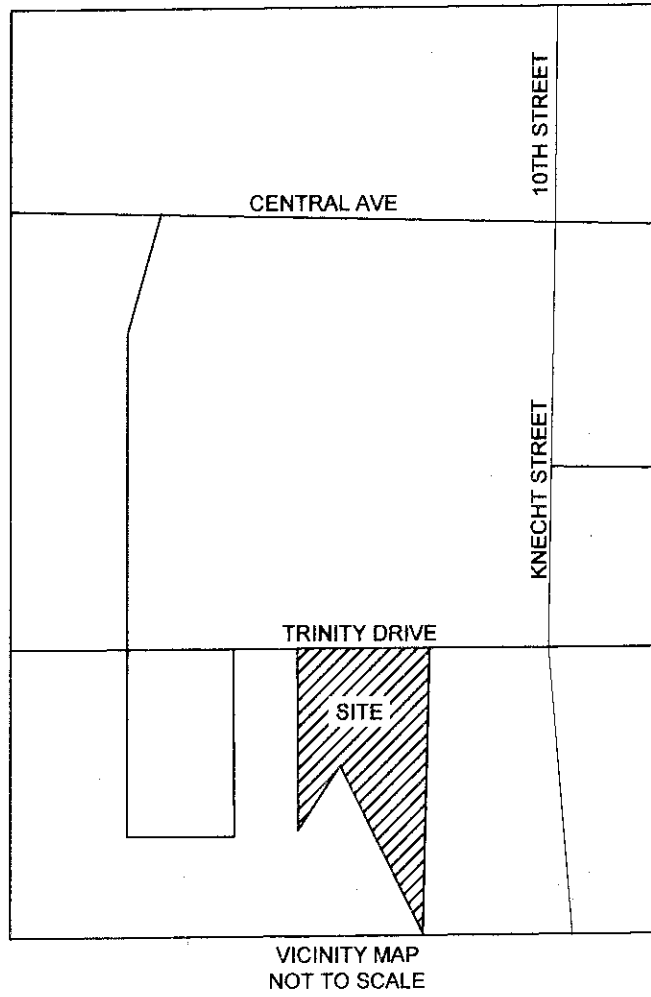


SUMMARY PLAT  
COVER SHEET  
TRACT U, A SUBDIVISION OF  
EASTERN AREA NO. 2  
TOTAL AREA 1.52 ACRES  
LOS ALAMOS, NEW MEXICO  
FEBRUARY 2019



GRANT OF EASEMENTS

PUBLIC UTILITY EASEMENT

THE UNDERSIGNED OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS HEREBY GRANT UTILITY EASEMENTS OVER, ACROSS, IN AND UPON THE LAND SHOWN HEREON TO THE INCORPORATED COUNTY OF LOS ALAMOS AND ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING THE FOLLOWING UTILITIES BY THE COUNTY OR ANY COMPANY AUTHORIZED TO BE IN THE COUNTY EASEMENT: ELECTRIC, WATER, GAS, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, AND ANY OTHER SIMILAR UTILITY SERVICE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, BOTH SURFACE AND SUBSURFACE, FOR CREWS AND EQUIPMENT AND INCLUDING THE RIGHT TO REMOVE ANY OBSTRUCTION IN THE EASEMENT WHICH MAY OR MIGHT INTERFERE THEREWITH WITHOUT ANY LIABILITY TO THE OWNER OR ANY OTHER PARTY FOR SUCH REMOVAL. THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONSTRUCT OR MAINTAIN ANY IMPROVEMENTS, OR OTHER OBSTRUCTION IN OR ON THE EASEMENT GRANTED BY THIS DOCUMENT, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE INCORPORATED COUNTY OF LOS ALAMOS. THIS GRANT OF EASEMENT SHALL BE BINDING UPON THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS.

PUBLIC TRAIL EASEMENT

THE UNDERSIGNED OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS HEREBY GRANT A TRAIL EASEMENT AS SHOWN HEREON TO THE INCORPORATED COUNTY OF LOS ALAMOS AND ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PUBLIC TRAIL INSTALLATION AND MAINTENANCE AS WELL AS PUBLIC INGRESS, EGRESS AND ACCESS. THE COUNTY OF LOS ALAMOS SHALL HAVE THE RIGHT TO ENTER UPON THIS EASEMENT FOR THE PURPOSE OF MAINTAINING AND IMPROVING ANY STRUCTURES AND DEVICES CONSTRUCTED THEREON. THE OWNER OF THE PROPERTY BURDENED BY THIS EASEMENT SHALL KEEP THE EASEMENT FREE FROM ANY STRUCTURE, PLANTING OR OTHER OBSTRUCTION THAT MAY INTERFERE WITH THE INTENDED PURPOSE OF THIS EASEMENT.

