

LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____ PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

PUBLIC UTILITY EASEMENTS

| | |
|-----------------------|------|
| QWEST COMMUNICATIONS | DATE |
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| COMCAST CABLE | DATE |

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACT C OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACT AND HORIZONTAL GROUND DISTANCE AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S59°49'29"E A DISTANCE OF 785.49 FEET; THENCE,

N84°05'03"W, 177.32 FEET TO A POINT; THENCE, N39°00'00"E, 281.17 FEET TO A POINT; THENCE, N01°38'52"E, 61.20 FEET TO A POINT; THENCE, N34°03'55"E, 128.50 FEET TO A POINT; THENCE, S56°00'00"E, 84.15 FEET TO A POINT; THENCE, N34°00'00"E, 10.00 FEET TO A POINT; THENCE, S56°00'00"E, 114.23 FEET TO A POINT; THENCE, S39°00'00"W, 388.30 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.6076 ACRES MORE OR LESS.

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0846 MILES.
- CURRENT SUBDIVISION ZONING, ALL LOTS - SU-1 PRD
- TOTAL NUMBER OF TRACTS CREATED - 7
- BASIS OF BEARINGS (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE.)
 ACS NM448-N6A (NAD 1927 & NGVD 1929)
 X = 366640.72 DELTA ALPHA - 00°15' 24"
 Y = 1507308.30 GROUND TO GRID
 ELEVATION = 5058.889 FACTOR - 0.9996784
 ACS 1-E11 (NAD 1927 & NGVD 1929)
 X = 367041.31 DELTA ALPHA - 00°15' 22"
 Y = 1509205.47 GROUND TO GRID
 ELEVATION = 5113.93 FACTOR - 0.99967536
 NGS KOAT TVIT (NAD 1927)
 X = 440206.79 DELTA ALPHA - 00°06'56"
 Y = 1533471.33 GROUND TO GRID
 ELEVATION = NA FACTOR -
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
- ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND IS SHOWN THUS ⊙ ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



PLAT OF LOTS C-1 THRU C-7
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO

FEBRUARY, 2005 ^{FINAL}
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON

APPROVALS

| | |
|--|-----------------------------|
| PROJECT NO: 1002743 | APPLICATION NO: 04DRB-00888 |
| <i>[Signature]</i> | 2-23-05 |
| CITY SURVEYOR | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| CITY ENGINEER | DATE |
| A.M.A.F.C.A. | DATE |
| UTILITIES DEVELOPMENT | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

TALOS LOG NO. 2004243623

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT C INTO 7 LOTS AND GRANT PUBLIC AND PRIVATE EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED.

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS C-2 THRU C-7 AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

HARVEST HOMES, L.L.C.

[Signature]
LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 02/22/05 BY
[Signature], OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 7/20/2008

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

PLAT OF LOTS C-1 THRU C-7
LA LUZ DEL OESTE, UNIT 4
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY, 2005

TANGENT TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|--------------------|-------------|----------|----------|-------------|----------|
| BOUNDARY | | | ROAD | | |
| TB1 | N01°38'52"E | 61.20' | TR8 | S36°00'00"E | 40.00' |
| TB2 | N34°00'00"E | 10.00' | TR9 | S84°00'00"W | 45.00' |
| ROAD MONUMENT TIES | | | TR10 | S36°00'00"E | 12.11' |
| TM1 | N70°37'40"E | 83.89' | TR11 | S54°00'00"W | 18.00' |
| TM2 | N57°41'17"E | 63.59' | TR12 | N41°00'00"W | 4.20' |
| ROAD | | | TR13 | S84°00'00"W | 12.67' |
| TR1 | S34°00'00"W | 122.00' | TR14 | N06°00'00"W | 18.00' |
| TR2 | S34°00'00"W | 271.00' | TR15 | N84°00'00"E | 25.70' |
| TR3 | N76°00'00"W | 53.99' | LOT TIES | | |
| TR4 | N34°00'00"E | 45.00' | TLU1 | N79°11'45"W | 64.70' |
| TR5 | N34°00'00"E | 42.70' | TLU2 | N71°36'14"E | 108.59' |
| TR6 | N56°00'00"W | 15.00' | | | |
| TR7 | N34°00'00"E | 36.00' | | | |

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|--------------|------------|--------|--------|--------|-------------|
| ROAD | | | | | |
| CR1 | 90°00'00" | 5.00' | 7.85' | 7.07' | N79°00'00"E |
| CR2 | 90°00'00" | 5.00' | 7.85' | 7.07' | N11°00'00"W |
| CR3 | 77°00'00" | 15.00' | 18.33' | 17.21' | N69°00'00"E |
| CR4 | 110°00'00" | 10.00' | 19.20' | 16.38' | N21°00'00"W |
| CR5 | 75°00'00" | 25.00' | 32.72' | 30.44' | S03°30'00"E |
| CR6 | 60°00'00" | 50.00' | 52.36' | 50.00' | N66°00'00"W |
| CR7 | 45°00'00" | 25.00' | 19.64' | 19.13' | N61°30'00"E |
| LIVING UNITS | | | | | |
| CLU1 | 63°45'47" | 5.00' | 5.56' | 5.28' | N65°52'54"E |
| CLU2 | 63°45'47" | 12.00' | 13.35' | 12.67' | S65°52'54"W |
| CLU3 | 116°14'13" | 5.00' | 10.14' | 8.49' | S24°07'06"E |

TRACT N
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

TRACT M
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

GROUP F
 PLAT OF GROUP E & F
 LA LUZ DEL OESTE, UNIT 4
 (FILED 02/17/81
 VOL. C18 FOL. 6)

ACS MONUMENT
 ACS 1-E11
 Y = 1509205.47
 X = 367041.31

EXISTING POWER, COMMUNICATION, GAS
 AND PRIVATE ACCESS EASEMENTS (MILL
 ROAD) GRANTED BY PLAT OF GROUPS A&B
 (FILED 03/11/1980, VOL. C16, FOL. 105)

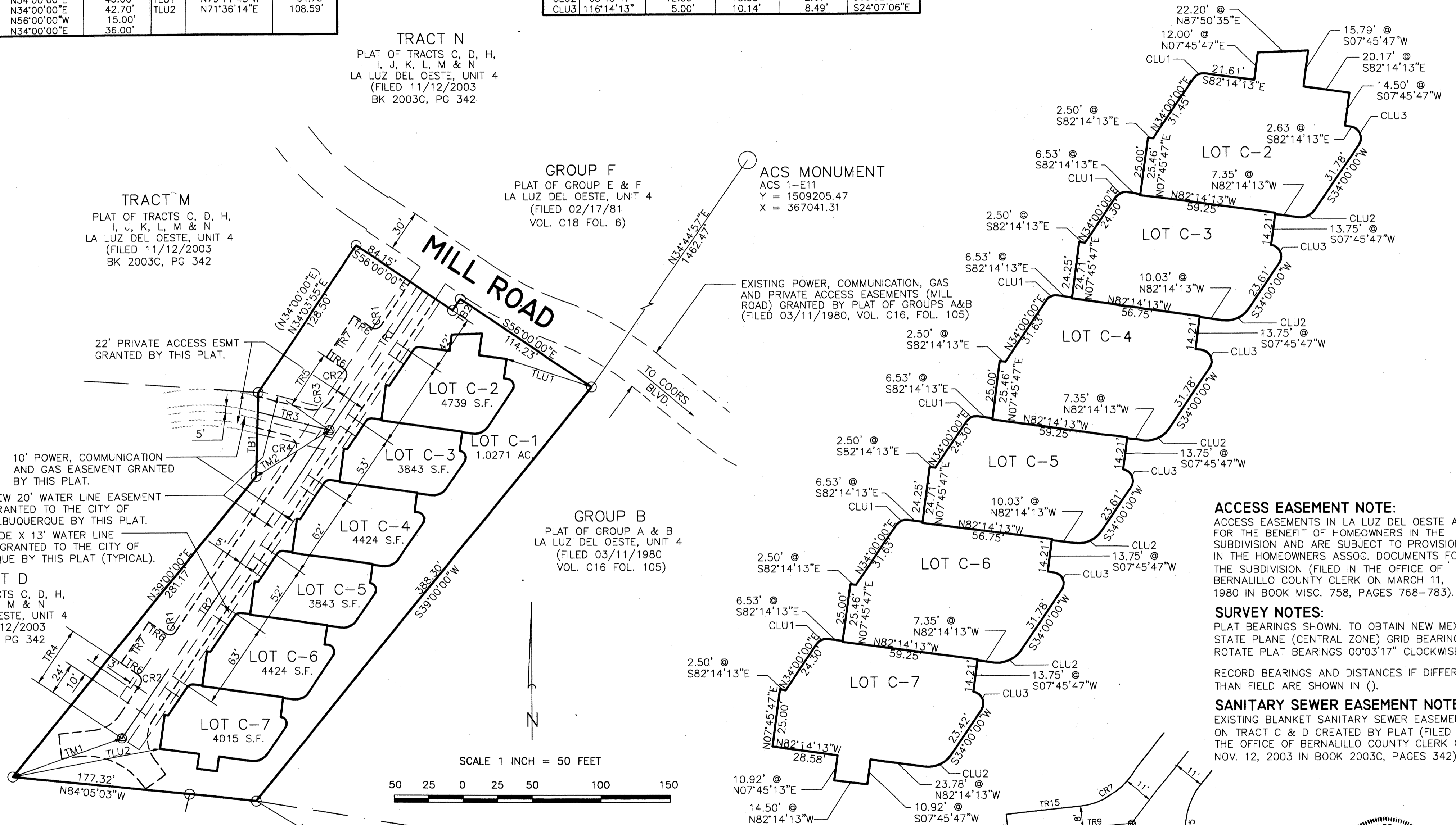
GROUP B
 PLAT OF GROUP A & B
 LA LUZ DEL OESTE, UNIT 4
 (FILED 03/11/1980
 VOL. C16 FOL. 105)

TRACT D
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

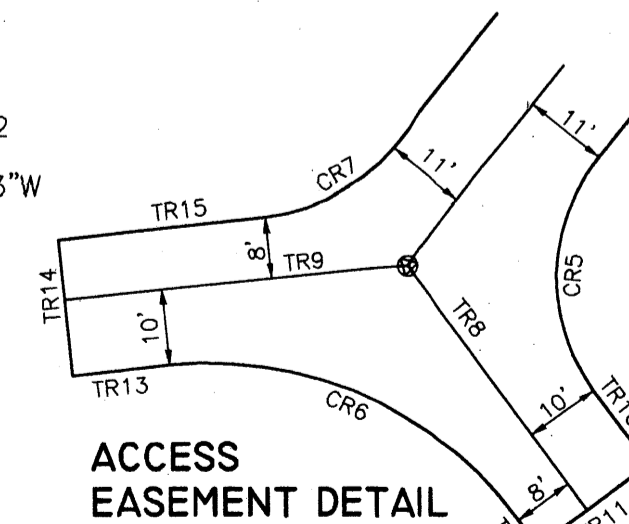
TRACT I
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

**LOTS
 H-1 THRU H-6**
 LA LUZ DEL OESTE, UNIT 4
 (FILED 04/13/2004
 BK 2004C, PG 120

ACS MONUMENT
 NM448-N6-A
 Y = 1507308.30
 X = 366640.72
 ELEV = 5058.889



LOT LINE DETAILS



**ACCESS
 EASEMENT
 DETAIL**

ACCESS EASEMENT NOTE:
 ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE
 FOR THE BENEFIT OF HOMEOWNERS IN THE
 SUBDIVISION AND ARE SUBJECT TO PROVISIONS
 IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR
 THE SUBDIVISION (FILED IN THE OFFICE OF
 BERNALILLO COUNTY CLERK ON MARCH 11,
 1980 IN BOOK MISC. 758, PAGES 768-783).

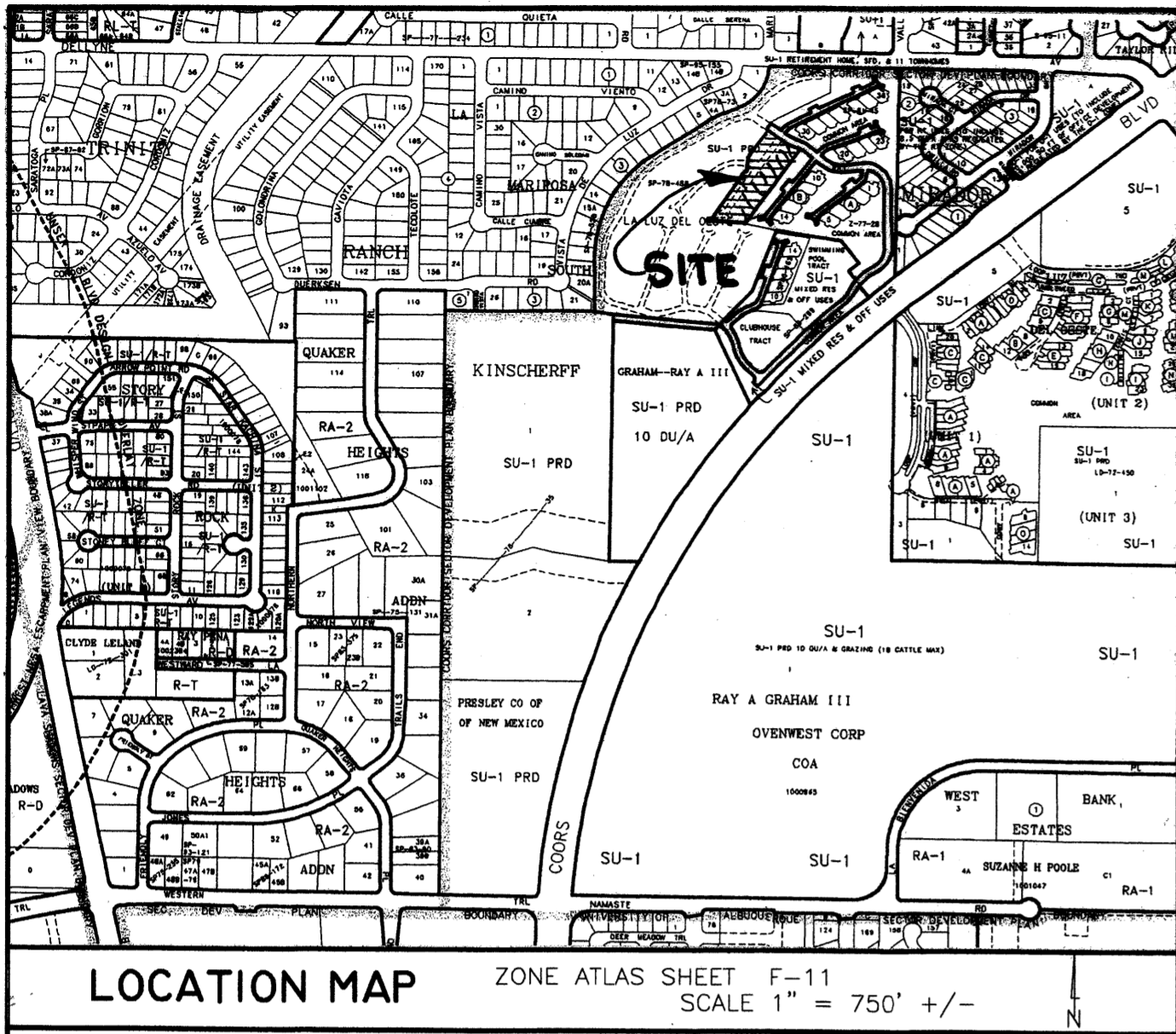
SURVEY NOTES:
 PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO
 STATE PLANE (CENTRAL ZONE) GRID BEARINGS
 ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

RECORD BEARINGS AND DISTANCES IF DIFFERENT
 THAN FIELD ARE SHOWN IN ().

