

# GRANT OF UTILITY EASEMENT

OWNER: Bluffs Housing, LLC

PROPERTY ADDRESS: 135 DP Road


LOT Tract A-8-B, SUBDIVISION n/a

FOR CONSIDERATION GIVEN, the undersigned owner(s) do hereby grant to the INCORPORATED COUNTY OF LOS ALAMOS, its successors and assigns, a utility easement over, across, in and upon the land shown on Exhibit "A" attached hereto. Said easement lies within Tract A-8-B, the same Track as shown on Plat titles "Lot Line Adjustment for Tracts A-8-A and A-8-B" being part of DP Road Site, Eastern Area No. 2 recorded in Los Alamos County, New Mexico, the plat thereof being filed for record in the Office of the County Clerk at Plat Book 187, Page 301, on December 3<sup>rd</sup>, 2019.

## UTILITY EASEMENT

A Utility easements as shown on Exhibits "A" (P.U.E), "B" (Sanitary Sewer) and "C" (Water) attached hereto is hereby granted to The Incorporated County of Los Alamos 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.

OWNER: Tract A-8-B  
SIGNATURE:  DATE: 5.23.23  
Bluffs Housing, LLC  
Daniel N. Terlecki - Member

STATE OF OHIO                    )  
  ) ss  
COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 2023 by Daniel N. Terlecki, owners of the subject property.

Angie D. Ayres  
Notary Public



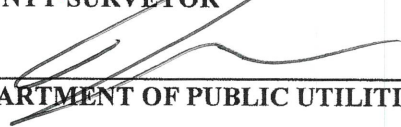
March 30, 2025  
My Commission Expires:



ANGIE D. AYRES  
Notary Public, State of Ohio  
My Commission Expires:  
March 30, 2025

GRANT OF EASEMENT  
135 DP ROAD  
PAGE 2

THE GRANT OF EASEMENT (as described in the previous page) HAS BEEN  
REVIEWED BY ME AND IS ACCEPTABLE TO THE DEPARTMENT THAT I  
REPRESENT:

	5/24/23
COUNTY ENGINEER	DATE
	5/24/23
COUNTY SURVEYOR	DATE
	5/23/23
DEPARTMENT OF PUBLIC UTILITIES	DATE

THE EASEMENT HEREIN DESCRIBED IS HEREBY ACCEPTED BY THE LOS  
ALAMOS COUNTY COUNCIL.

ATTEST:

\_\_\_\_\_  
Naomi Maestas  
County Clerk

INCORPORATED COUNTY OF LOS ALAMOS

By: \_\_\_\_\_ Date  
Name: \_\_\_\_\_  
Title: Council Chair Person

PUBLIC UTILITY EASEMENT LEGAL DESCRIPTION  
LOCATED WITHIN TRACT A-8-B, LOT LINE ADJUSTMENT FOR TRACTS  
A-8-A AND A-8-B,BEING A PART OF DP ROAD SITE,  
EASTERN AREA NO. 2  
SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO


EXHIBIT "A"

LEGAL DESCRIPTION PUBLIC UTILITY EASEMENT:

A CERTAIN PARCEL OF LAND LOCATED WITHIN TRACT A-8-B, AS SHOWN ON PLAT  
TITLED "LOT LINE ADJUSTMENT FOR TRACTS A-8-A AND A-8-B" BEING A PART OF DP  
ROAD SITE, EASTERN AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187,  
PAGE 301, RECORDS OF LOS ALAMOS COUNTY AND BEING MORE PARTICULARLY  
DESCRIBED AS THE NORTHERLY 20 FEET OF TRACT A-8-B FOR THE PURPOSE OF A  
PUBLIC UTILITY EASEMENT, SAID EASEMENT CONTAINING 7002 SQUARE FEET, OR 0.161  
ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY  
THAT EASEMENT EXHIBIT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS  
BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM  
RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR  
SURVEYING IN NEW MEXICO; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS  
DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

  
JAYSON NATERA, N.M.F.S. #27749



5/15/2023  
DATE

SEE PUBLIC UTILITY EASEMENT EXHIBIT ATTACHED.



