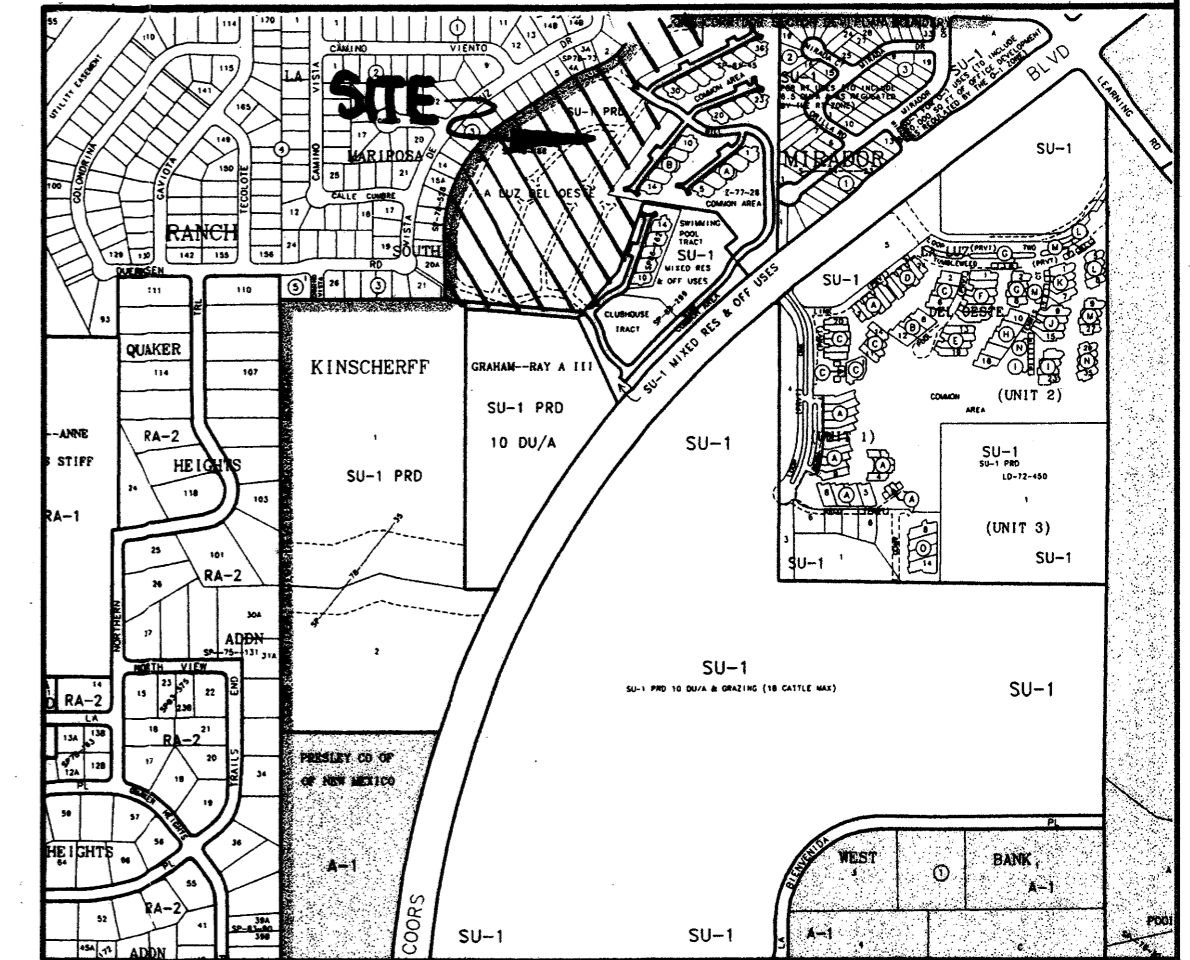


SKETCH PLAT  
**LA LUZ DEL OESTE**  
**UNIT 4**  
 GROUPS C, D, H, I, J & K



VICINITY MAP F-11

TRACT 1  
 DELLYNE CONDOMINIUMS  
 (FILED 12/20/85  
 VOL. C29 FOL. 36)

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

DELTA = 56°28'48"  
 RADIUS = 585.27'  
 ARC = 576.94'  
 CHORD = 553.86'  
 CHD BRG = N28°36'32"E

DELTA = 68°13'28"  
 RADIUS = 206.69'  
 ARC = 246.11'  
 CHORD = 231.83'  
 CHD BRG = N34°30'24"E

DELTA = 34°32'58"  
 RADIUS = 187.00'  
 ARC = 112.76'  
 CHORD = 111.06'  
 CHD BRG = S31°12'31"E

DELTA = 34°00'08"  
 RADIUS = 193.00'  
 ARC = 114.53'  
 CHORD = 112.86'  
 CHD BRG = S30°56'05"E

DELTA = 89°27'56"  
 RADIUS = 25.00'  
 ARC = 39.04'  
 CHORD = 35.19'  
 CHD BRG = S03°12'28"E

GROUP K  
 7.65 ACRES

GROUPS C AND D  
 2.86 ACRES

GROUP J  
 1.92 ACRES

GROUP I  
 1.64 ACRES

GROUP H  
 1.81 ACRES

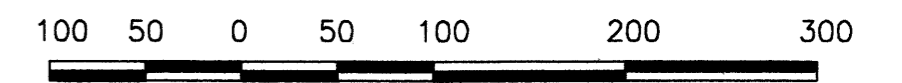
PREVIOUSLY DEVELOPED  
 GROUPS A, B, E, F & G,  
 SWIMMING POOL AND  
 CLUBHOUSE TRACTS