SANITARY SEWER EASEMENT NOTE:
 EXISTING BLANKET SANITARY SEWER EASEMENT
 ON TRACT C & D CREATED BY PLAT (FILED IN
 THE OFFICE OF BERNALILLO COUNTY CLERK ON
 NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105



**PLAT OF LOTS C-1 THRU C-7
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2005**

LEGAL DESCRIPTION

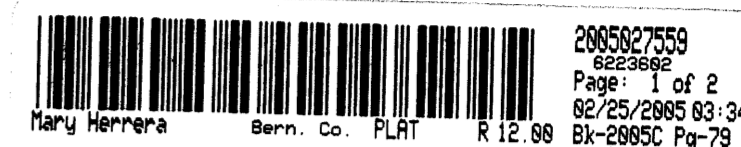
A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACT C OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACT AND HORIZONTAL GROUND DISTANCE AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S59°49'29"E A DISTANCE OF 785.49 FEET; THENCE,

N84°05'03"W, 177.32 FEET TO A POINT; THENCE,
N39°00'00"E, 281.17 FEET TO A POINT; THENCE,
N01°38'52"E, 61.20 FEET TO A POINT; THENCE,
N34°03'55"E, 128.50 FEET TO A POINT; THENCE,
S56°00'00"E, 84.15 FEET TO A POINT; THENCE,
N34°00'00"E, 10.00 FEET TO A POINT; THENCE,
S56°00'00"E, 114.23 FEET TO A POINT; THENCE,
S39°00'00"W, 388.30 FEET TO A POINT, SAID
POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.6076 ACRES MORE OR LESS.

APPROVALS



PROJECT NO: 1002743 APPLICATION NO: 04DRB-00888

| | |
|--|---------|
| <i>[Signature]</i> | 2-23-05 |
| CITY SURVEYOR | DATE |
| <i>Christine Sandoral</i> | 2/23/05 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <i>Bradley J. Bingham</i> | 2/23/05 |
| CITY ENGINEER | DATE |
| <i>Bradley J. Bingham</i> | 2/23/05 |
| A.M.A.S.A. | DATE |
| <i>Roger A. Khan</i> | 2-23-05 |
| UTILITIES DEVELOPMENT | DATE |
| <i>[Signature]</i> | 2-23-05 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <i>[Signature]</i> | 2/23/05 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

TALOS LOG NO. 2004243623

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT C INTO 7 LOTS AND GRANT PUBLIC AND PRIVATE EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED.

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS C-2 THRU C-7 AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

HARVEST HOMES, L.L.C.

[Signature]
LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 02/22/05 BY
[Signature], OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 7/10/2008

B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0846 MILES.

2. CURRENT SUBDIVISION ZONING, ALL LOTS - SU-1 PRD

3. TOTAL NUMBER OF TRACTS CREATED -- 7

4. BASIS OF BEARINGS
(MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE.)

| | | |
|--------------------------------------|----------------------|--------------------------|
| ACS NM448-N6A (NAD 1927 & NGVD 1929) | X = 366640.72 | DELTA ALPHA - 00°15' 24" |
| | Y = 1507308.30 | GROUND TO GRID |
| | ELEVATION = 5058.889 | FACTOR - 0.9996784 |
| ACS 1-E11 (NAD 1927 & NGVD 1929) | X = 367041.31 | DELTA ALPHA - 00°15' 22" |
| | Y = 1509205.47 | GROUND TO GRID |
| | ELEVATION = 5113.93 | FACTOR - 0.99967536 |
| NGS KOAT TVTT (NAD 1927) | X = 440206.79 | DELTA ALPHA - 00°06' 56" |
| | Y = 1533471.33 | GROUND TO GRID |
| | ELEVATION = NA | FACTOR - |

5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

6. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

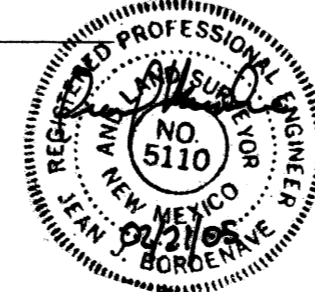
7. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.

8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND IS SHOWN THUS ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
JEAN J. BORDENAVE, NM PE & PLS NO. 5110



TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 011 061 339 470 1014 1

PROPERTY OWNER OF RECORD:

[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 2/25/05

PUBLIC UTILITY EASEMENTS

| | |
|-----------------------|---------|
| <i>[Signature]</i> | 2-24-05 |
| QWEST COMMUNICATIONS | DATE |
| <i>[Signature]</i> | 2-24-05 |
| PNM ELECTRIC SERVICES | DATE |
| <i>[Signature]</i> | 2-24-05 |
| PNM GAS SERVICES | DATE |
| <i>[Signature]</i> | 2-23-05 |
| COMCAST CABLE | DATE |

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT OF LOTS C-1 THRU C-7
LA LUZ DEL OESTE, UNIT 4
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY, 2005

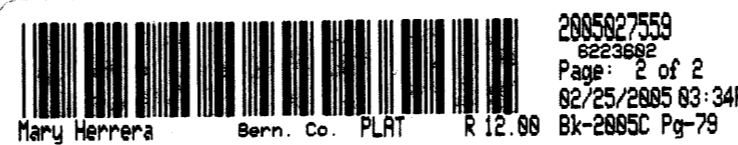
TANGENT TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|--------------------|-------------|----------|----------|-------------|----------|
| BOUNDARY | | | ROAD | | |
| TB1 | N01°38'52"E | 61.20' | TR8 | S36°00'00"E | 40.00' |
| TB2 | N34°00'00"E | 10.00' | TR9 | S84°00'00"W | 45.00' |
| ROAD MONUMENT TIES | | | TR10 | S36°00'00"E | 12.11' |
| TM1 | N70°37'40"E | 83.89' | TR11 | S54°00'00"W | 18.00' |
| TM2 | N57°41'17"E | 63.59' | TR12 | N41°00'00"W | 4.20' |
| ROAD | | | TR13 | S84°00'00"W | 12.67' |
| TR1 | S34°00'00"W | 122.00' | TR14 | N06°00'00"W | 18.00' |
| TR2 | S34°00'00"W | 271.00' | TR15 | N84°00'00"E | 25.70' |
| TR3 | N76°00'00"W | 53.99' | LOT TIES | | |
| TR4 | N34°00'00"E | 45.00' | TLU1 | N79°11'45"W | 64.70' |
| TR5 | N34°00'00"E | 42.70' | TLU2 | N71°36'14"E | 108.59' |
| TR6 | N56°00'00"W | 15.00' | | | |
| TR7 | N34°00'00"E | 36.00' | | | |

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|--------------|------------|--------|--------|--------|-------------|
| ROAD | | | | | |
| CR1 | 90°00'00" | 5.00' | 7.85' | 7.07' | N79°00'00"E |
| CR2 | 90°00'00" | 5.00' | 7.85' | 7.07' | N11°00'00"W |
| CR3 | 77°00'00" | 15.00' | 18.33' | 17.21' | N69°00'00"E |
| CR4 | 110°00'00" | 10.00' | 19.20' | 16.38' | N21°00'00"W |
| CR5 | 75°00'00" | 25.00' | 32.72' | 30.44' | S03°30'00"E |
| CR6 | 60°00'00" | 50.00' | 52.36' | 50.00' | N66°00'00"W |
| CR7 | 45°00'00" | 25.00' | 19.64' | 19.13' | N61°30'00"E |
| LIVING UNITS | | | | | |
| CLU1 | 63°45'47" | 5.00' | 5.56' | 5.28' | N65°52'54"E |
| CLU2 | 63°45'47" | 12.00' | 13.35' | 12.67' | S65°52'54"W |
| CLU3 | 116°14'13" | 5.00' | 10.14' | 8.49' | S24°07'06"E |

TRACT N
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342



TRACT M
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

GROUP F
 PLAT OF GROUP E & F
 LA LUZ DEL OESTE, UNIT 4
 (FILED 02/17/81
 VOL. C18 FOL. 6)

ACS MONUMENT
 ACS 1-E11
 Y = 1509205.47
 X = 367041.31

EXISTING POWER, COMMUNICATION, GAS
 AND PRIVATE ACCESS EASEMENTS (MILL
 ROAD) GRANTED BY PLAT OF GROUPS A&B
 (FILED 03/11/1980, VOL. C16, FOL. 105)

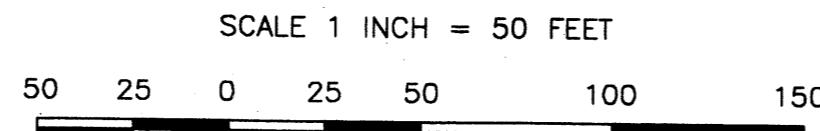
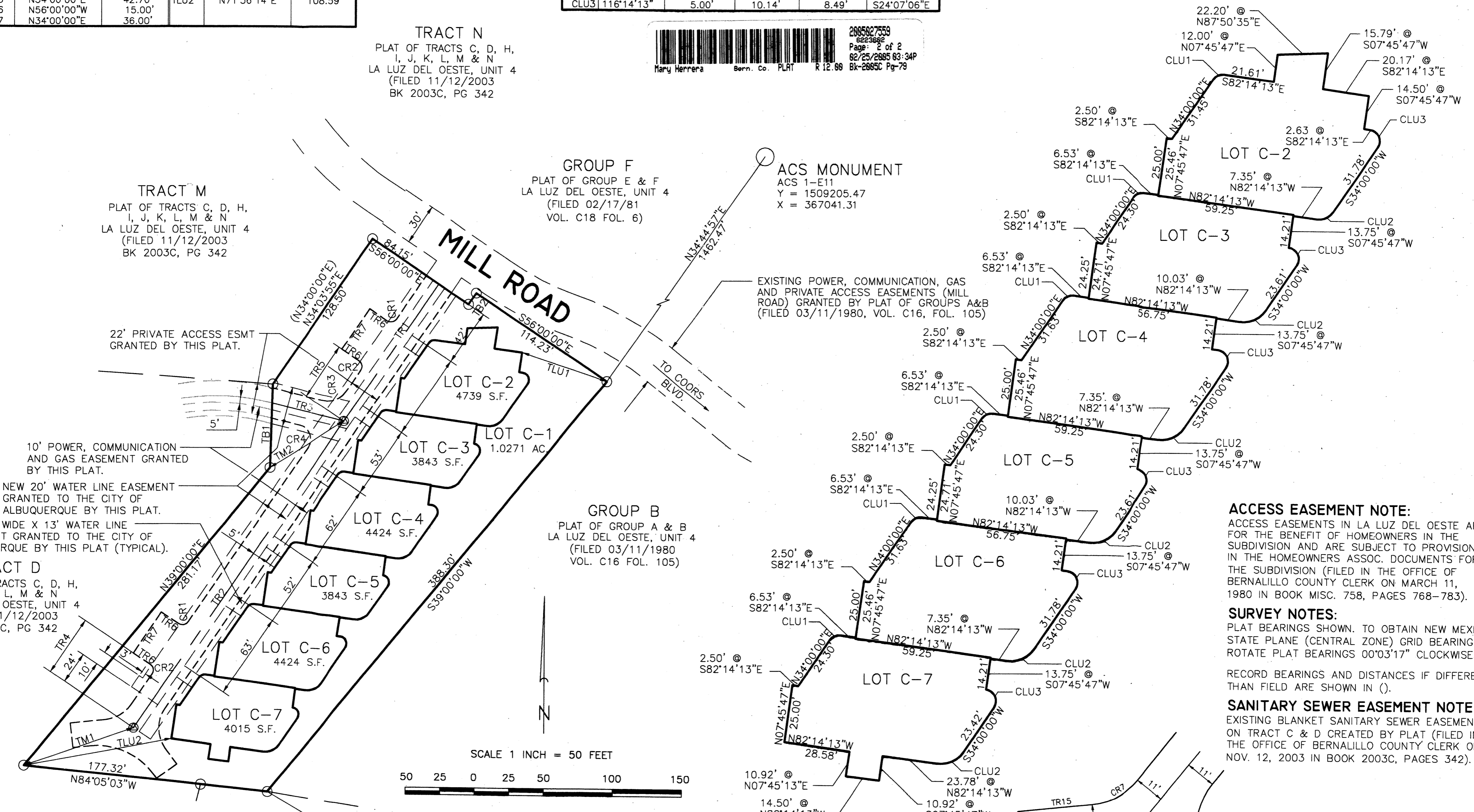
GROUP B
 PLAT OF GROUP A & B
 LA LUZ DEL OESTE, UNIT 4
 (FILED 03/11/1980
 VOL. C16 FOL. 105)