Souder, Miller & Associates  
5454 Venice Avenue NE, Suite D  
Albuquerque, NM 87113  
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
Serving the Southwest & Rocky Mountains  
www.soudermiller.com

BLUFFS HOUSING LLC LOS ALAMOS, NEW MEXICO  
PUBLIC UTILITY EASEMENT  
LOCATED WITHIN TRACT A-8-B,BEING A  
PART OF DP ROAD SITE, EASTERN AREA NO. 2  
SEC.15,T19N,R6E,N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

Designed	Drawn	Checked
	AM	JN
Date: MAY 2023		
Scale: Horiz:		
Vert:		
Project No: 9427816		
1 OF 2		



A map of the City of Los Alamos. Canyon Road runs horizontally across the top. 9th St and 4th St run vertically, intersecting Canyon Road. Trinity Drive runs horizontally across the bottom. 6th St runs vertically, intersecting Trinity Drive. DP Road runs horizontally across the bottom right, intersecting Trinity Drive. A hatched rectangular area is labeled 'SITE' with an arrow pointing to it. A north arrow is located in the top right corner.

VICINITY MAP  
NOT TO SCALE

FOUND #4 REBAR  
- WITH CAP  
STAMPED "LS 18375"

OWNER: LOS  
ALAMOS COUNTY  
TRACT A-16-a  
EASTERN AREA NO. 2  
(BOOK 165, PAGE 122)

TRACT A-8-b  
LOT LINE ADJUSTMENT FOR  
TRACTS A-8-a & A-8-b  
135 DP ROAD  
LOS ALAMOS, NM 87544  
(BOOK 187, PAGE 301)  
121575 SF, 2.79 ACRES

OWNER: LOS ALAMOS COUNTY  
TRACT A-8-a  
LOT LINE ADJUSTMENT FOR TRACTS  
A-8-a & A-8-b  
(BOOK 187, PAGE 301)











## NOTES

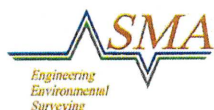
1. THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREAS, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
2. RECORD BEARING AND DISTANCES PER LOT LINE ADJUSTMENT PLAT FOR TRACTS A-8-A AND A-8-B" BEING A PART OF DP ROAD SITE, EASTERN AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187, PAGE 301, RECORDS OF LOS ALAMOS COUNTY.

## BASIS OF BEARINGS

REFERENCE FRAME: MODIFIED NAD83(CONUS)(MOLODENSKY)  
ZONE: NEW MEXICO STATE PLANE, NEW MEXICO CENTRAL 3002  
VERTICAL DATUM: NAVD88 (COMPUTED USING GEOID03)  
GRID TO GROUND SCALE FACTOR: 1.0004460530  
ORIGIN OF SCALE: N=1483955.18 E=1538790.91 (N30°53'39.07852"  
W111°28'36.02951")  
CONVERGENCE: -0° 11' 42.76"  
ALL DISTANCES ARE GROUND DISTANCES  
ALL UNITS ARE U.S. SURVEY FEET

### LEGEND

	= PROPERTY BOUNDARY
	= ADJACENT PROPERTY LINE
	= NEW EASEMENT LINE
	= FOUND MONUMENT AS NOTED
	= ANGLE POINT, NO MONUMENTS SET/FOUND
	= FIBER OPTIC PULLBOX
	= ELECTRIC METER
	= ELECTRIC BOX
	= ELECTRIC TRANSFORMER
	= ELECTRIC MANHOLE
N89°53'06"E 569.72'	= MEASURED BEARING AND DISTANCE
(N89°53'06"E 569.72')	= RECORD BEARING AND DISTANCE



Souder, Miller & Associates

5454 Venice Avenue NE, Suite D  
Albuquerque, NM 87113

Albuquerque, NM 87115  
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[www.soudermiller.com](http://www.soudermiller.com)