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

UNPLATTED LANDS OF  
 RAY A. GRAHAM, III

○ "NM448-N6"

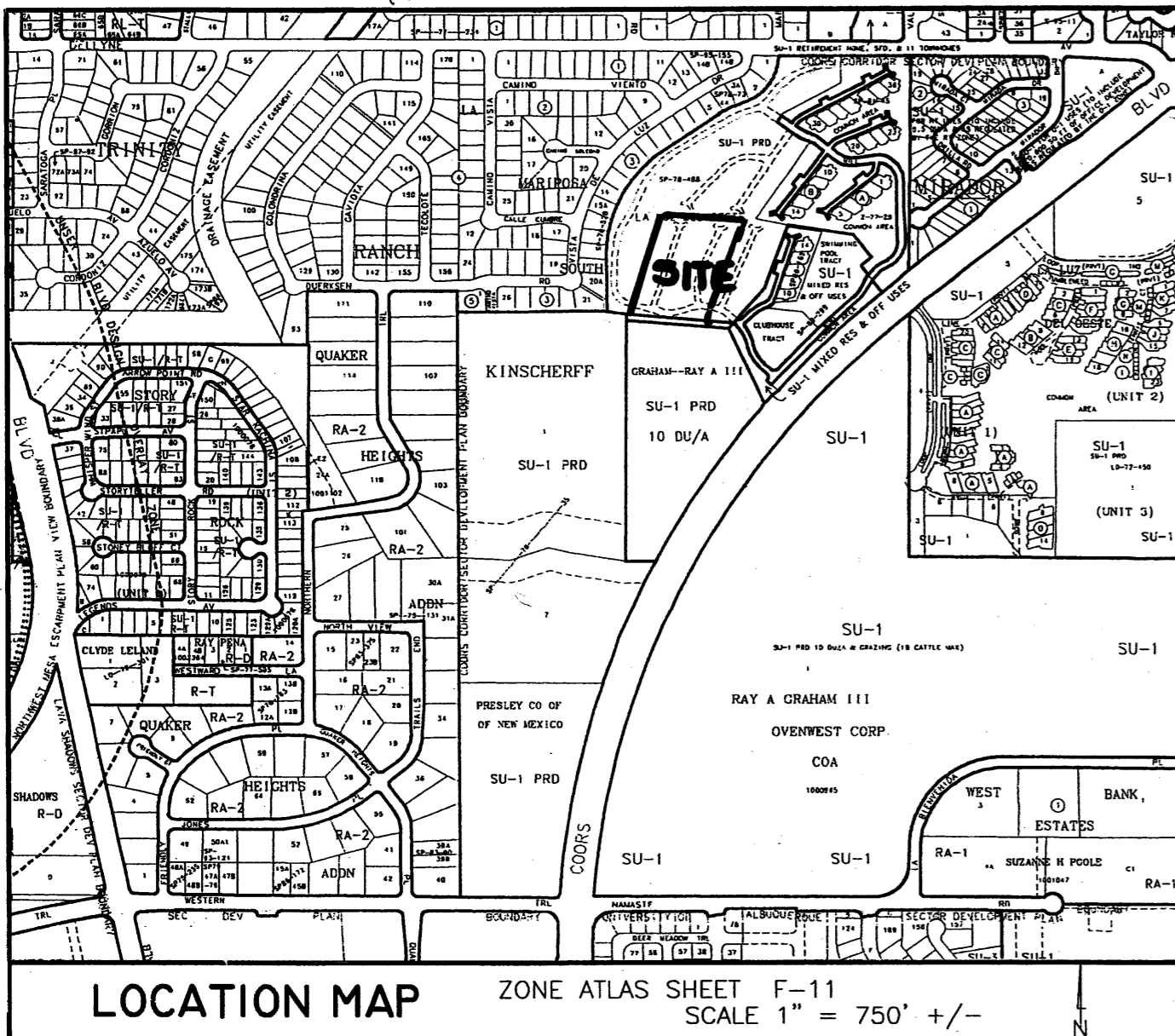
SCALE 1 INCH = 100 FEET



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

PLAT OF LOTS I-I THRU I-5 & J-I THRU J-6  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO

APRIL, 2007



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

**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 I AND J 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 TRACTS 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,

N85°12'39"W, 298.11 FEET TO A POINT; THENCE,  
 N18°00'00"E, 427.75 FEET TO A POINT; THENCE,  
 N05°54'57"E, 75.00 FEET TO A POINT; THENCE,  
 S84°05'03"E, 335.26 FEET TO A POINT; THENCE,  
 S05°54'57"W, 75.00 FEET TO A POINT; THENCE,  
 S23°00'00"E, 431.45 FEET TO A POINT;  
 SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at 5-18-07

BK-A137 PG-3702

**NOTES**

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
2. CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
3. TOTAL NUMBER OF LOTS CREATED: 11
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.