PRIVATE DRAINAGE EASEMENT

THE UNDERSIGNED OWNER(S) OF TRACT U-1 AND THEIR SUCCESSORS AND ASSIGNS HEREBY GRANT A DRAINAGE EASEMENT AS SHOWN HEREON FOR THE BENEFIT TRACT U-2; AND THE UNDERSIGNED OWNER(S) OF TRACT U-2 AND THEIR SUCCESSORS AND ASSIGNS HEREBY GRANT A DRAINAGE EASEMENT AS SHOWN HEREON FOR THE BENEFIT TRACT U-1. THE DRAINAGE EASEMENTS SHOWN ARE FOR THE PURPOSE OF SURFACE WATER CONVEYANCE. THE OWNER OF THE PROPERTY BURDENED BY THIS EASEMENT SHALL KEEP THE EASEMENT FREE FROM ANY STRUCTURE, PLANTING OR OTHER OBSTRUCTION THAT WILL INTERFERE WITH THE FLOW OF SURFACE WATERS.

PRIVATE ACCESS EASEMENT

THE UNDERSIGNED OWNER(S) OF TRACT U-1 AND TRACT U-2 AND THEIR SUCCESSORS AND ASSIGNS HEREBY GRANT AN ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF EACH TRACT. THE ACCESS EASEMENT SHOWN IS FOR THE PURPOSE OF INGRESS AND EGRESS. THE OWNER OF THE PROPERTY BURDENED BY THIS EASEMENT SHALL KEEP THE EASEMENT FREE FROM ANY STRUCTURE, PLANTING OR OTHER OBSTRUCTION THAT WILL INTERFERE WITH THE INTENDED PURPOSE OF THE EASEMENT.

DECLARATION OF SUBDIVISION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION AS SHOWN HEREON OF TRACT U, EASTERN AREA 2 THE PLAT THEREOF, BEING FILED FOR RECORD IN BOOK 1 PAGE 57 IN THE OFFICE OF THE COUNTY CLERK, LOS ALAMOS COUNTY, STATE OF NEW MEXICO. SAID SUBDIVISION IS MADE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

DEDICATION

STREETS AND RIGHT-OF-WAY SHOWN HEREON ARE HEREBY GRANTED IN FEE SIMPLE TO THE INCORPORATED COUNTY OF LOS ALAMOS AND ITS SUCCESSORS AND ASSIGNS AND ARE HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC.

ACKNOWLEDGEMENT OF OWNER(S): TRACT U

THE UNDERSIGNED BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HEREBY CONSENTS TO THIS EASEMENT VACATION, SUBDIVISION AND DEDICATION OF EASEMENTS AND RIGHT-OF-WAY.

OWNER(S)  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINTED  
NAME: \_\_\_\_\_ DATE \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ LOT \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2019.  
BY: \_\_\_\_\_

MY COMMISSION EXPIRES  
\_\_\_\_\_

LOS ALAMOS COUNTY APPROVALS

THIS PLAT HAS BEEN REVIEWED BY ME AND IS ACCEPTABLE TO THE DEPARTMENT THAT I REPRESENT.

COUNTY ENGINEER \_\_\_\_\_ DATE 4/15/19

COUNTY SURVEYOR \_\_\_\_\_ DATE 4/15/19

DEPARTMENT OF PUBLIC UTILITIES \_\_\_\_\_ DATE 4/18/19

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
BY THE INCORPORATED COUNTY OF LOS ALAMOS IN ACCORDANCE WITH THE SUMMARY  
PROCEDURE AUTHORIZED BY THE PLANNING AUTHORITY OF LOS ALAMOS COUNTY, NEW  
MEXICO.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE 4/16/19

COUNCIL CHAIR \_\_\_\_\_ DATE

ATTEST:

NAOMI D. MAESTAS \_\_\_\_\_ DATE

COUNTY CLERK

VACATION OF EASEMENTS:

THE EXISTING EASEMENTS WITH HATCHING NOTED TO BE VACATED ON SHEET TWO OF THIS DOCUMENT AND DESCRIBED IN THE FOLLOWING DOCUMENTS FILED IN THE OFFICE OF THE LOS ALAMOS COUNTY CLERK: BOOK 45 PAGE 751, BOOK 5 PAGE 751, BOOK 1 PAGE 57, AND BOOK 21 PAGE 630.