BLUFFS HOUSING LLC

LOS ALAMOS, NEW MEXICO

PUBLIC UTILITY EASEMENT  
LOCATED WITHIN TRACT A-8-B, BEING A  
PART OF DP ROAD SITE, EASTERN AREA NO. 2  
SEC.15,T19N,R6E,N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

Field	Drawn AM	Checked JN
-------	-------------	---------------

Date: MAY 2023

Scale: Horiz: 1" = 40'  
Vert:

Project No: 9427816

2 OF 2

SANITARY SEWER EASEMENT LEGAL DESCRIPTION

LOCATED WITHIN TRACT A-8-B, LOT LINE ADJUSTMENT FOR TRACTS  
A-8-A AND A-8-B,BEING A PART OF DP ROAD SITE,  
EASTERN AREA NO. 2  
SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

EXHIBIT "B"

LEGAL DESCRIPTION SANITARY SEWER EASEMENT:

A 20 FOOT WIDE STRIP OF LAND FOR THE PURPOSE OF A SANITARY SEWER EASEMENT  
LOCATED WITHIN TRACT A-8-B, THE SAME TRACT AS SHOWN ON PLAT TITLED "LOT LINE  
ADJUSTMENT FOR TRACTS A-8-A AND A-8-B" BEING A PART OF DP ROAD SITE, EASTERN  
AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187, PAGE 301, RECORDS OF LOS  
ALAMOS COUNTY AND BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED  
CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A-8-B MARKED WITH A FOUND  
#4 REBAR WITH CAP STAMPED "LS 18375" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY  
LINE OF DP ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 85°34'33" WEST, A DISTANCE OF  
55.25 FEET TO THE POINT OF BEGINNING;

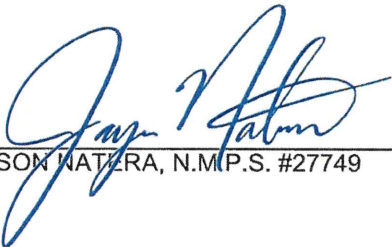
THENCE, SOUTH 02°04'04" EAST, A DISTANCE OF 349.44 FEET TO THE POINT OF  
TERMINATION;

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE PROLONGED OR  
SHORTENED SO AS TO TERMINATE ON THE NORTH AND SOUTH LINES OF TRACT A-8-B;

SAID EASEMENT DESCRIBED HEREIN CONTAINS 6989 SQUARE FEET, OR 0.1604 ACRES,  
MORE OR LESS.

SURVEYOR'S CERTIFICATION


I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY  
THAT EASEMENT EXHIBIT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS  
BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM  
RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR  
SURVEYING IN NEW MEXICO; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS  
DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

  
JAYSON NATERA, N.M.P.S. #27749



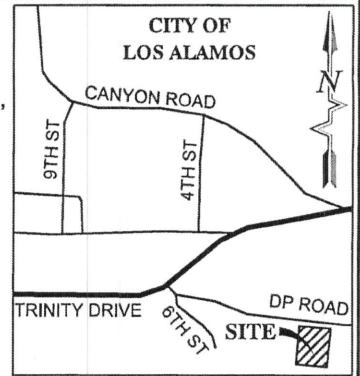
5/15/2023  
DATE

SEE SANITARY SEWER EASEMENT EXHIBIT ATTACHED.

 Engineering Environmental Surveying	<b>Souder, Miller &amp; Associates</b> 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113 Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430 Serving the Southwest & Rocky Mountains www.soudermiller.com	BLUFFS HOUSING LLC		LOS ALAMOS, NEW MEXICO		Field	Drawn	Checked
		SANITARY SEWER EASEMENT LOCATED WITHIN TRACT A-8-B,BEING A PART OF DP ROAD SITE, EASTERN AREA NO. 2 SEC.15,T19N,R6E,N.M.P.M., LOS ALAMOS COUNTY, NEW MEXICO		AM	JN			
				Date: MAY 2023				
				Scale: Horiz: Vert:				
				Project No: 9427816				
				1 OF 2				