*Jean J. Bordenave* 04/12/07  
 JEAN J. BORDENAVE, NM PE & PLS NO. 5110



**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 05DRB-

*[Signature]* 3/2/07  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

WATER UTILITY DEPARTMENT

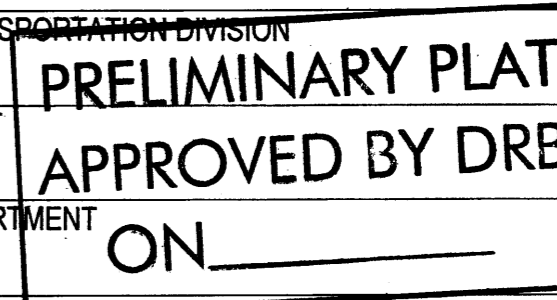
PARKS & RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

*[Signature]* C. SANCHEZ-PRESIDENT, LA LUZ DEL OESTE HOMEOWNERS ASSOCIATION  
 TALOS LOG NO. 2007090699



**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY 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 I-2 THRU I-5 AND J-2 THRU J-6 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'.

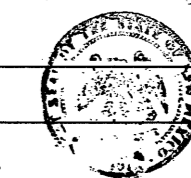
HARVEST LAND, L.L.C.

RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_/\_\_\_/\_\_\_ BY  
 \_\_\_\_\_, OWNER/MANAGER OF HARVEST LAND, L.L.C.

NOTARY PUBLIC: *Paul M. Jayson*  
 MY COMMISSION EXPIRES: 6-7-2008



OFFICIAL SEAL  
 PAUL M. JAYSON  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 6-7-2008

**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	<i>[Signature]</i>	06-06-07
PNM ELECTRIC SERVICES	<i>[Signature]</i>	6-7-07
PNM GAS SERVICES	<i>[Signature]</i>	6-7-07
COMCAST CABLE	<i>[Signature]</i>	6-10-07

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 SERVICE.
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.



PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007

NOTE:  
 SEE SHEET 3 OF 3 FOR LIVING UNIT BEARINGS  
 AND DISTANCES.

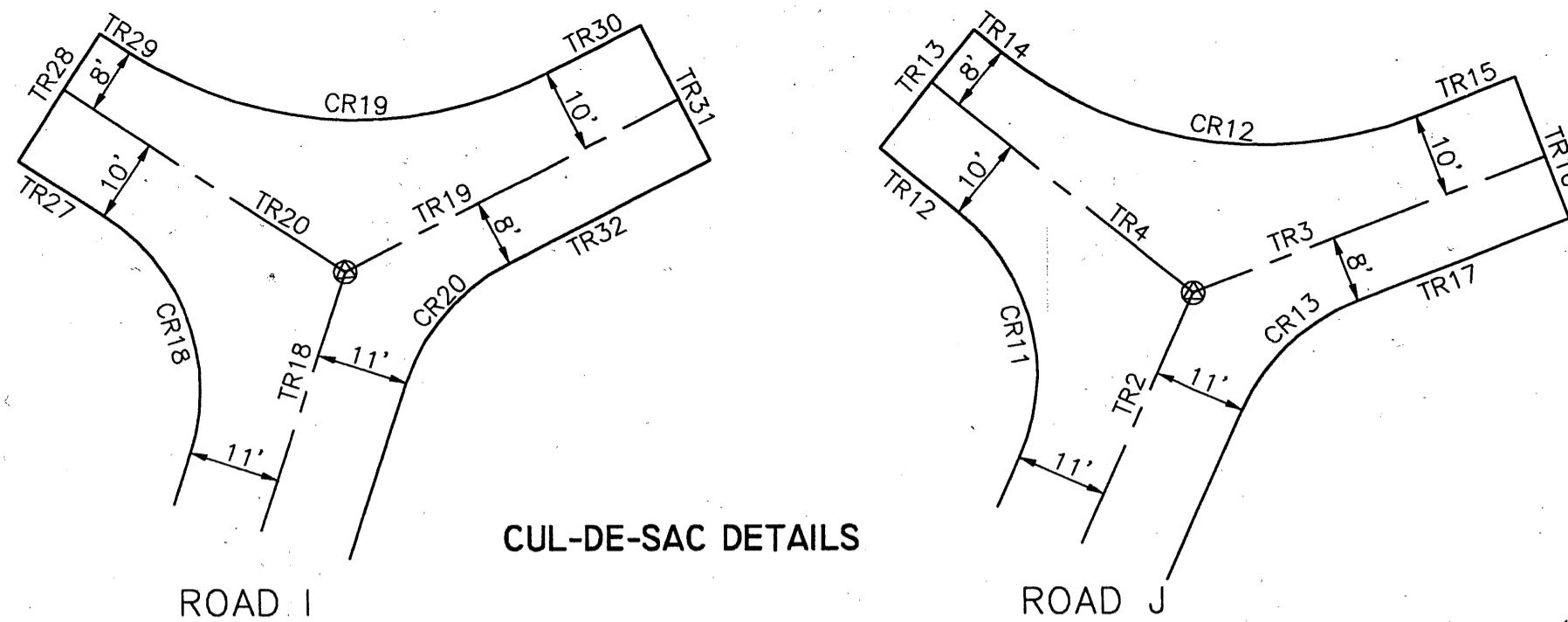
ACS MONUMENT  
 ACS 1-E11  
 Y = 1509205.47  
 X = 367041.31

**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 (). FOUND TRACT POINTS ARE 5/8" REBARs WITH YELLOW PLASTIC CAPS MARKED "BORDENAVE, LS 5110 AND SHOWN THUS ●.