TRACT D
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

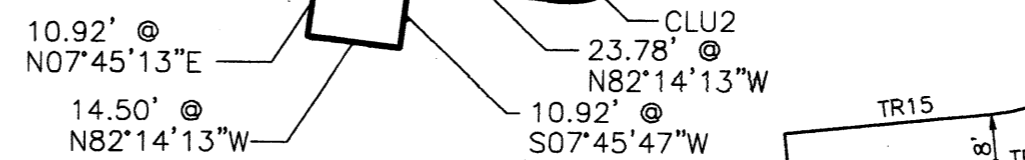
TRACT I
 PLAT OF TRACTS C, D, H,
 I, J, K, L, M & N
 LA LUZ DEL OESTE, UNIT 4
 (FILED 11/12/2003
 BK 2003C, PG 342

**LOTS
 H-1 THRU H-6**
 LA LUZ DEL OESTE, UNIT 4
 (FILED 04/13/2004
 BK 2004C, PG 120

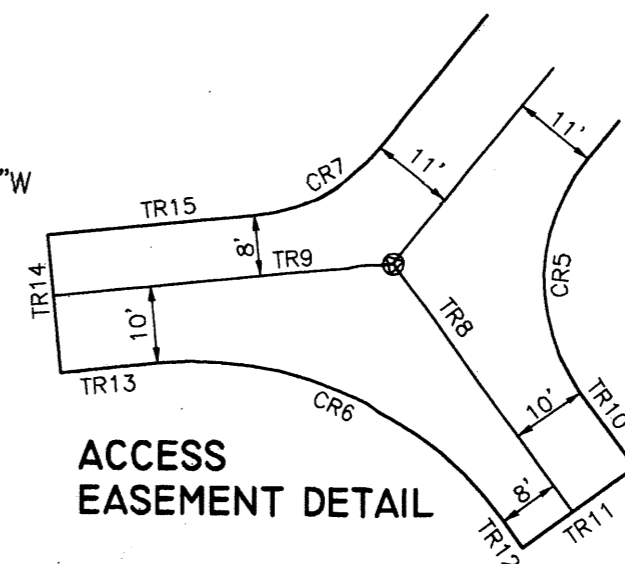
ACS MONUMENT
 NM448-N6-A
 Y = 1507308.30
 X = 366640.72
 ELEV = 5058.889



LOT LINE DETAILS



ACCESS EASEMENT DETAIL



ACCESS EASEMENT NOTE:
 ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE
 FOR THE BENEFIT OF HOMEOWNERS IN THE
 SUBDIVISION AND ARE SUBJECT TO PROVISIONS
 IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR
 THE SUBDIVISION (FILED IN THE OFFICE OF
 BERNALILLO COUNTY CLERK ON MARCH 11,
 1980 IN BOOK MISC. 758, PAGES 768-783).

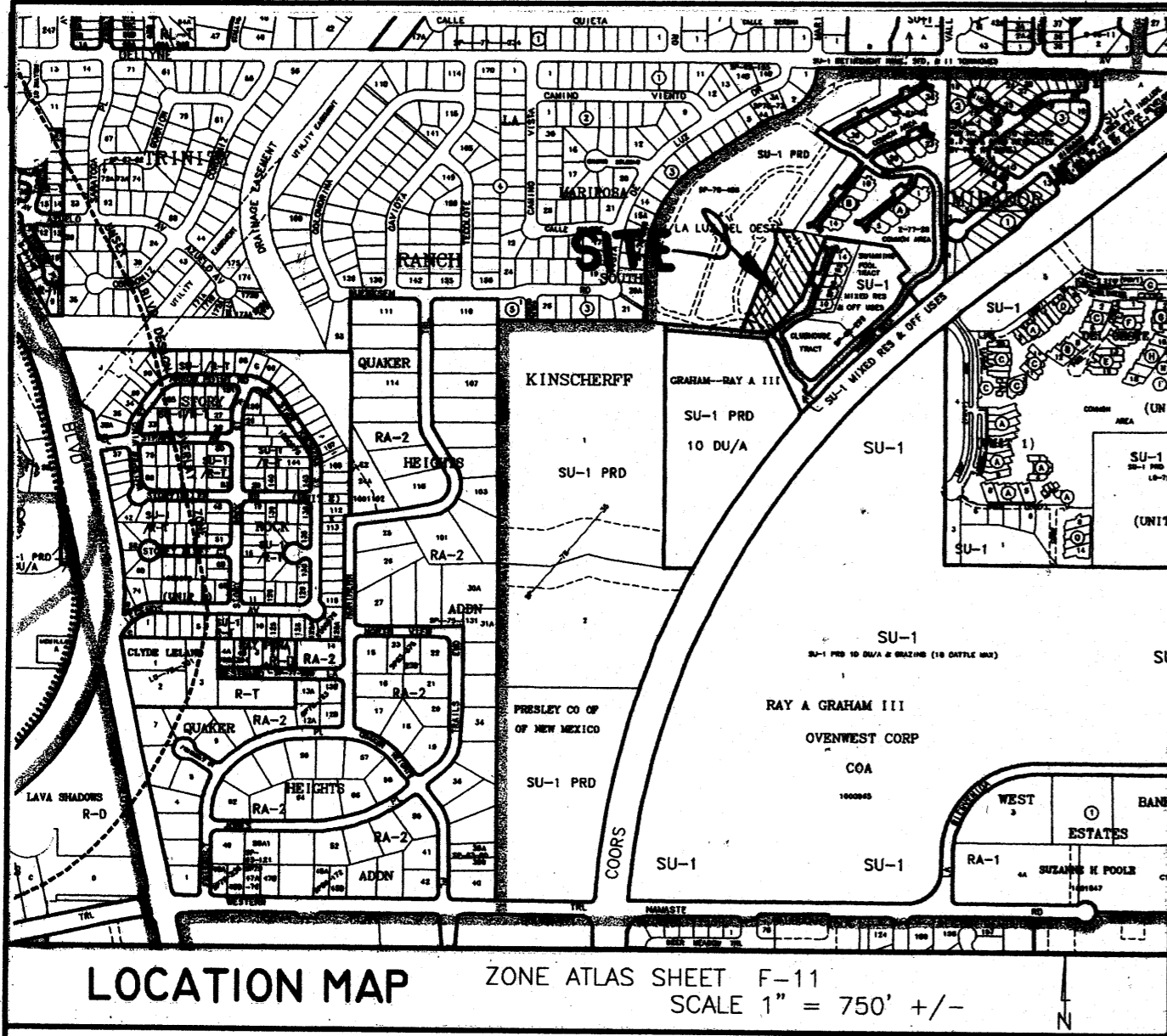
SURVEY NOTES:
 PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO
 STATE PLANE (CENTRAL ZONE) GRID BEARINGS
 ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

RECORD BEARINGS AND DISTANCES IF DIFFERENT
 THAN FIELD ARE SHOWN IN ().

SANITARY SEWER EASEMENT NOTE:
 EXISTING BLANKET SANITARY SEWER EASEMENT
 ON TRACT C & D CREATED BY PLAT (FILED IN
 THE OFFICE OF BERNALILLO COUNTY CLERK ON
 NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105



LOCATION MAP ZONE ATLAS SHEET F-11
SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

PUBLIC UTILITY EASEMENTS

| | |
|-----------------------|------|
| QWEST COMMUNICATIONS | DATE |
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| COMCAST CABLE | DATE |

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACT H OF LA LUZ DEL OESTE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACT AND HORIZONTAL GROUND DISTANCE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S56°03'21"E A DISTANCE OF 673.53 FEET; THENCE,

- S20°00'00"W, 298.95 FEET TO A POINT; THENCE,
- S41°27'07"W, 211.13 FEET TO A POINT; THENCE,
- SOUTHEASTERLY, 112.76 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 187.00 FEET AND A LONG CHORD BEARING S31°16'26"E A DISTANCE OF 111.06 FEET TO A POINT; THENCE
- S14°00'00"E, 11.34 FEET TO A POINT; THENCE, POINT; THENCE,
- SOUTHEASTERLY, 114.53 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 193.00 FEET AND A LONG CHORD BEARING S31°00'00"E A DISTANCE OF 112.86 FEET; THENCE,
- S48°00'00"E, 34.53 FEET TO A POINT; THENCE,
- SOUTHEASTERLY, 39.04 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING S03°16'23"E A DISTANCE OF 35.19 FEET; THENCE,
- S48°34'47"E, 63.00 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY ROW OF COORS BOULEVARD, THENCE,
- SOUTHWESTERLY, 33.81 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 3897.72 FEET AND A LONG CHORD BEARING S41°12'19"W A DISTANCE OF 33.81 FEET; THENCE DEPARTING COORS BOULEVARD,
- N31°00'00"W, 364.04 FEET TO A POINT; THENCE,
- N85°12'39"W, 87.05 FEET TO A POINT; THENCE,
- N23°00'00"E, 431.45 FEET TO A POINT; THENCE,
- N05°54'57"E, 75.00 FEET TO A POINT; THENCE,
- N84°05'03"E, 48.64 FEET TO A POINT; THENCE,
- S81°08'52"E, 121.75 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.8194 ACRES MORE OR LESS.

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0745 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 6
- BASIS OF BEARINGS
 - ACS NM448-N6A (NAD 1927 & NGVD 1929)
 - X = 366640.72 DELTA ALPHA - 00°15' 24"
 - Y = 1507308.30 GROUND TO GRID
 - ELEVATION = 5058.889 FACTOR - 0.9996784
 - ACS 1-E11 (NAD 1927 & NGVD 1929)
 - X = 367041.31 DELTA ALPHA - 00°15' 22"
 - Y = 1509205.47 GROUND TO GRID
 - ELEVATION = 5113.93 FACTOR - 0.99967536
 - NGS KOAT TVTT (NAD 1927)
 - X = 440206.79 DELTA ALPHA - 00°06'56"
 - Y = 1533471.33 GROUND TO GRID
 - ELEVATION = NA FACTOR -
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
- ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- STREET LINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND ARE SHOWN THUS ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-A102, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 12/04/03
JEAN J. BORDENAVE, NM PE & PLS NO. 5110

**PLAT OF LOTS H-1 THRU H-6
LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO

DECEMBER, 2003

PRELIMINARY PLAT
APPROVED BY DDD

APPROVALS

PROJECT NO: 1002743 APPLICATION NO: 03DRB 02083
ON 12/17/03

| | |
|--------------------------------------|------------------------|
| PARKS AND RECREATION | DATE |
| CITY ENGINEER <i>Paul B. Hart</i> | DATE <u>12-8-03</u> |
| CHIEF CITY SURVEYOR | DATE |
| UTILITY DEVELOPMENT DIVISION | DATE |
| TRAFFIC ENGINEER | DATE |
| A.M.A.F.C.A. | DATE |
| PROPERTY MANAGEMENT | DATE |

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DEPT. DATE

TALOS LOG NO. 2003481024

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT H INTO 6 LOTS AND GRANT EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE UNIT 4, TRACT H AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILE MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT.

OVENWEST CORP.
Ray A. Graham III 12/06/03
RAY A. GRAHAM III, PRESIDENT DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/06/03 BY
RAY A. GRAHAM III, PRESIDENT OF OVENWEST CORP.

NOTARY PUBLIC: *Veronica E. Lewis*
OFFICIAL SEAL
VERONICA E. LEWIS
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 9-1-07

B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



**PLAT OF LOTS H-1 THRU H-6
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2003**

TRACT C
LA LUZ DEL OESTE, UNIT 4
(FILED 11/12/2003
BK 2003C, PG 342)

TRACT I
LA LUZ DEL OESTE, UNIT 4
(FILED 11/12/2003
BK 2003C, PG 342)

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31
PLAT OF GROUP A & B
LA LUZ DEL OESTE, UNIT 4
(FILED 03/11/1980
VOL. C16 FOL. 105)

ACS MONUMENT
NM448-N6-A
Y = 1507308.30
X = 366640.72
ELEV = 5058.889
PLAT OF GROUP G
LA LUZ DEL OESTE, UNIT 4
(FILED 04/23/1986
VOL. C30 FOL. 74)

EXISTING WATER LINE EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE,
(FILED 08/28/1987, BK MISC 528A, PG
636-640.

22' PRIVATE ACCESS
ESMT GRANTED
BY THIS PLAT

10' PUBLIC
UTILITY ESMT
GRANTED BY
THIS PLAT

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (WIND
ROAD) GRANTED BY PLAT (FILED
11/12/2003, BK 2003C, PG 342)

EXISTING POWER AND COMMUNICATION
EASEMENT (FILED 05/27/1982, BOOK
MISC 983, PAGE 867.