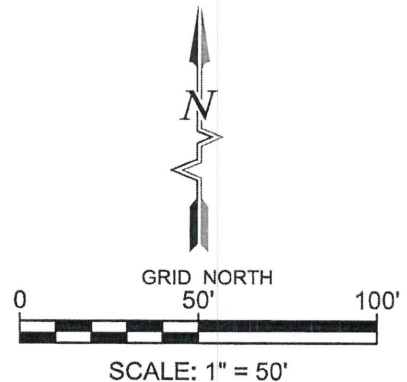


SANITARY SEWER EASEMENT EXHIBIT  
LOCATED WITHIN TRACT A-8-B, LOT LINE ADJUSTMENT  
FOR TRACTS A-8-A AND A-8-B, BEING A PART OF DP ROAD SITE,  
EASTERN AREA NO. 2  
SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO



VICINITY MAP  
NOT TO SCALE

OWNER: LOS ALAMOS COUNTY  
TRACT A-16-a  
EASTERN AREA NO. 2  
(BOOK 165, PAGE 122)



NOTES

- THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREAS, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
- RECORD BEARING AND DISTANCES PER LOT LINE ADJUSTMENT PLAT FOR TRACTS A-8-A AND A-8-B BEING A PART OF DP ROAD SITE, EASTERN AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187, PAGE 301, RECORDS OF LOS ALAMOS COUNTY.

LEGEND

	= PROPERTY BOUNDARY
	= ADJACENT PROPERTY LINE
	= NEW EASEMENT LINE
	= EXISTING SANITARY SEWER LINE
	= FOUND MONUMENT AS NOTED
	= ANGLE POINT, NO MONUMENTS SET/FOUND
	= SANITARY SEWER MANHOLE
	= POINT OF BEGINNING
	= POINT OF TERMINATION
	= MEASURED BEARING AND DISTANCE
	= RECORD BEARING AND DISTANCE

BASIS OF BEARINGS

REFERENCE FRAME: MODIFIED NAD83(CONUS)(MOLODENSKY)  
ZONE: NEW MEXICO STATE PLANE, NEW MEXICO CENTRAL 3002  
VERTICAL DATUM: NAVD88 (COMPUTED USING GEOID03)  
GRID TO GROUND SCALE FACTOR: 1.0004460530  
ORIGIN OF SCALE: N=1483955.18 E=1538790.91 (N30°53'39.07852\"/>  
W111°28'36.02951\")  
CONVERGENCE: -0° 11' 42.76\"/>  
ALL DISTANCES ARE GROUND DISTANCES  
ALL UNITS ARE U.S. SURVEY FEET



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BLUFFS HOUSING LLC LOS ALAMOS, NEW MEXICO  
SANITARY SEWER EASEMENT  
LOCATED WITHIN TRACT A-8-B, BEING A  
PART OF DP ROAD SITE, EASTERN AREA NO. 2  
SEC. 15, T19N, R6E, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

Field	Drawn	Checked
AM	JN	
Date:	MAY 2023	
Scale:	Horiz: 1" = 50'	
	Vert:	
Project No:	9427816	
	2 OF 2	

WATER UTILITY EASEMENT LEGAL DESCRIPTION  
LOCATED WITHIN TRACT A-8-B, LOT LINE ADJUSTMENT FOR TRACTS  
A-8-A AND A-8-B,BEING A PART OF DP ROAD SITE,  
EASTERN AREA NO. 2  
SECTION 15, TOWNSHIP 19 NORTH, RANGE 6 EAST, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

EXHIBIT "C"

LEGAL DESCRIPTION WATER UTILITY EASEMENT:

A CERTAIN PARCEL OF LAND FOR THE PURPOSE OF A WATER UTILITY EASEMENT LOCATED WITHIN TRACT A-8-B,  
THE SAME TRACT AS SHOWN ON PLAT TITLED "LOT LINE ADJUSTMENT FOR TRACTS A-8-A AND A-8-B" BEING A  
PART OF DP ROAD SITE, EASTERN AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187, PAGE 301,  
RECORDS OF LOS ALAMOS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A-8-B MARKED WITH A FOUND