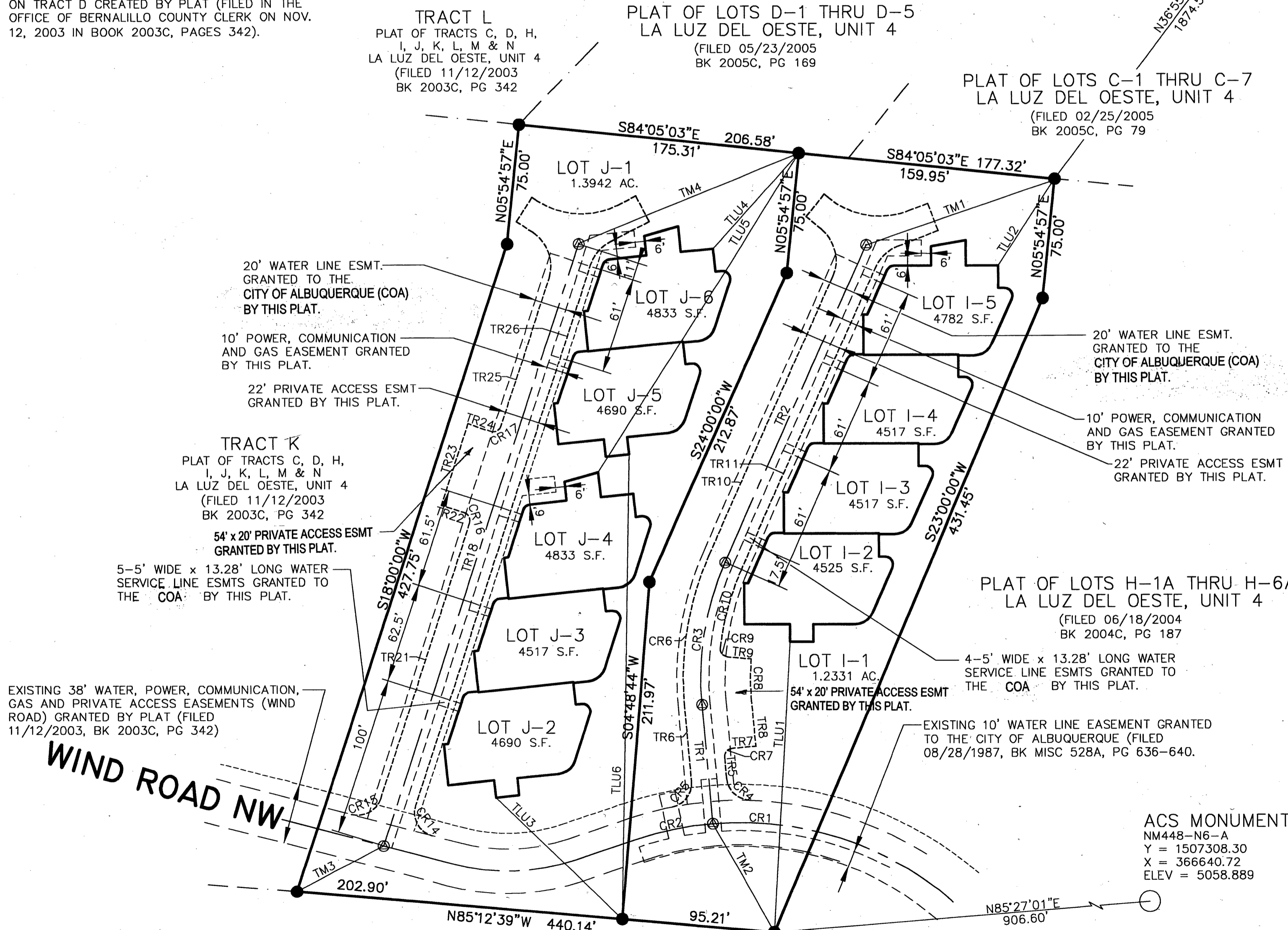
**SANITARY SEWER EASEMENT NOTE:**  
 EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACT D CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



TRACT L  
 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

PLAT OF LOTS D-1 THRU D-5  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 05/23/2005  
 BK 2005C, PG 169

PLAT OF LOTS C-1 THRU C-7  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 02/25/2005  
 BK 2005C, PG 79



EXISTING 38' WATER, POWER, COMMUNICATION, GAS AND PRIVATE ACCESS EASEMENTS (WIND ROAD) GRANTED BY PLAT (FILED 11/12/2003, BK 2003C, PG 342)

5-5' WIDE x 13.28' LONG WATER SERVICE LINE ESMTs GRANTED TO THE COA BY THIS PLAT.

TRACT K  
 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

54' x 20' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

20' WATER LINE ESMT. GRANTED TO THE CITY OF ALBUQUERQUE (COA) BY THIS PLAT.

10' POWER, COMMUNICATION AND GAS EASEMENT GRANTED BY THIS PLAT.

22' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

20' WATER LINE ESMT. GRANTED TO THE CITY OF ALBUQUERQUE (COA) BY THIS PLAT.