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (WIND
ROAD) GRANTED BY PLAT OF GROUP G
(FILED 04/23/1986, VOL. C30, FOL. 74)

UNPLATTED LANDS OF
RAY A. GRAHAM, III

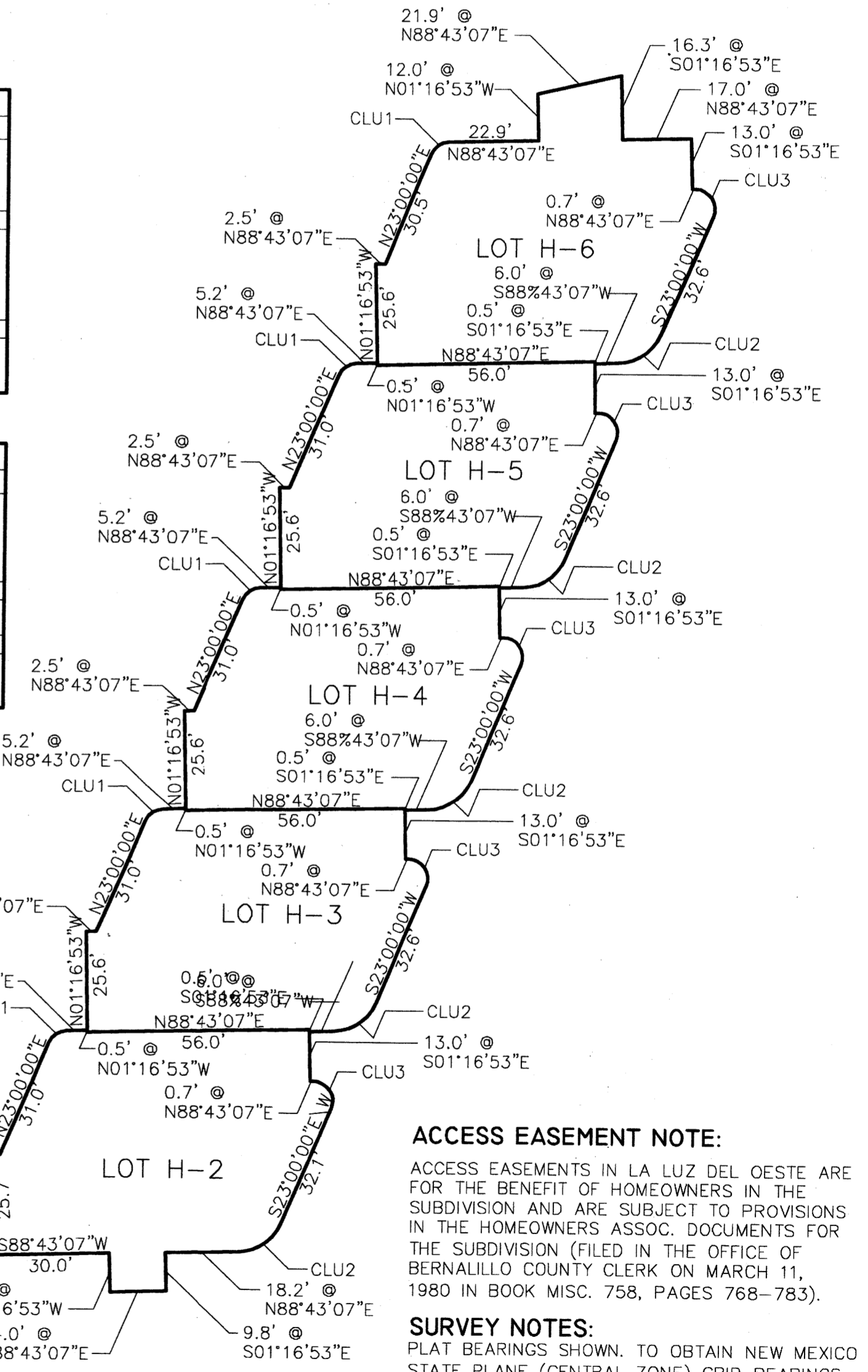
ALL CORNERS IN THIS
AREA ARE MARKED w/
NAIL & WASHER IN
ASPHALT STAMPED
"LS5110".

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|---------------------|------------|----------|---------|---------|-------------|
| BOUNDARY | | | | | |
| CB1 | 34°32'58" | 187.00' | 112.76' | 111.06' | S31°16'26"E |
| CB2 | 34°00'06" | 193.00' | 114.53' | 112.86' | S31°00'00"E |
| CB3 | 89°27'56" | 25.00' | 39.04' | 35.19' | S03°16'23"E |
| CB4 | 00°29'49" | 3897.72' | 33.81' | 33.81' | S40°06'49"W |
| ROAD | | | | | |
| CR1 | 90°00'00" | 5.00' | 7.85' | 7.07' | N22°00'00"W |
| CR2 | 90°00'00" | 5.00' | 7.85' | 7.07' | N68°00'00"E |
| CR3 | 75°00'00" | 25.00' | 32.72' | 30.44' | N14°30'00"W |
| CR4 | 60°00'00" | 25.00' | 26.18' | 25.00' | S82°00'00"E |
| CR5 | 45°00'00" | 25.00' | 19.63' | 19.13' | S45°30'00"W |
| LIVING UNITS | | | | | |
| CLU1 | 65°43'07" | 5.0' | 5.7' | 5.4' | N55°51'33"E |
| CLU2 | 111°43'07" | 5.0' | 10.0' | 8.4' | S34°08'27"E |
| CLU3 | 65°43'07" | 12.0' | 13.8' | 13.0' | S55°51'33"W |

TANGENT TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|-------------------------------------|-------------|----------|--------------------------------|-------------|----------|
| BOUNDARY | | | | | |
| TB1 | S14°00'00"E | 11.34' | PUBLIC UTILITY EASEMENT | | |
| TB2 | S48°00'00"E | 34.53' | TPUE1 | N23°00'00"E | 362.64' |
| TB3 | S48°34'47"E | 66.00' | TPUE2 | N89°00'00"E | 24.08' |
| ROAD MONUMENT TIES | | | | | |
| TM1 | S26°03'11"E | 67.87' | TPUE3 | N23°00'00"E | 8.00' |
| TM2 | N22°03'00"W | 76.60' | TPUE4 | N67°00'00"W | 32.00' |
| PUBLIC UTILITY EASEMENT TIES | | | | | |
| TR1 | N23°00'00"E | 378.00' | TPUE5 | S23°00'00"W | 372.19' |
| TR2 | N52°00'00"W | 52.50' | TPUE6 | S20°45'14"E | 63.89' |
| TR3 | N68°00'00"E | 52.50' | TPUE7 | N65°30'40"E | 108.56' |
| TR4 | N67°00'00"W | 15.00' | LOT TIES | | |
| TR5 | N52°00'00"E | 7.11' | TLU1 | S23°00'00"W | 98.25' |
| TR6 | N38°00'00"E | 18.00' | TLU2 | N67°00'00"W | 16.00' |
| TR7 | S52°00'00"E | 15.95' | TLU3 | N23°00'00"E | 33.23' |
| TR8 | N68°00'00"E | 15.95' | | | |
| TR9 | S22°00'00"E | 14.00' | | | |
| TR10 | S68°00'00"W | 15.09' | | | |



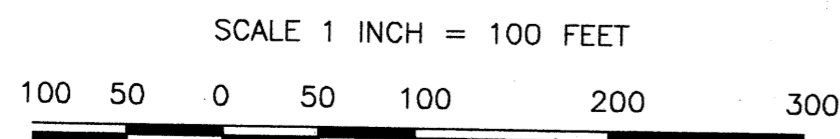
ACCESS EASEMENT NOTE:

ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).

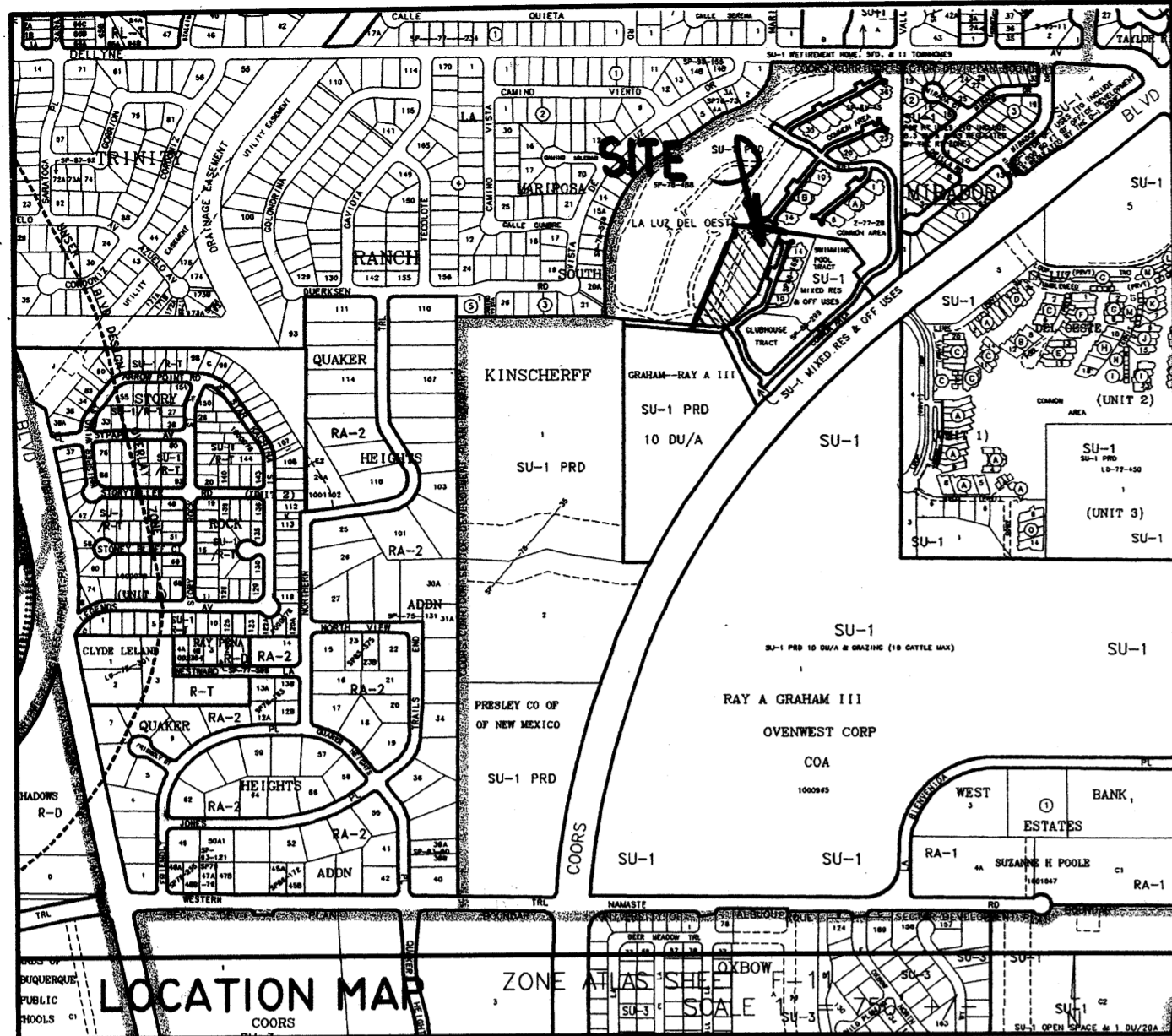
SURVEY NOTES:

PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

BEARINGS AND DISTANCES MATCH BEARINGS AND DISTANCES OF ADJOINING PARCELS.



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACT H OF LA LUZ DEL OESTE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACT AND HORIZONTAL GROUND DISTANCE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S56°03'21"E A DISTANCE OF 673.53 FEET; THENCE,
 S20°00'00"W, 298.95 FEET TO A POINT; THENCE,
 S41°27'07"W, 211.13 FEET TO A POINT; THENCE,
 SOUTHEASTERLY, 112.76 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 187.00 FEET AND A LONG CHORD BEARING S31°16'26"E A DISTANCE OF 111.06 FEET TO A POINT; THENCE
 S14°00'00"E, 11.34 FEET TO A POINT; THENCE,
 POINT; THENCE,
 SOUTHEASTERLY, 114.53 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 193.00 FEET AND A LONG CHORD BEARING S31°00'00"E A DISTANCE OF 112.86 FEET; THENCE,
 S48°00'00"E, 34.53 FEET TO A POINT; THENCE,
 SOUTHEASTERLY, 39.04 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING S03°16'23"E A DISTANCE OF 35.19 FEET; THENCE,
 S48°34'47"E, 63.00 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY ROW OF COORS BOULEVARD, THENCE,
 SOUTHWESTERLY, 33.81 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 389.72 FEET AND A LONG CHORD BEARING S41°12'19"W A DISTANCE OF 33.81 FEET; THENCE DEPARTING COORS BOULEVARD,
 N31°00'00"W, 364.04 FEET TO A POINT; THENCE,
 N85°12'39"W, 87.05 FEET TO A POINT; THENCE,
 N23°00'00"E, 431.45 FEET TO A POINT; THENCE,
 N05°54'57"E, 75.00 FEET TO A POINT; THENCE,
 N84°05'03"E, 48.64 FEET TO A POINT; THENCE,
 S81°08'52"E, 121.75 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.


SAID TRACT CONTAINS 1.8194 ACRES MORE OR LESS.

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0745 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 6
- BASIS OF BEARINGS
 ACS NM448-N6A (NAD 1927 & NGVD 1929)
 X = 366640.72 DELTA ALPHA - 00°15' 24"
 Y = 1507308.30 GROUND TO GRID
 ELEVATION = 5058.889 FACTOR - 0.9996784
 ACS 1-E11 (NAD 1927 & NGVD 1929)
 X = 367041.31 DELTA ALPHA - 00°15' 22"
 Y = 1509205.47 GROUND TO GRID
 ELEVATION = 5113.93 FACTOR - 0.99967536
 NGS KOAT TVIT (NAD 1927)
 X = 440206.79 DELTA ALPHA - 00°06'56"
 Y = 1533471.33 GROUND TO GRID
 ELEVATION = NA FACTOR -
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
- ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- STREET LINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND ARE SHOWN THUS ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110


**PLAT OF LOTS H-1 THRU H-6
 LA LUZ DEL OESTE, UNIT 4
 ALBUQUERQUE, NEW MEXICO**

DECEMBER, 2003

APPROVALS

| | |
|---|------------------------|
| PROJECT NO: | APPLICATION NO: 03DRB- |
| PARKS AND RECREATION | DATE |
| CITY ENGINEER <i>Philis Hall</i> | DATE 3-19-04 |
| CHIEF CITY SURVEYOR | DATE |
| UTILITY DEVELOPMENT DIVISION <i>Erin P</i> | DATE |
| TRAFFIC ENGINEER | DATE |
| A.M.A.F.C.A. | DATE |
| PROPERTY MANAGEMENT | DATE |

PRELIMINARY PLAT

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 4/7/04**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DEPT. DATE

TALOS LOG NO. 2003481024

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT H INTO 6 LOTS AND GRANT EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:
 GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;
 ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;
 DESIGNATE NUMBERED PARCELS AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';
 DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE UNIT 4, TRACT H AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILE MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND
 STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
 NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT.