#4 REBAR WITH CAP STAMPED "LS 18375" AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DP ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 85°34'33" WEST, A DISTANCE 124.44 FEET TO THE  
POINT OF BEGINNING;

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 05°00'00" WEST, A DISTANCE OF 18.05 FEET;

THENCE, SOUTH 25°36'15" EAST, A DISTANCE OF 41.02 FEET;

THENCE, SOUTH 05°00'00" WEST, A DISTANCE OF 83.18 FEET;

THENCE, NORTH 85°00'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE, NORTH 05°00'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 85°00'00" WEST, A DISTANCE OF 14.67 FEET;

THENCE, NORTH 05°00'00" EAST, A DISTANCE OF 15.00 FEET;

THENCE, NORTH 85°00'00" WEST, A DISTANCE OF 10.42 FEET;

THENCE, NORTH 05°00'00" EAST, A DISTANCE OF 17.78 FEET;

THENCE, SOUTH 85°00'00" EAST, A DISTANCE OF 25.09 FEET;

THENCE, NORTH 05°00'00" EAST, A DISTANCE OF 34.93 FEET;

THENCE, NORTH 25°36'15" WEST, A DISTANCE OF 24.76 FEET;

THENCE, NORTH 85°00'00" WEST, A DISTANCE OF 27.74 FEET;

THENCE, NORTH 05°00'58" EAST, A DISTANCE OF 11.82 FEET;

THENCE, NORTH 70°15'44" EAST, A DISTANCE OF 21.42 FEET;

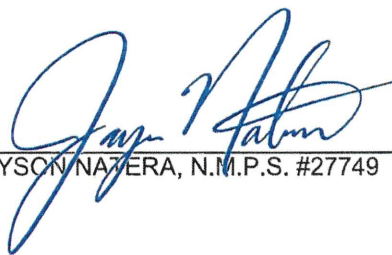
THENCE, NORTH 05°00'00" EAST, A DISTANCE OF 16.54 FEET;

THENCE, SOUTH 85°34'33" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,

SAID EASEMENT CONTAINING 3884 SQUARE FEET, OR 0.0892 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION


I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY  
THAT EASEMENT EXHIBIT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS  
BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM  
RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR  
SURVEYING IN NEW MEXICO; THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS  
DEFINED IN THE NEW MEXICO SUBDIVISION ACT; AND THAT IT IS TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

  
JAYSON NATERA, N.M.P.S. #27749



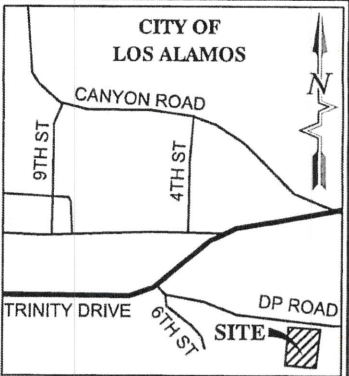
5/15/2023  
DATE

SEE WATER UTILITY EASEMENT EXHIBIT ATTACHED.

 <b>SMA</b> <i>Engineering Environmental Surveying</i>	<b>Souder, Miller &amp; Associates</b> 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113 Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430 Serving the Southwest & Rocky Mountains www.soudermiller.com	BLUFFS HOUSING LLC		LOS ALAMOS, NEW MEXICO		Designed	Drawn	Checked
		WATER UTILITY EASEMENT		LOCATED WITHIN TRACT A-8-B,BEING A			AM	JN
		PART OF DP ROAD SITE, EASTERN AREA NO. 2		SEC.15,T19N,R6E,N.M.P.M.,		Date: MAY 2023		
		LOS ALAMOS COUNTY, NEW MEXICO				Scale: Horiz: Vert:		
						Project No: 9427816		
						1 OF 2		