10' POWER, COMMUNICATION AND GAS EASEMENT GRANTED BY THIS PLAT.  
 22' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

PLAT OF LOTS H-1A THRU H-6A  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 06/18/2004  
 BK 2004C, PG 187

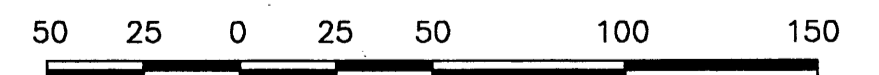
EXISTING 10' WATER LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (FILED 08/28/1987, BK MISC 528A, PG 636-640).

LOT I-1  
 1.2331 AC.  
 54' x 20' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

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



SCALE 1 INCH = 50 FEET



**TANGENT TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
ROAD MONUMENT TIES			ACCESS EASEMENTS		
TM1	S71°13'15"W	124.73'	TR17	N51°00'00"E	12.11'
TM2	N29°20'57"W	77.95'	TR18	N18°00'00"E	398.16'
TM3	N62°01'14"E	61.09'	TR19	N63°00'00"E	45.00'
TM4	S67°48'19"W	148.28'	TR20	N57°00'00"W	40.00'
			TR21	N18°00'00"E	181.33'
			TR22	N72°00'00"W	15.00'
			TR23	N18°00'00"E	54.00'
			TR24	S72°00'00"E	15.00'
			TR25	N18°00'00"E	98.56'
			TR26	S18°00'00"W	357.09'
			TR27	S63°00'00"W	27.09'
			TR28	S27°00'00"E	18.00'
			TR29	N63°00'00"W	12.67'
			TR30	S57°00'00"E	4.20'
			TR31	N33°00'00"E	18.00'
			TR32	N57°00'00"W	12.11'
ACCESS EASEMENTS			LOT TIES		
TR1	N05°00'00"W	75.00'	TLU1	S33°14'24"W	64.10'
TR2	N24°00'00"E	218.45'	TLU2	N03°17'49"E	182.29'
TR3	N69°00'00"E	45.00'	TLU3	N45°55'58"E	109.16'
TR4	N51°00'00"W	40.00'	TLU4	S42°15'51"W	80.07'
TR5	S05°00'00"E	13.48'	TLU5	S32°06'11"E	236.97'
TR6	N05°00'00"W	47.48'	TLU6	N01°03'26"E	291.02'
TR7	S85°00'00"W	15.00'			
TR8	S05°00'00"E	29.00'			
TR9	S85°03'28"E	14.92'			
TR10	N24°00'00"E	191.86'			
TR11	S24°00'00"W	207.79'			
TR12	S69°00'00"W	27.09'			
TR13	S21°00'00"E	18.00'			
TR14	N69°00'00"E	12.67'			
TR15	S51°00'00"E	4.20'			
TR16	N39°00'00"E	18.00'			