HARVEST HOMES, L.L.C.
Lowell A. Williams
 LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/17/04 BY
 LOWELL A. WILLIAMS, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *Karl P. ...* Expiration October 29, 2007

B BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

PUBLIC UTILITY EASEMENTS

| | |
|-----------------------|------|
| QWEST COMMUNICATIONS | DATE |
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| COMCAST CABLE | DATE |

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF LOTS H-1 THRU H-6
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO
DECEMBER, 2003**

TRACT C
LA LUZ DEL OESTE, UNIT 4
(FILED 11/12/2003
BK 2003C, PG 342)

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31
PLAT OF GROUP A & B
LA LUZ DEL OESTE, UNIT 4
(FILED 03/11/1980
VOL. C16 FOL. 105)

TRACT I
LA LUZ DEL OESTE, UNIT 4
(FILED 11/12/2003
BK 2003C, PG 342)

PLAT OF GROUP G
LA LUZ DEL OESTE, UNIT 4
(FILED 04/23/1986
VOL. C30 FOL. 74)

ACS MONUMENT
NM448-N6-A
Y = 1507308.30
X = 366640.72
ELEV = 5058.889

EXISTING WATER LINE EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE,
(FILED 08/28/1987, BK MISC 528A, PG
636-640.

22' PRIVATE ACCESS
ESMT GRANTED
BY THIS PLAT

10' PUBLIC
UTILITY ESMT
GRANTED BY
THIS PLAT

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (WIND
ROAD) GRANTED BY PLAT (FILED
11/12/2003, BK 2003C, PG 342)

EXISTING POWER AND COMMUNICATION
EASEMENT (FILED 05/27/1982, BOOK
MISC 983, PAGE 867.

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (WIND
ROAD) GRANTED BY PLAT OF GROUP G
(FILED 04/23/A986, VOL. C30, FOL. 74)

UNPLATTED LANDS OF
RAY A. GRAHAM, III

ALL CORNERS IN THIS
AREA ARE MARKED W/
NAIL & WASHER IN
ASPHALT STAMPED
"LS5110".

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|---------------------|------------|----------|---------|---------|-------------|
| BOUNDARY | | | | | |
| CB1 | 34°32'58" | 187.00' | 112.76' | 111.06' | S31°16'26"E |
| CB2 | 34°00'06" | 193.00' | 114.53' | 112.86' | S31°00'00"E |
| CB3 | 89°27'56" | 25.00' | 39.04' | 35.19' | S03°16'23"E |
| CB4 | 00°29'49" | 3897.72' | 33.81' | 33.81' | S40°06'49"W |
| ROAD | | | | | |
| CR1 | 90°00'00" | 5.00' | 7.85' | 7.07' | N22°00'00"W |
| CR2 | 90°00'00" | 5.00' | 7.85' | 7.07' | N68°00'00"E |
| CR3 | 75°00'00" | 25.00' | 32.72' | 30.44' | N14°30'00"W |
| CR4 | 60°00'00" | 50.00' | 52.36' | 50.00' | S62°00'00"E |
| CR5 | 45°00'00" | 25.00' | 19.63' | 19.13' | S45°30'00"W |
| LIVING UNITS | | | | | |
| CLU1 | 65°43'07" | 5.0' | 5.7' | 5.4' | N55°51'33"E |
| CLU2 | 111°43'07" | 5.0' | 10.0' | 8.4' | S34°08'27"E |
| CLU3 | 65°43'07" | 12.0' | 13.8' | 13.0' | S55°51'33"W |

TANGENT TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---------------------------|-------------|----------|-------------------------------------|-------------|----------|
| BOUNDARY | | | | | |
| TB1 | S14°00'00"E | 11.34' | TPUE1 | N23°00'00"E | 362.64' |
| TB2 | S48°00'00"E | 34.53' | TPUE2 | N89°00'00"E | 24.08' |
| TB3 | S48°34'47"E | 66.00' | TPUE3 | N23°00'00"E | 8.00' |
| ROAD MONUMENT TIES | | | | | |
| TM1 | S26°03'11"E | 67.87' | TPUE4 | N67°00'00"W | 32.00' |
| TM2 | N22°03'00"W | 76.60' | TPUE5 | S23°00'00"W | 372.19' |
| ROAD | | | | | |
| TR1 | N23°00'00"E | 378.00' | TPUE6 | S20°45'14"E | 63.89' |
| TR2 | N52°00'00"W | 52.50' | TPUE7 | N65°30'40"E | 108.56' |
| TR3 | N68°00'00"E | 52.50' | LOT TIES | | |
| TR4 | N67°00'00"W | 15.00' | TLU1 | S23°00'00"W | 98.25' |
| TR5 | N52°00'00"E | 8.23' | TLU2 | N67°00'00"W | 16.00' |
| TR6 | N05°54'57"E | 7.29' | TLU3 | N23°00'00"E | 33.23' |
| TR7 | N38°00'00"E | 11.82' | PUBLIC UTILITY EASEMENT TIES | | |
| TR8 | S52°00'00"E | 4.20' | TPUE6 | S20°45'14"E | 63.89' |
| TR9 | N68°00'00"E | 12.67' | TPUE7 | N65°30'40"E | 108.56' |
| TR10 | S22°00'00"E | 18.00' | LOT TIES | | |
| TR11 | S68°00'00"W | 27.09' | TLU1 | S23°00'00"W | 98.25' |
| | | | TLU2 | N67°00'00"W | 16.00' |
| | | | TLU3 | N23°00'00"E | 33.23' |

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31

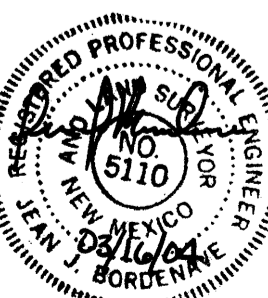
ACS MONUMENT
ACS 1-E11
Y = 1509205.47
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ACS MONUMENT
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ACS MONUMENT
ACS 1-E11
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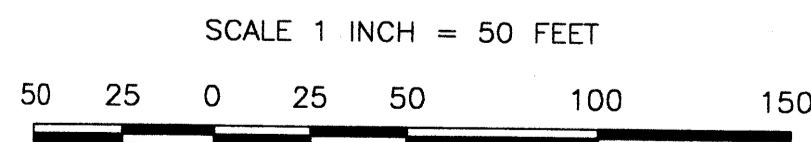
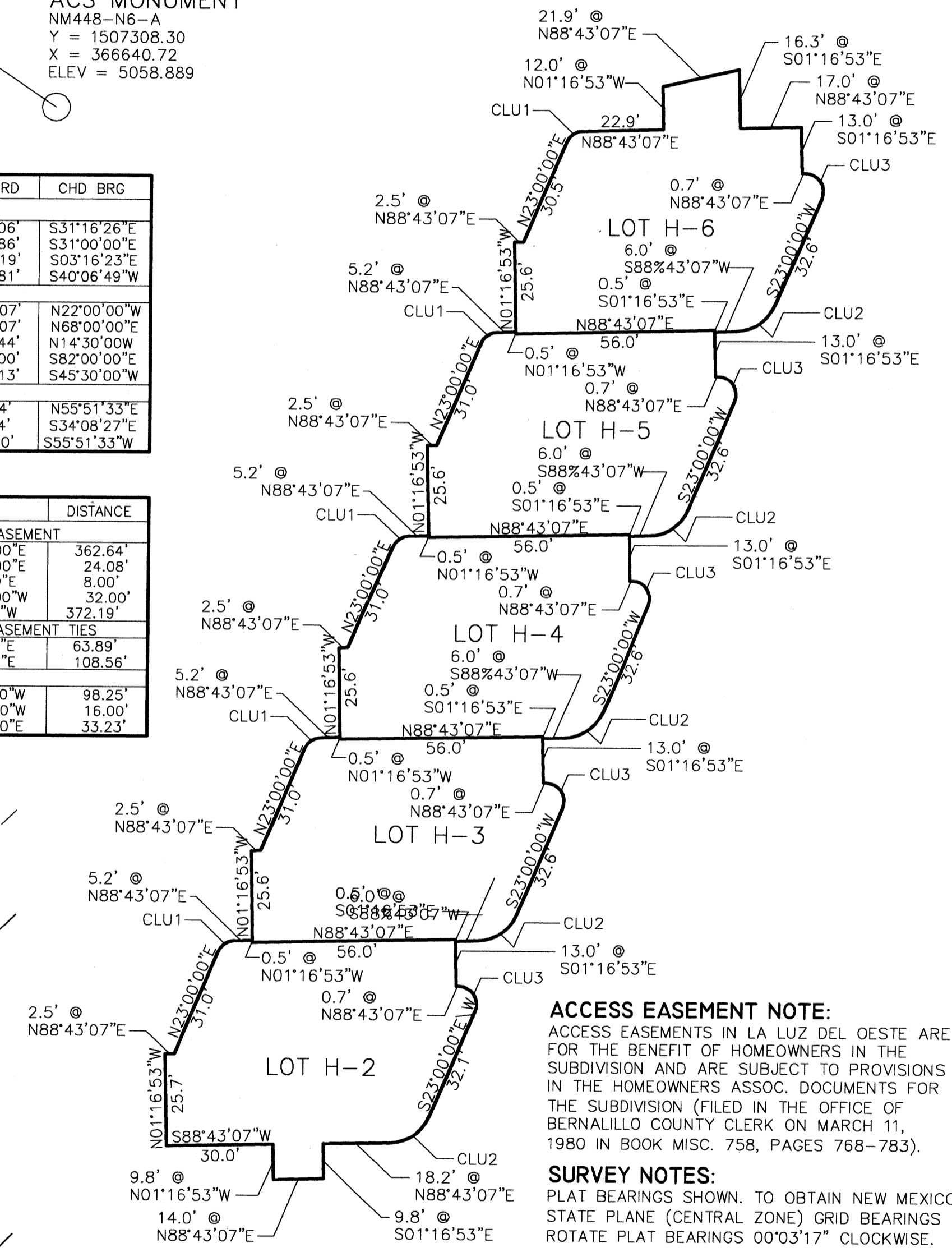
BORDENAVE DESIGNS
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ACCESS EASEMENT NOTE:
ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).

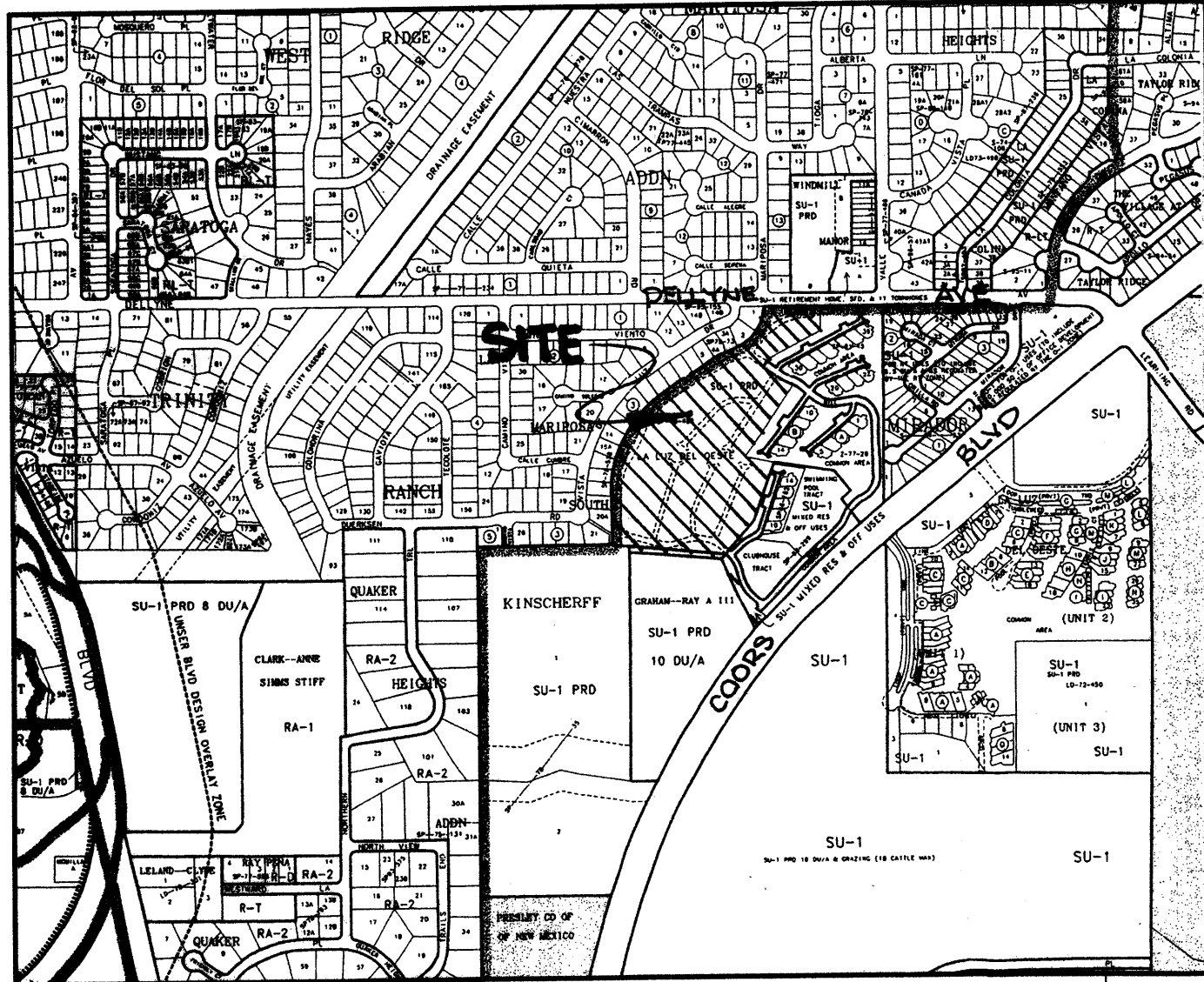
SURVEY NOTES:
PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

BEARINGS AND DISTANCES MATCH BEARINGS AND DISTANCES OF ADJOINING PARCELS.