SUBDIVISION DATA NOTES:

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
3. DISTANCES ARE GROUND DISTANCES AND COORDINATES ARE NEW MEXICO STATE PLANE GRID COORDINATES, CENTRAL ZONE, NAD 1983.
4. PLAT SHOWS ALL EASEMENTS STATED IN TITLE COMMITMENT LA17-0194 REVISION #2, APRIL 25 2017, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
5. SITE IS ZONED (DT-NGO)
6. MAXIMUM BUILDING HEIGHT = 45' SETBACKS ON ALL SIDES = 0'
7. ALL DISTANCES ARE GROUND DISTANCES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT COMMENCES AT THE NORTH EAST CORNER OF TRACT U-1, SAID POINT BEING A FOUND REBAR WITH A 1.5" ALUMINUM CAP MARKED PLS 5810, THENCE NORTH 11°12'13" EAST 5158.42 FEET TO A BRASS CAP MARKED LAC-13 THEN SOUTH 88°45'31" EAST 5293.94 FEET TO A BRASS CAP MARKED LACS-12. SAID BEARING BETWEEN LACS-13 AND LACS-12 IS THE BASIS OF BEARINGS FOR THIS PROJECT.

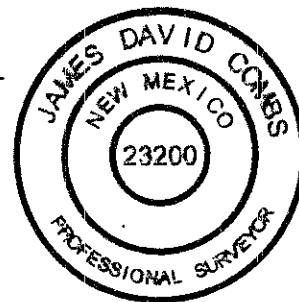
REFERENCE DOCUMENTS:

1. LAND SURVEY PLAT, LOS ALAMOS NATIONAL LABORATORY TRACT A-2 DATED SEP 25, 2002
2. ORIGINAL PLAT, COUNTY OF LOS ALAMOS EASTERN AREA NO. 2 DATED MAY 3, 1986
2. ORIGINAL PLAT, COUNTY OF LOS ALAMOS EASTERN AREA NO. 3 DATED OCT 2, 1985
3. ALTA TRINITY DRIVE DATED FEB 5, 2018
4. LOS ALAMOS CONTROL MAP, LACS LOS ALAMOS DATED
5. BOUNDARY SURVEY PLAT EASTERN AREA 3 DATED FEB 11, 2011
6. PLAT OF SUBDIVISION TRACT NN, EASTERN AREA NO. 3 DATED FEB 29 1968
7. GRANT OF EASEMENTS EASTERN AREA NO.3 DATED FEBRUARY, 1987
8. SUBDIVISION OF TRACT V, EASTERN AREA NO.2 DATED AUGUST 21, 1976
9. BROWN SUBDIVISION, LOT 2-TRACT W, EASTERN AREA NO.2 DATED NOV. 1997
10. SUBDIVISION OF LOT B, EASTERN AREA NO.2 DATED MAY 28, 1970
11. DRAINAGE EASEMENT SURVEY TRACT V-1 EASTERN AREA NO.2 LOS ALAMOS, OCT. 1987

SURVEYOR'S CERTIFICATION

I, JAMES DAVID COMBS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY 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.

JAMES D. COMBS, PS 23200  
DATE 4/9/19



LOS ALAMOS COUNTY INDEXING BLOCK

Rev #	Date	Description	By	Chkd

SOUDER, MILLER & ASSOCIATES  
5454 VENICE AVENUE, SUITE D  
ALBUQUERQUE, NM 87113  
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
www.soudermiller.com  
Serving the Southwest & Rocky Mountains  
Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM  
Corona, Grand Junction, CO, Durango, CO, El Paso, TX, El Paso, TX

LOS ALAMOS, NEW MEXICO  
SUMMARY PLAT  
TRACT U, U-2, U-3,  
LOS ALAMOS NEW MEXICO

Designed	Drawn	Checked
	AMD	JDC
Date:	April 2019	
Scale:	Horiz: 1"=20'	
	Vert:	
Project No:	9226877	
Sheet:	1 OF 3	

A vicinity map showing the location of the site. The map is bounded by Central Ave to the north, Trinity Drive to the east, and 10th Street to the south. Knecht Street runs vertically along the right side of the map. The site is a triangular area bounded by Trinity Drive to the north, Knecht Street to the east, and a diagonal line to the south. The site is shaded with diagonal lines and labeled "SITE".