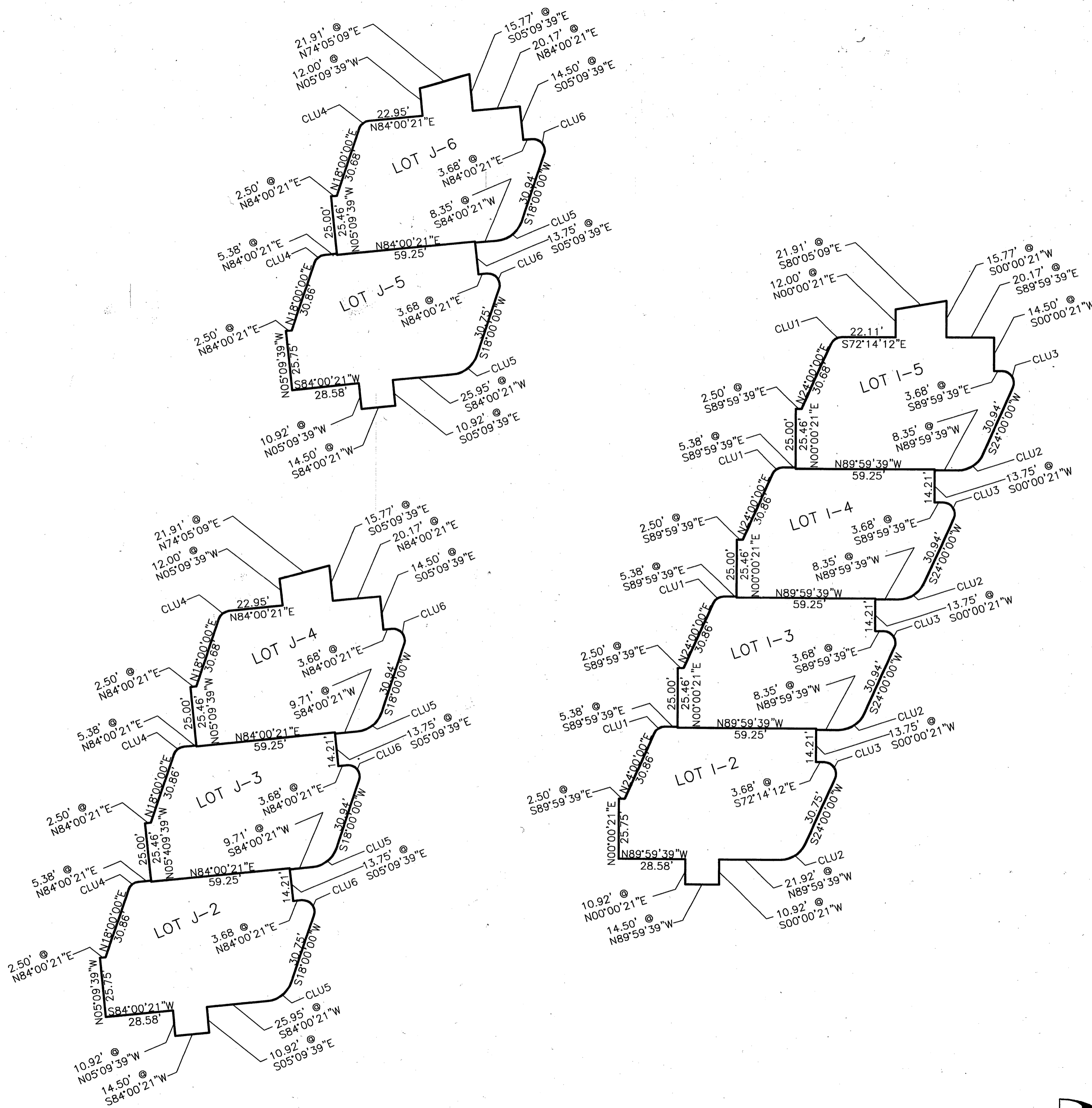
**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
ROAD					
CR1	46°27'00"	200.00'	162.14'	157.74'	N71°46'30"W
CR2	14°00'00"	200.00'	48.87'	48.75'	N78°00'00"E
CR3	29°00'00"	180.00'	91.11'	90.14'	N09°30'00"E
CR4	83°28'51"	15.00'	21.86'	19.97'	N46°44'25"W
CR5	83°28'51"	15.00'	21.86'	19.97'	N36°44'25"E
CR6	29°00'00"	180.00'	91.11'	90.14'	N09°30'00"E
CR7	90°00'00"	5.00'	7.85'	7.07'	N40°00'00"E
CR8	09°56'32"	149.00'	25.86'	25.82'	N00°01'44"W
CR9	91°44'50"	5.00'	8.01'	7.18'	N39°11'03"W
CR10	17°18'38"	169.00'	51.06'	50.87'	N15°20'41"E
CR11	45°00'00"	25.00'	19.64'	19.13'	S46°30'00"W
CR12	60°00'00"	50.00'	52.36'	50.00'	S81°00'00"E
CR13	75°00'00"	25.00'	32.72'	30.44'	N13°30'00"W
CR14	93°00'00"	15.00'	24.35'	21.76'	N28°30'00"W
CR15	87°00'00"	15.00'	22.78'	20.65'	N61°30'00"E
CR16	90°00'00"	5.00'	7.85'	7.07'	N27°00'00"W
CR17	90°00'00"	5.00'	7.85'	7.07'	N63°00'00"E
CR18	75°00'00"	25.00'	32.72'	30.44'	N19°30'00"W
CR19	60°00'00"	50.00'	52.36'	50.00'	S87°00'00"E
CR19	45°00'00"	25.00'	19.64'	19.13'	S40°30'00"W

UNPLATTED LANDS OF  
 RAY A. GRAHAM, III

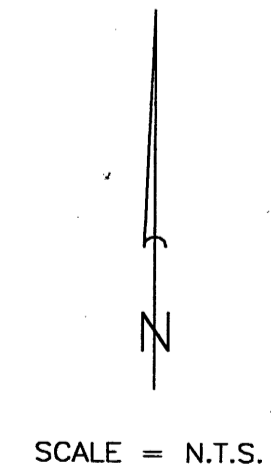
**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007