SANITARY SEWER EASEMENT NOTE:
EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACT H CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



ABIS



LOCATION MAP ZONE ATLAS SHEETS E-11 AND F-11 SCALE 1" = 750' +/-

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE REMAINING PORTIONS OF TWO EXISTING TRACTS INTO NINE NEW TRACTS, DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE REMAINING PORTION OF LA LUZ DEL OESTE, UNIT 4 AND ANNEXATION PLAT, LANDS OF RAY GRAHAM III FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPT. 15, 1978 IN VOL. C-14, FOL. 4, AND AUG. 13, 1981 IN VOL. C-18, FOL. 154 RESPECTIVELY AND BEING MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY PRECEDING PLATS IN THE SUBDIVISION AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE SOUTH RIGHT OF WAY (ROW) OF DELLYNE AVENUE, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S15°55'48"E A DISTANCE OF 1164.98 FEET; THENCE DEPARTING DELLYNE AVENUE,

- S00°36'58"E, 140.00 FEET TO A POINT; THENCE,
 - S62°00'00"W, 285.00 FEET TO A POINT; THENCE,
 - S34°00'00"W, 56.96 FEET TO A POINT; THENCE,
 - S56°00'00"E, 84.15' TO A POINT; THENCE,
 - N34°00'00"E, 10.00 FEET TO A POINT; THENCE,
 - S56°00'00"E, 114.23 FEET TO A POINT; THENCE,
 - S39°00'00"W, 388.30 FEET TO A POINT; THENCE,
 - S81°08'52"E, 121.75 FEET TO A POINT; THENCE,
 - S20°00'00"W, 298.95 FEET TO A POINT; THENCE,
 - S41°27'07"W, 211.13 FEET TO A POINT; THENCE,
 - SOUTHEASTERLY, 112.76 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 187.00 FEET AND A LONG CHORD BEARING S31°16'26"E A DISTANCE OF 111.06 FEET TO A POINT; THENCE
 - S14°00'00"E, 11.34 FEET TO A POINT; THENCE,
 - SOUTHEASTERLY, 114.53 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 193.00 FEET AND A LONG CHORD BEARING S31°00'00"E A DISTANCE OF 112.86 FEET; THENCE,
 - S48°00'00"E, 34.53 FEET TO A POINT; THENCE,
 - SOUTHEASTERLY, 39.04 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING S03°16'23"E A DISTANCE OF 35.19 FEET; THENCE,
 - S48°34'47"E, 66.00 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY ROW OF COORS BOULEVARD, THENCE,
 - SOUTHWESTERLY, 34.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 3894.72 FEET AND A LONG CHORD BEARING S41°11'53"W A DISTANCE OF 34.76 FEET; THENCE DEPARTING COORS BOULEVARD,
 - N31°00'00"W, 367.04 FEET TO A POINT; THENCE,
 - N85°12'39"W, 440.14 FEET TO A POINT; THENCE,
 - N00°16'15"E, 27.50 FEET TO A POINT; THENCE,
 - N89°45'39"W, 113.61 FEET TO A POINT; THENCE,
 - N00°20'44"E, 232.60 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 585.25 FEET AND A LONG CHORD BEARING N28°35'11"E A DISTANCE OF 553.86 TO A POINT; THENCE,
 - N56°49'38"E, 325.00 FEET TO A POINT; THENCE,
 - N68°33'00"E, 104.50 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 246.11 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 206.69 FEET AND A LONG CHORD BEARING N34°26'18"E A DISTANCE OF 231.83 FEET TO A POINT; THENCE,
 - N00°19'36"E, 10.00 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY ROW OF DELLYNE AVENUE, THENCE,
 - N89°40'25"E, 131.97 FEET ALONG THE SOUTH ROW OF DELLYNE AVENUE TO A POINT; THENCE,
 - N89°43'41"E, 150.51 FEET ALONG THE SOUTH ROW OF DELLYNE AVENUE TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.
- SAID TRACT CONTAINS 15.8466 ACRES MORE OR LESS.

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.4232 MILES.
2. TOTAL NUMBER OF TRACTS - 9
3. BASIS OF BEARINGS
 - ACS NM448-N6A (NAD 1927 & NGVD 1929)
 - X = 366640.72 DELTA ALPHA - 00°15' 24"
 - Y = 1507308.30 GROUND TO GRID
 - ELEVATION = 5058.889 FACTOR - 0.9996784
 - ACS 1-E11 (NAD 1927 & NGVD 1929)
 - X = 367041.31 DELTA ALPHA - 00°15' 22"
 - Y = 1509205.47 GROUND TO GRID
 - ELEVATION = 5113.93 FACTOR - 0.99967536
 - NGS KOAT TVTT (NAD 1927)
 - X = 440206.79 DELTA ALPHA - 00°06'56"
 - Y = 1533471.33 GROUND TO GRID
 - ELEVATION = NA FACTOR -
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
6. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10101302461010 PROPERTY OWNER OF RECORD. OVENWEST CORPORATION BERNALILLO COUNTY TREASURER'S OFFICE 11-12-03

PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE, UNIT 4 ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003

APPROVALS

PROJECT NO: 1002743 APPLICATION NO: 03DRB-00989

- [Signature]* 9/7/03 DATE
- TRAFFIC ENGINEER
- Christina Sandora* 9/29/03 DATE
- PARKS AND RECREATION
- [Signature]* 9-10-03 DATE
- CHIEF CITY SURVEYOR
- [Signature]* 11/07/03 DATE
- UTILITY DEVELOPMENT DIVISION
- PROPERTY MANAGEMENT
- [Signature]* 11-7-03 DATE
- QWEST COMMUNICATIONS
- [Signature]* 11-7-03 DATE
- PNM ELECTRIC SERVICES
- [Signature]* 11-7-03 DATE
- PNM GAS SERVICES
- [Signature]* 11-7-03 DATE
- A.M.A.F.C.A.
- [Signature]* 9/24/03 DATE
- CITY ENGINEER

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

[Signature] 9/24/03 DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

TALOS LOG NO. 2003351529



FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT WATER EASEMENTS, AS SHOWN, TO THE CITY OF ALBUQUERQUE, PRIVATE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN, BLANKET PRIVATE SANITARY SEWER AND DRAINAGE EASEMENTS ON ALL TRACTS AND A BLANKET PRIVATE ACCESS EASEMENT ON TRACT C FOR THE USE OF TRACT D. MAINTENANCE OF THE PROPERTY ON WHICH THE EASEMENTS ARE LOCATED SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. EXISTING PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON REMAIN UNCHANGED BY THIS PLAT.

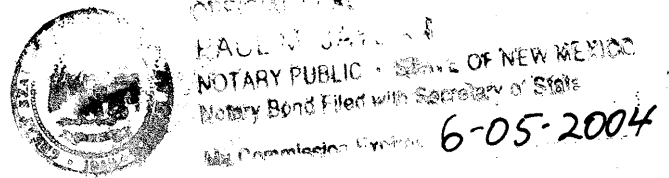
ALL TRACTS (OVENWEST CORP.)

[Signature] 09/09/03 DATE
RAY A. GRAHAM III, PRESIDENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 09/09/03/ BY
[Signature], PRESIDENT OF OVENWEST CORP.

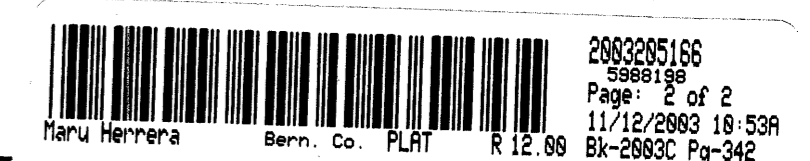
[Signature] 6-05-2004
NOTARY PUBLIC



B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

PLAT OF TRACTS C, D, H, I, J, K, L, M & N
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003

ACS MONUMENT
ACS 1-E11
Y = 1509205.47
X = 367041.31



CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|------------------------------------|-----------|----------|---------|---------|-------------|
| BOUNDARY | | | | | |
| CB1 | 34°32'58" | 187.00' | 112.76' | 111.06' | S31°16'26"E |
| CB2 | 34°00'06" | 193.00' | 114.53' | 112.86' | S31°00'00"E |
| CB3 | 89°27'56" | 25.00' | 39.04' | 35.19' | S03°16'23"E |
| CB4 | 00°30'41" | 3894.72' | 34.76' | 34.76' | S41°11'53"W |
| CB5 | 56°28'54" | 585.25' | 576.93' | 553.86' | N28°35'11"E |
| CB6 | 68°13'24" | 205.69' | 246.11' | 231.83' | N34°26'18"E |
| TRACTS | | | | | |
| CT1 | 00°29'49" | 3897.72' | 33.81' | 33.81' | S41°12'19"W |
| CT2 | 24°30'22" | 585.25' | 250.32' | 248.42' | N12°35'55"E |
| CT3 | 31°58'32" | 585.25' | 326.61' | 322.39' | N40°50'22"E |
| ACCESS & WATER EASEMENT | | | | | |
| CE1 | 60°27'00" | 200.00' | 211.01' | 201.36' | N78°46'30"W |
| CE2 | 34°00'00" | 130.00' | 77.14' | 76.02' | N88°00'00"W |
| CE3 | 76°00'00" | 80.00' | 106.12' | 98.51' | N37°00'00"W |
| CE4 | 32°00'00" | 300.00' | 167.55' | 165.38' | N17°00'00"E |
| CE5 | 12°00'00" | 475.00' | 99.48' | 99.30' | N27°00'00"E |
| CE6 | 38°00'00" | 400.00' | 265.29' | 260.45' | N40°00'00"E |
| CE7 | 14°00'00" | 490.00' | 119.73' | 119.43' | N66°00'00"E |
| CE8 | 14°00'00" | 119.74' | 41.73' | 41.59' | N63°00'00"E |
| CE9 | 20°00'00" | 119.74' | 41.80' | 41.59' | N43°00'00"E |
| CE10 | 57°16'19" | 327.96' | 327.82' | 314.35' | N61°38'09"E |
| CE11 | 19°00'00" | 210.00' | 69.64' | 69.32' | S46°30'00"E |

SURVEY NOTES:
PLAT BEARINGS SHOWN TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
BEARINGS AND DISTANCES MATCH BEARINGS AND DISTANCES OF ADJOINING PARCELS.

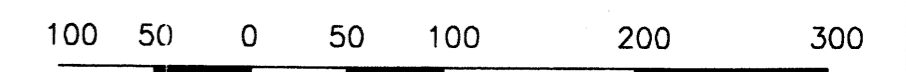
TANGENT TABLE

| LINE | BEARING | DISTANCE |
|------------------------------------|-------------|----------|
| BOUNDARY | | |
| TB1 | S34°00'00"W | 56.96' |
| TB2 | N34°00'00"E | 10.00' |
| TB3 | S14°00'00"E | 11.34' |
| TB4 | S48°00'00"E | 34.53' |
| TB5 | S48°34'47"E | 66.00' |
| TB6 | N00°16'15"E | 27.50' |
| TB7 | N00°19'36"E | 10.00' |
| TRACTS | | |
| TT1 | S01°38'52"W | 61.20' |
| ACCESS & WATER EASEMENT | | |
| TE1 | S71°00'00"W | 40.39' |
| TE2 | N75°00'00"W | 155.75' |
| TE3 | N01°00'00"E | 141.47' |
| TE4 | N20°59'59"E | 20.34' |
| TE5 | N59°00'00"E | 267.10' |
| TE6 | N00°16'19"E | 40.00' |
| TE7 | S37°00'01"E | 28.95' |
| TE8 | S56°00'00"E | 13.27' |