CENTRAL AVE

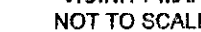
TRINITY DRIVE

10TH STREET

KNECHT STREET

SITE

VICINITY MAP  
NOT TO SCALE

DRAINAGE EASEMENTS  
(BOOK 5 PAGE 95)

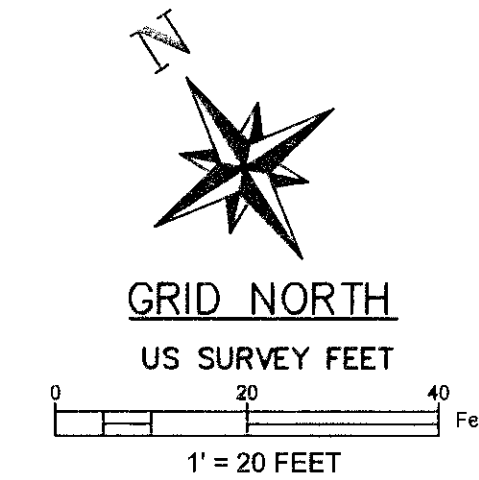
AMERICAN LEGION (F.G  
FRANIER)  
TRACT V2  
(BOOK 2, PAGE 74)  
1325 TRINITY DRIVE

UTILITY  
EASEMENT  
PG 74

Designed	Drawn AMD	Checked JDC
Date: April 2019		
Scale: Horiz: 1"=20' Vert:		
Project No: 9226877		
Sheet: 2 OF 3		



VICINITY MAP  
NOT TO SCALE



**DETAIL A**

N89° 41' 43" W 21.27'

10.00'









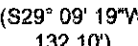

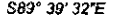


5.00'

5.00'

12.27'

24.6

1" = 10 FEET

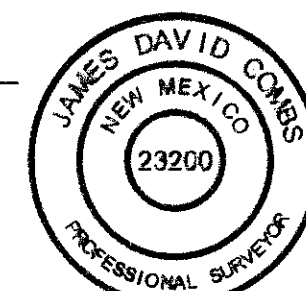
	NEW LOT LINE
	ADJOINING BOUNDARY LINES
	ADJOINING EASEMENTS
	FOUND 1 1/2" ALUMINUM CAP MARKED 5810
	FOUND #6 REBAR MORRIS PS 10277
	FOUND MAG NAIL WITH WASHER
	SET REBAR WITH CAP MARKED PS 23200
	FOUND 3" BRASS CAP
	RECORD BEARING AND DISTANCE (EASTERN AREAS NO. 2, 1965)
	MEASURED BEARING AND DISTANCE
	DIMENSIONS RELATING TO EASEMENTS
	NEW EASEMENTS
	TEMPORARY UTILITY EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°04'S1°W	25.81
L2	N48°04'S1°W	9.55
L3	N00°19'48"E	105.24
L4	N67°10'14"W	30.13
L5	N00°00'00"W	50.50
L6	N21°34'S4°W	29.40
L7	N65°29'00"E	10.00
L8	N21°34'S4°W	22.98
L9	N00°00'00"W	48.10
L10	N67°10'14"W	32.14
L11	N00°19'48"E	107.73
L12	N48°04'S1°W	9.54
L13	N00°04'S1°W	30.02
L14	S00°02'30"W	13.29

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S00°09'38"W	13.27
L16	S00°09'38"W	23.05
L17	S00°09'38"W	23.05
L18	N52°16'48"W	56.89
L19	N52°16'48"W	48.43
L20	S89°55'24"E	62.64
L21	N89°55'24"W	153.86
L22	N00°20'48"E	17.03
L23	N00°20'48"E	31.98
L24	N89°39'14"W	23.77
L26	N89°39'14"W	38.77
L27	S00°20'48"W	16.00
L28	S00°18'17"W	22.66

I, JAMES DAVID COMBS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY 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.

JAMES D. COMBS, PS 23200



4/9/19  
DATE

NOTE

TRACT U2 SHALL OBTAIN ACCESS BY SEPARATE DOCUMENT OR INSTRUMENT.

**FOUDER, MILLER & ASSOCIATES**

LEADERSHIP CIRCLE	LOS ALAMOS, NEW MEXICO
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**SUMMARY PLAT  
TRACT U, U-2, U-3,  
LOS ALAMOS NEW MEXICO**

Designed	Drawn AMD	Checked JDC
Date: April 2019		
Scale: Horiz: 1"=20' Vert:		
Project No: 9226877		
Sheet: 3 OF 3		