WATER UTILITY EASEMENT EXHIBIT  
LOCATED WITHIN TRACT A-8-B, LOT LINE ADJUSTMENT  
FOR TRACTS A-8-A AND A-8-B, BEING A PART OF DP ROAD SITE,  
EASTERN AREA NO. 2  
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VICINITY MAP  
NOT TO SCALE

FOUND #4 REBAR  
WITH CAP  
STAMPED LS 18375

OWNER: LOS ALAMOS  
COUNTY  
TRACT A-16-a  
EASTERN AREA NO. 2  
(BOOK 165, PAGE 122)

TRACT A-8-b  
LOT LINE ADJUSTMENT FOR  
TRACTS A-8-a & A-8-b  
135 DP ROAD  
LOS ALAMOS, NM 87544  
(BOOK 187, PAGE 301)  
121575 SF, 2.79 ACRES

NEW WATER UTILITY  
EASEMENT  
±3884 SQ. FT.  
±0.0892 ACRES

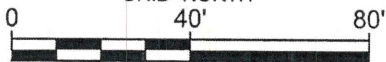
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S05°00'00"W	18.05
L2	S25°36'15"E	41.02
L3	S05°00'00"W	83.18
L4	N85°00'00"W	20.00
L5	N05°00'00"E	10.00
L6	N85°00'00"W	14.67
L7	N05°00'00"E	15.00
L8	N85°00'00"W	10.42
L9	N05°00'00"E	17.78

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S85°00'00"E	25.09
L11	N05°00'00"E	34.93
L12	N25°36'15"W	24.76
L13	N85°00'00"W	27.74
L14	N05°00'58"E	11.82
L15	N70°15'44"E	21.42
L16	N05°00'00"E	16.54
L17	S85°34'33"E	20.00

S3°12'17"W 347.27'  
(S3°14'10"W, 347.25')



GRID NORTH



SCALE: 1" = 40'

NOTES

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- RECORD BEARING AND DISTANCES PER LOT LINE ADJUSTMENT PLAT FOR TRACTS A-8-A AND A-8-B" BEING A PART OF DP ROAD SITE, EASTERN AREA NO. 2 RECORDED ON DECEMBER 3, 2019 IN BOOK 187, PAGE 301, RECORDS OF LOS ALAMOS COUNTY.

BASIS OF BEARINGS

REFERENCE FRAME: MODIFIED NAD83(CONUS)(MOLODENSKY)  
ZONE: NEW MEXICO STATE PLANE, NEW MEXICO CENTRAL 3002  
VERTICAL DATUM: NAVD88 (COMPUTED USING GEOID03)  
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ORIGIN OF SCALE: N=1483955.18 E=1538790.91 (N30°53'39.07852" W111°28'36.02951")  
CONVERGENCE: -0° 11' 42.76"  
ALL DISTANCES ARE GROUND DISTANCES  
ALL UNITS ARE U.S. SURVEY FEET

LEGEND

- = PROPERTY BOUNDARY
- = ADJACENT PROPERTY LINE
- - - = NEW EASEMENT LINE
- - - W - - - = EXISTING WATER LINE
- = FOUND MONUMENT AS NOTED
- ⊗ = WATER VALVE
- ⊞ = WATER METER
- ⊞ = WATER VAULT
- ⊞ = FIRE HYDRANT
- = ANGLE POINT, NO MONUMENTS SET/FOUND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- N89°53'06"E 569.72' = MEASURED BEARING AND DISTANCE
- (N89°53'06"E 569.72') = RECORD BEARING AND DISTANCE



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WATER UTILITY EASEMENT  
LOCATED WITHIN TRACT A-8-B, BEING A  
PART OF DP ROAD SITE, EASTERN AREA NO. 2  
SEC. 15, T19N, R6E, N.M.P.M.,  
LOS ALAMOS COUNTY, NEW MEXICO

Field	Drawn	Checked
AM	JN	
Date:	MAY 2023	
Scale:	Horiz: 1" = 40'	
	Vert:	
Project No:	9427816	
	2 OF 2	