ACS MONUMENT
NM448-N6-A
Y = 1507308.30
X = 366640.72
ELEV = 5058.889

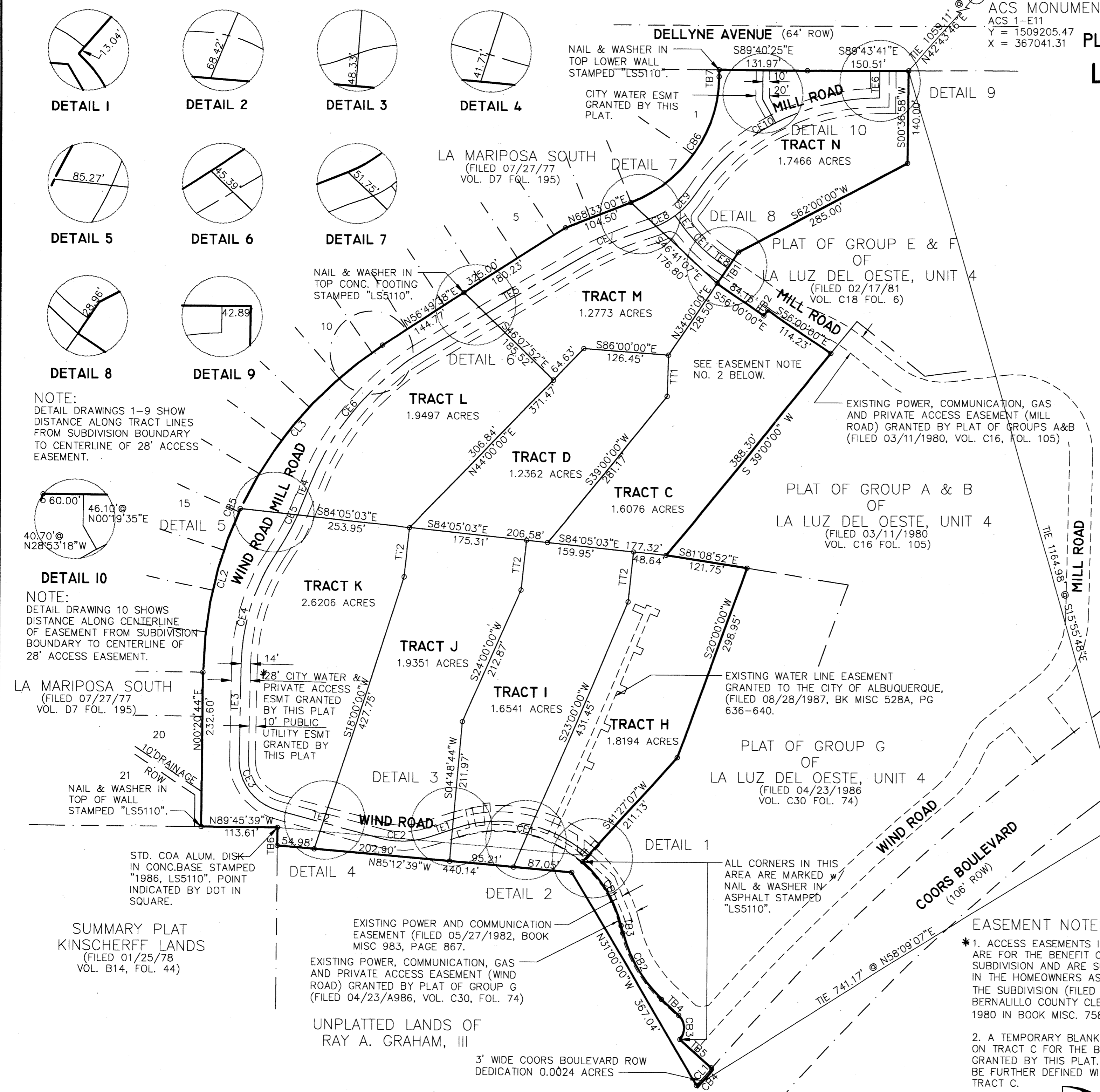


SCALE 1 INCH = 100 FEET



EASEMENT NOTES:
*1. ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).
2. A TEMPORARY BLANKET ACCESS EASEMENT ON TRACT C FOR THE BENEFIT OF TRACT D IS GRANTED BY THIS PLAT. THIS EASEMENT WILL BE FURTHER DEFINED WITH THE REPLATTING OF TRACT C.

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



DETAIL 1

DETAIL 2

DETAIL 3

DETAIL 4

DETAIL 5

DETAIL 6

DETAIL 7

DETAIL 8

DETAIL 9

DETAIL 10

NOTE:
DETAIL DRAWINGS 1-9 SHOW DISTANCE ALONG TRACT LINES FROM SUBDIVISION BOUNDARY TO CENTERLINE OF 28' ACCESS EASEMENT.

NOTE:
DETAIL DRAWING 10 SHOWS DISTANCE ALONG CENTERLINE OF EASEMENT FROM SUBDIVISION BOUNDARY TO CENTERLINE OF 28' ACCESS EASEMENT.

LA MARIPOSA SOUTH
(FILED 07/27/77
VOL. D7 FOL. 195)

LA MARIPOSA SOUTH
(FILED 07/27/77
VOL. D7 FOL. 195)

PLAT OF GROUP E & F
OF
LA LUZ DEL OESTE, UNIT 4
(FILED 02/17/81
VOL. C18 FOL. 6)

PLAT OF GROUP A & B
OF
LA LUZ DEL OESTE, UNIT 4
(FILED 03/11/1980
VOL. C16 FOL. 105)

PLAT OF GROUP G
OF
LA LUZ DEL OESTE, UNIT 4
(FILED 04/23/1986
VOL. C30 FOL. 74)

SUMMARY PLAT
KINSCHERFF LANDS
(FILED 01/25/78
VOL. B14, FOL. 44)

EXISTING POWER AND COMMUNICATION
EASEMENT (FILED 05/27/1982, BOOK
MISC 983, PAGE 867).

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (WIND
ROAD) GRANTED BY PLAT OF GROUP G
(FILED 04/23/A986, VOL. C30, FOL. 74)

UNPLATTED LANDS OF
RAY A. GRAHAM, III

3' WIDE COORS BOULEVARD ROW
DEDICATION 0.0024 ACRES

ALL CORNERS IN THIS
AREA ARE MARKED *
NAIL & WASHER IN
ASPHALT STAMPED
"LS5110".

EXISTING WATER LINE EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE,
(FILED 08/28/1987, BK MISC 528A, PG
636-640).

EXISTING POWER, COMMUNICATION, GAS
AND PRIVATE ACCESS EASEMENT (MILL
ROAD) GRANTED BY PLAT OF GROUPS A&B
(FILED 03/11/1980, VOL. C16, FOL. 105)

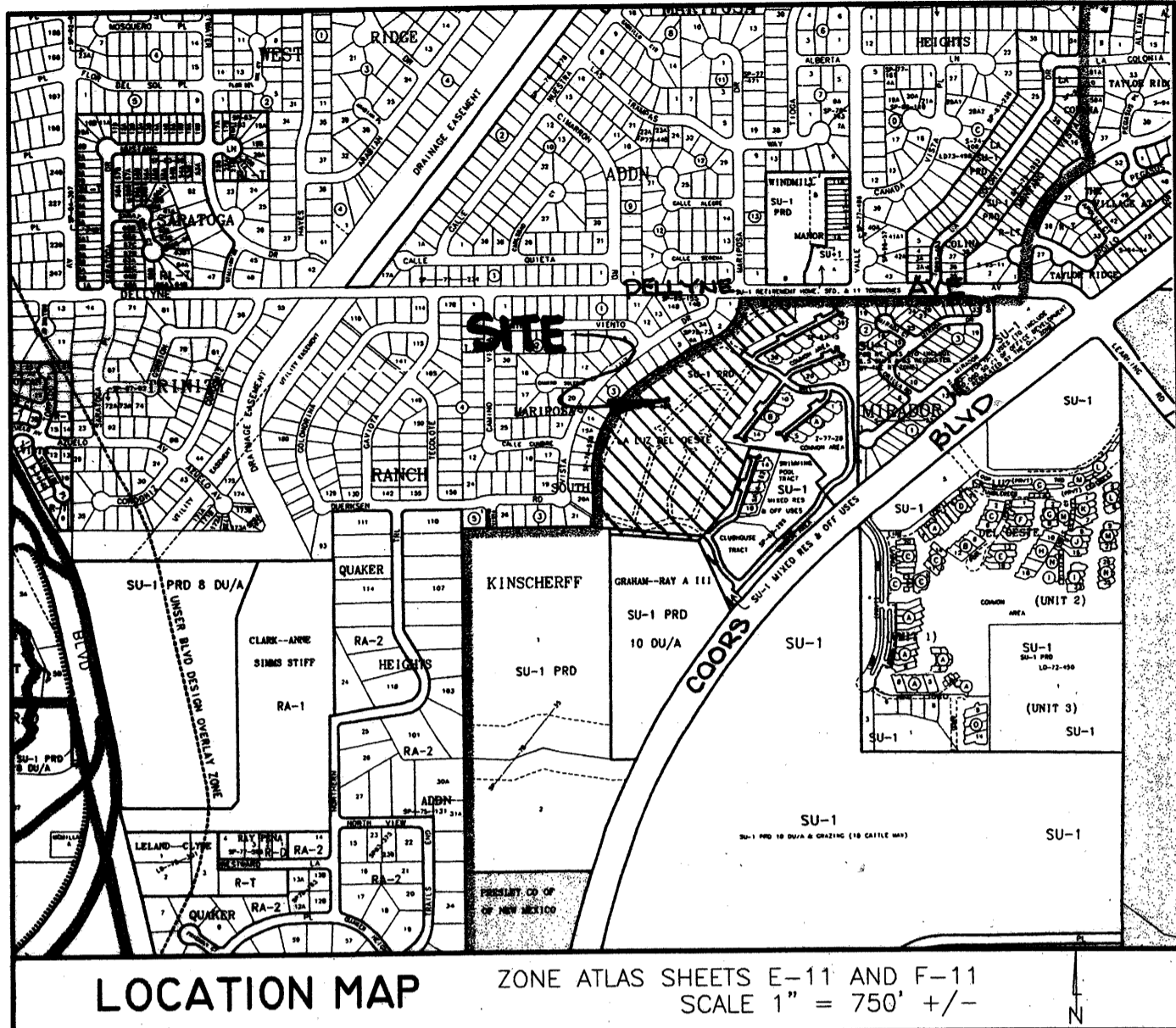
NAIL & WASHER IN
TOP LOWER WALL
STAMPED "LS5110".

CITY WATER ESMT
GRANTED BY THIS
PLAT.

NAIL & WASHER IN
TOP CONC. FOOTING
STAMPED "LS5110".

40.70' @
N28°53'18"W

STD. COA ALUM. DISK
IN CONC. BASE STAMPED
"1986, LS5110". POINT
INDICATED BY DOT IN
SQUARE.



LOCATION MAP ZONE ATLAS SHEETS E-11 AND F-11
SCALE 1" = 750' +/-

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE REMAINING PORTIONS OF TWO EXISTING TRACTS INTO NINE NEW TRACTS, DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND AND JOINT USE OF:

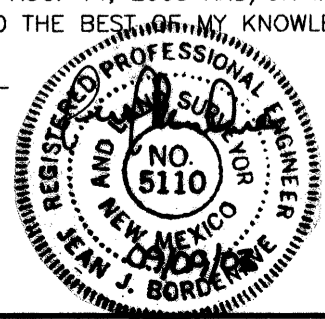
1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-A02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 09/09/03
JEAN J. BORDENAVE, NM PE & PLS NO. 5110



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE REMAINING PORTION OF LA LUZ DEL OESTE, UNIT 4, AND ANNEXATION PLAT, LANDS OF RAY GRAHAM III FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPT. 15, 1978 IN VOL. C-14, FOL. 4, AND AUG. 13, 1981 IN VOL. C-18, FOL. 154 RESPECTIVELY AND BEING MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY PRECEDING PLATS IN THE SUBDIVISION AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE SOUTH RIGHT OF WAY (ROW) OF DELLYNE AVENUE, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S15°55'48"E A DISTANCE OF 1164.98 FEET; THENCE DEPARTING DELLYNE AVENUE,

S00°36'58"E, 140.00 FEET TO A POINT; THENCE,
S62°00'00"W, 285.00 FEET TO A POINT; THENCE,
S34°00'00"W, 56.96 FEET TO A POINT; THENCE,
S56°00'00"E, 84.15' TO A POINT; THENCE,
N34°00'00"E, 10.00 FEET TO A POINT; THENCE,
S56°00'00"E, 114.23 FEET TO A POINT; THENCE,
S39°00'00"W, 388.30 FEET TO A POINT; THENCE,
S81°08'52"E, 121.75 FEET TO A POINT; THENCE,
S20°00'00"W, 298.95 FEET TO A POINT; THENCE,
S41°27'07"W, 211.13 FEET TO A POINT; THENCE,
SOUTHEASTERLY, 112.76 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 187.00 FEET AND A LONG CHORD BEARING S31°16'26"E A DISTANCE OF 111.06 FEET TO A POINT; THENCE
S14°00'00"E, 11.34 FEET TO A POINT; THENCE,
POINT; THENCE,
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N85°12'39"W, 440.14 FEET TO A POINT; THENCE,
N00°16'15"E, 27.50 FEET TO A POINT; THENCE,
N89°45'39"W, 113.61 FEET TO A POINT; THENCE,
N00°20'44"E, 232.60 FEET TO A POINT; THENCE,
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SAID TRACT CONTAINS 15.8466 ACRES MORE OR LESS.

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.4232 MILES.
2. TOTAL NUMBER OF TRACTS - 9
3. BASIS OF BEARINGS
ACS NM448-N6A (NAD 1927 & NGVD 1929)
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Y = 1507308.30 GROUND TO GRID
ELEVATION = 5058.889 FACTOR - 0.9996784
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Y = 1509205.47 GROUND TO GRID
ELEVATION = 5113.93 FACTOR - 0.99967536
NGS KOAT TVTT (NAD 1927)
X = 440206.79 DELTA ALPHA - 00°06'56"
Y = 1533471.33 GROUND TO GRID
ELEVATION = NA FACTOR -

4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
6. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.

PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2003

APPROVALS

PROJECT NO: 1002743 APPLICATION NO: 03DRB-00989

| TRAFFIC ENGINEER | DATE |
|---|-----------------|
| PARKS AND RECREATION <i>John B. Neal</i> | DATE 9-10-03 |
| CHIEF CITY SURVEYOR | DATE |
| UTILITY DEVELOPMENT DIVISION | DATE |
| PROPERTY MANAGEMENT | DATE |
| QWEST COMMUNICATIONS | DATE |
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| A.M.A.F.C.A. | DATE |
| CITY ENGINEER | DATE |

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

TALOS LOG NO. 2003351529

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT WATER EASEMENTS, AS SHOWN, TO THE CITY OF ALBUQUERQUE, PRIVATE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN, BLANKET PRIVATE SANITARY SEWER AND DRAINAGE EASEMENTS ON ALL TRACTS AND A BLANKET PRIVATE ACCESS EASEMENT ON TRACT C FOR THE USE OF TRACT D. MAINTENANCE OF THE PROPERTY ON WHICH THE EASEMENTS ARE LOCATED SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER. EXISTING PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON REMAIN UNCHANGED BY THIS PLAT.