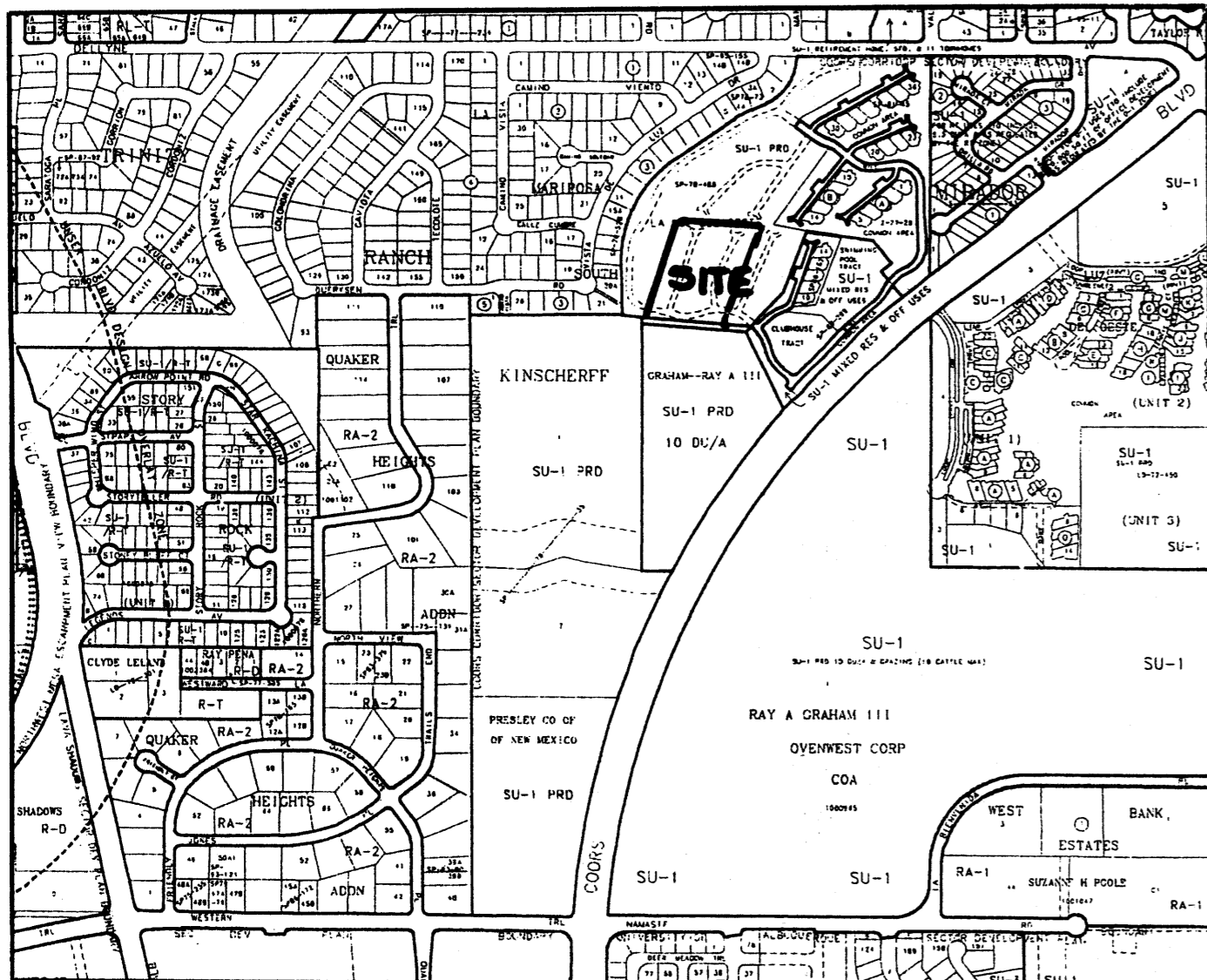
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LIVING UNITS					
CLU1	66°00'21"	5.00'	5.76'	5.45'	N57°00'11"E
CLU2	66°00'21"	12.00'	13.82'	13.07'	S57°00'11"W
CLU3	113°59'39"	5.00'	9.95'	8.39'	S32°59'49"E
CLU4	66°00'21"	5.00'	5.76'	5.45'	N51°00'11"E
CLU5	66°00'21"	12.00'	13.82'	13.07'	S51°00'11"W
CLU6	113°59'39"	5.00'	9.95'	8.39'	S38°59'49"E



**B 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 APR 10 2007 1-01-061-297439-1138

PROPERTY OWNER OF RECORD: Overwest Corporation  
 BERNALILLO COUNTY TREASURER'S OFFICE: P. Rodriguez 6/15/07

**PUBLIC UTILITY EASEMENTS**

Rosemary K. Kishka 06-06-07  
 QWEST COMMUNICATIONS DATE  
RL RDS 6-7-07  
 PNM ELECTRIC SERVICES DATE  
RL RDS 6-7-07  
 PNM GAS SERVICES DATE  
John Balon 6-10-07  
 COMCAST CABLE DATE

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 SERVICE.
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.

**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 I AND J 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 TRACTS 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,

N85°12'39"W, 298.11 FEET TO A POINT; THENCE,  
 N18°00'00"E, 427.75 FEET TO A POINT; THENCE,  
 N05°54'57"E, 75.00 FEET TO A POINT; THENCE,  
 S84°05'03"E, 335.26 FEET TO A POINT; THENCE,  
 S05°54'57"W, 75.00 FEET TO A POINT; THENCE,  
 S23°00'00"E, 431.45 FEET TO A POINT;  
 SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at 5-18-07

BK-A137 PG-3702

**NOTES**

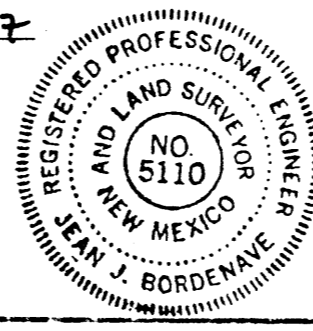
1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
2. CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
3. TOTAL NUMBER OF LOTS CREATED: 11
4. BASIS OF BEARINGS (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE.)  
 ACS NM448-N6A (NAD 1927 & NGVD 1929)  
 X = 366640.72 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 NM03-255537-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 02/12/07  
 JEAN J. BORDENAVE, NM PE & PLS NO. 5110



Doc# 2007088252  
 Rept # 0001376 Page 1 of 3 06/15/2007 03:46 PM  
 PLAT R \$17.00 B. 2007C P. 0163 M. Toluouse Bernalillo County

**PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 05DRB-70024

[Signature] 3/2/07  
 CITY SURVEYOR DATE  
[Signature] 6-13-07  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
[Signature] 6-13-07  
 WATER UTILITY DEPARTMENT  
[Signature] 6-13-07  
 PARKS & RECREATION DEPARTMENT  
[Signature] 6-14-07  
 AMAFOA  
[Signature] 6-13-07  
 CITY ENGINEER  
[Signature] 6/15/07  
 DRB CHAIRPERSON, PLANNING DEPARTMENT  
[Signature]  
 C. SANCHEZ - PRESIDENT, LA LUZ DEL OESTE HOMEOWNERS ASSOCIATION  
 TALOS LOG NO. 2007090699

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY 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 I-2 THRU I-5 AND J-2 THRU J-6 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. 766-783 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 LAND, L.L.C. [Signature]

RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_/\_\_\_/\_\_\_ BY  
 \_\_\_\_\_, OWNER/MANAGER OF HARVEST LAND, L.L.C.