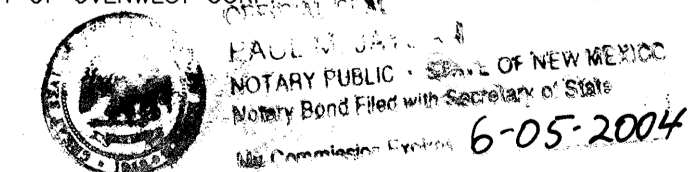
ALL TRACTS (OVENWEST CORP.)

Ray A. Graham III 09/09/03
RAY A. GRAHAM III, PRESIDENT DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 09/09/03/ BY
Ray A. Graham III, PRESIDENT OF OVENWEST CORP.

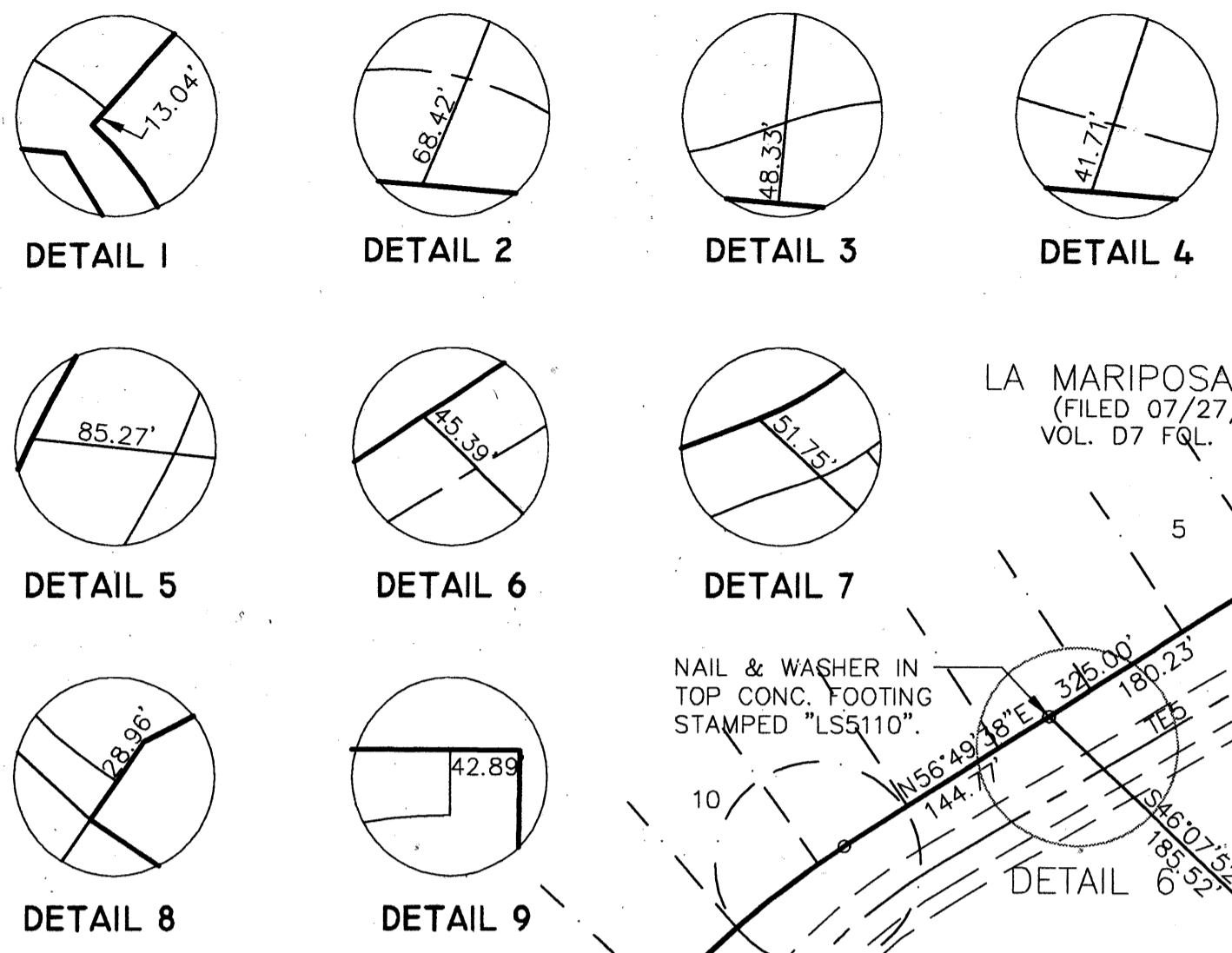
Paul M. Johnson 6-05-2004
NOTARY PUBLIC



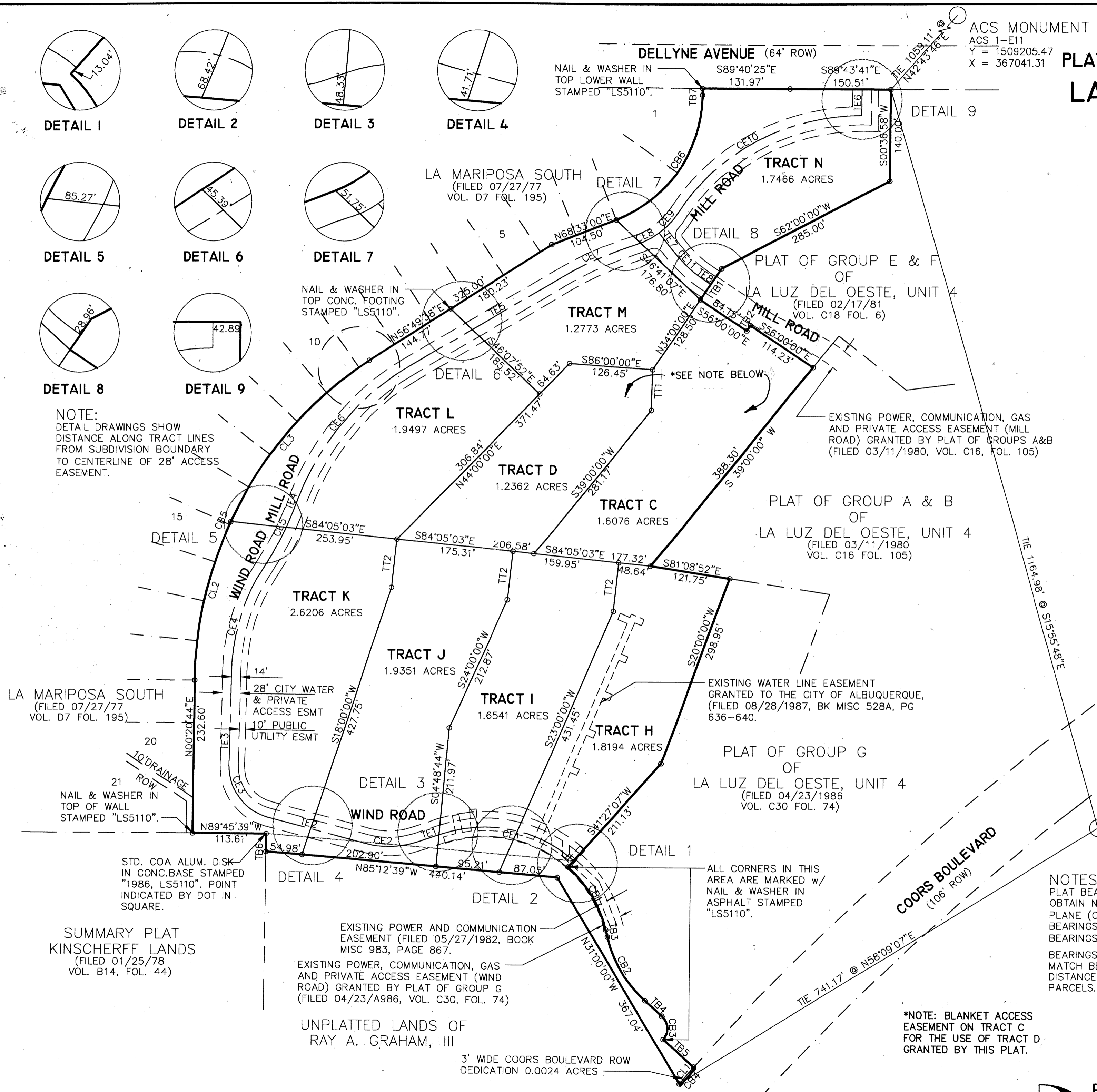
B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

ACS MONUMENT
 ACS 1-E11
 Y = 1509205.47
 X = 367041.31

PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE, UNIT 4 ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003



NOTE:
 DETAIL DRAWINGS SHOW
 DISTANCE ALONG TRACT LINES
 FROM SUBDIVISION BOUNDARY
 TO CENTERLINE OF 28' ACCESS
 EASEMENT.



CURVE TABLE

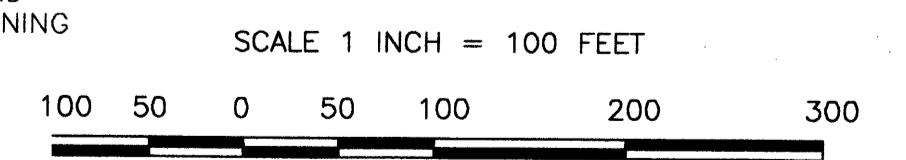
| CURVE | DELTA | RADIUS | ARC | CHORD | CHD BRG |
|------------------------------------|-----------|----------|---------|---------|-------------|
| BOUNDARY | | | | | |
| CB1 | 34°32'58" | 187.00' | 112.76' | 111.06' | S31°16'26"E |
| CB2 | 34°00'06" | 193.00' | 114.53' | 112.86' | S31°00'00"E |
| CB3 | 89°27'56" | 25.00' | 39.04' | 35.19' | S03°16'23"E |
| CB4 | 00°30'41" | 3894.72' | 34.76' | 34.76' | S41°11'53"W |
| CB5 | 56°28'54" | 585.25' | 576.93' | 553.86' | N28°35'11"E |
| CB6 | 68°13'24" | 206.69' | 246.11' | 231.83' | N34°26'18"E |
| TRACTS | | | | | |
| CT1 | 00°29'49" | 3897.72' | 33.81' | 33.81' | S41°12'19"W |
| CT2 | 24°30'22" | 585.25' | 250.32' | 248.42' | N12°35'55"E |
| CT3 | 31°58'32" | 585.25' | 326.61' | 322.39' | N40°50'22"E |
| ACCESS & WATER EASEMENT | | | | | |
| CE1 | 60°27'00" | 200.00' | 211.01' | 201.36' | N78°46'30"W |
| CE2 | 34°00'00" | 130.00' | 77.14' | 76.02' | N88°00'00"W |
| CE3 | 76°00'00" | 80.00' | 106.12' | 98.51' | N37°00'00"W |
| CE4 | 32°00'00" | 300.00' | 167.55' | 165.38' | N17°00'00"E |
| CE5 | 12°00'00" | 475.00' | 99.48' | 99.30' | N27°00'00"E |
| CE6 | 38°00'00" | 400.00' | 265.29' | 260.45' | N40°00'00"E |
| CE7 | 14°00'00" | 490.00' | 119.73' | 119.43' | N66°00'00"E |
| CE8 | 14°00'00" | 119.74' | 41.73' | 41.59' | N63°00'00"E |
| CE9 | 20°00'00" | 119.74' | 41.80' | 41.59' | N43°00'00"E |
| CE10 | 57°16'19" | 327.96' | 314.35' | 314.35' | N61°38'09"E |
| CE11 | 19°00'00" | 210.00' | 69.64' | 69.32' | S46°30'00"E |

TANGENT TABLE

| BOUNDARY | | |
|-------------------------|-------------|---------|
| TB1 | S34°00'00"W | 56.96' |
| TB2 | N34°00'00"E | 10.00' |
| TB3 | S14°00'00"E | 11.34' |
| TB4 | S48°00'00"E | 34.53' |
| TB5 | S48°34'47"E | 66.00' |
| TB6 | N00°16'15"E | 27.50' |
| TB7 | N00°19'36"E | 10.00' |
| TRACTS | | |
| TT1 | S01°38'52"W | 61.20' |
| ACCESS & WATER EASEMENT | | |
| TE1 | S71°00'00"W | 40.39' |
| TE2 | N75°00'00"W | 155.75' |
| TE3 | N01°00'00"E | 141.47' |
| TE4 | N20°59'59"E | 20.34' |
| TE5 | N59°00'00"E | 267.10' |
| TE6 | N00°16'19"E | 40.00' |
| TE7 | S37°00'01"E | 28.95' |
| TE8 | S56°00'00"E | 13.27' |

ACS MONUMENT
 NM448-N6-A
 Y = 1507308.30
 X = 366640.72
 ELEV = 5058.889

NOTES:
 PLAT BEARINGS SHOWN. TO
 OBTAIN NEW MEXICO STATE
 PLANE (CENTRAL ZONE) GRID
 BEARINGS ROTATE PLAT
 BEARINGS 00°03'17" CLOCKWISE.
 BEARINGS AND DISTANCES
 MATCH BEARINGS AND
 DISTANCES OF ADJOINING
 PARCELS.



*NOTE: BLANKET ACCESS
 EASEMENT ON TRACT C
 FOR THE USE OF TRACT D
 GRANTED BY THIS PLAT.



SUMMARY PLAT
 KINSCHERFF LANDS
 (FILED 01/25/78
 VOL. B14, FOL. 44)

EXISTING POWER AND COMMUNICATION
 EASEMENT (FILED 05/27/1982, BOOK
 MISC 983, PAGE 867.)
 EXISTING POWER, COMMUNICATION, GAS
 AND PRIVATE ACCESS EASEMENT (WIND
 ROAD) GRANTED BY PLAT OF GROUP G
 (FILED 04/23/A986, VOL. C30, FOL. 74)

UNPLATTED LANDS OF
 RAY A. GRAHAM, III
 3' WIDE COORS BOULEVARD ROW
 DEDICATION 0.0024 ACRES