NOTARY PUBLIC: Paul M. Jayson  
 MY COMMISSION EXPIRES: 6-7-2008

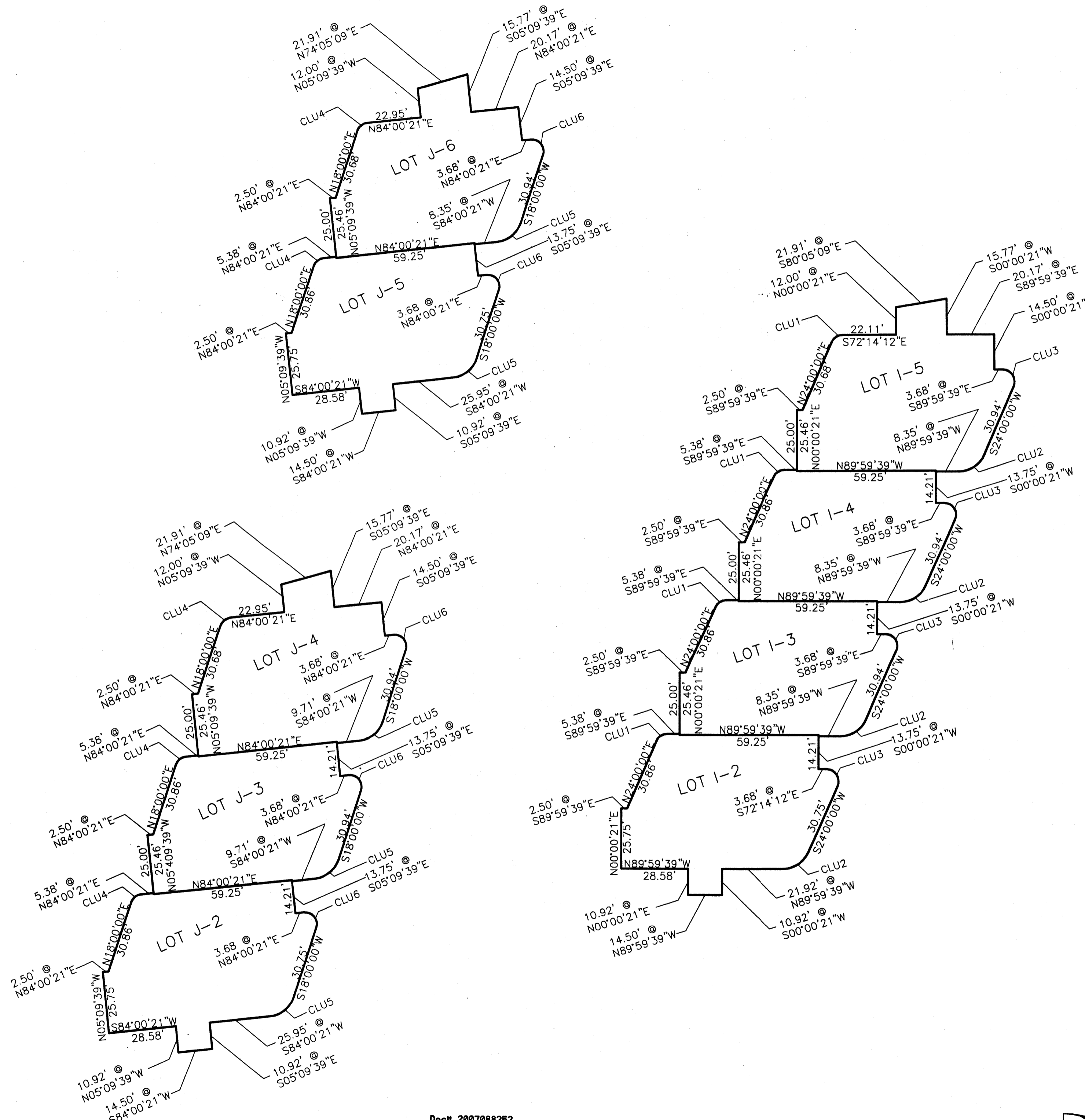
NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 6-7-2008

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



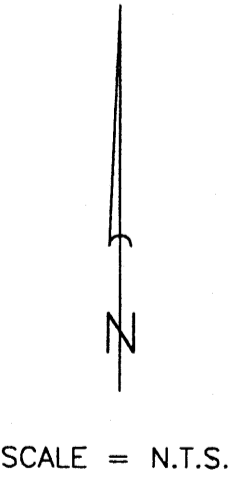


PLAT OF LOTS I-I THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007



CURVE TABLE

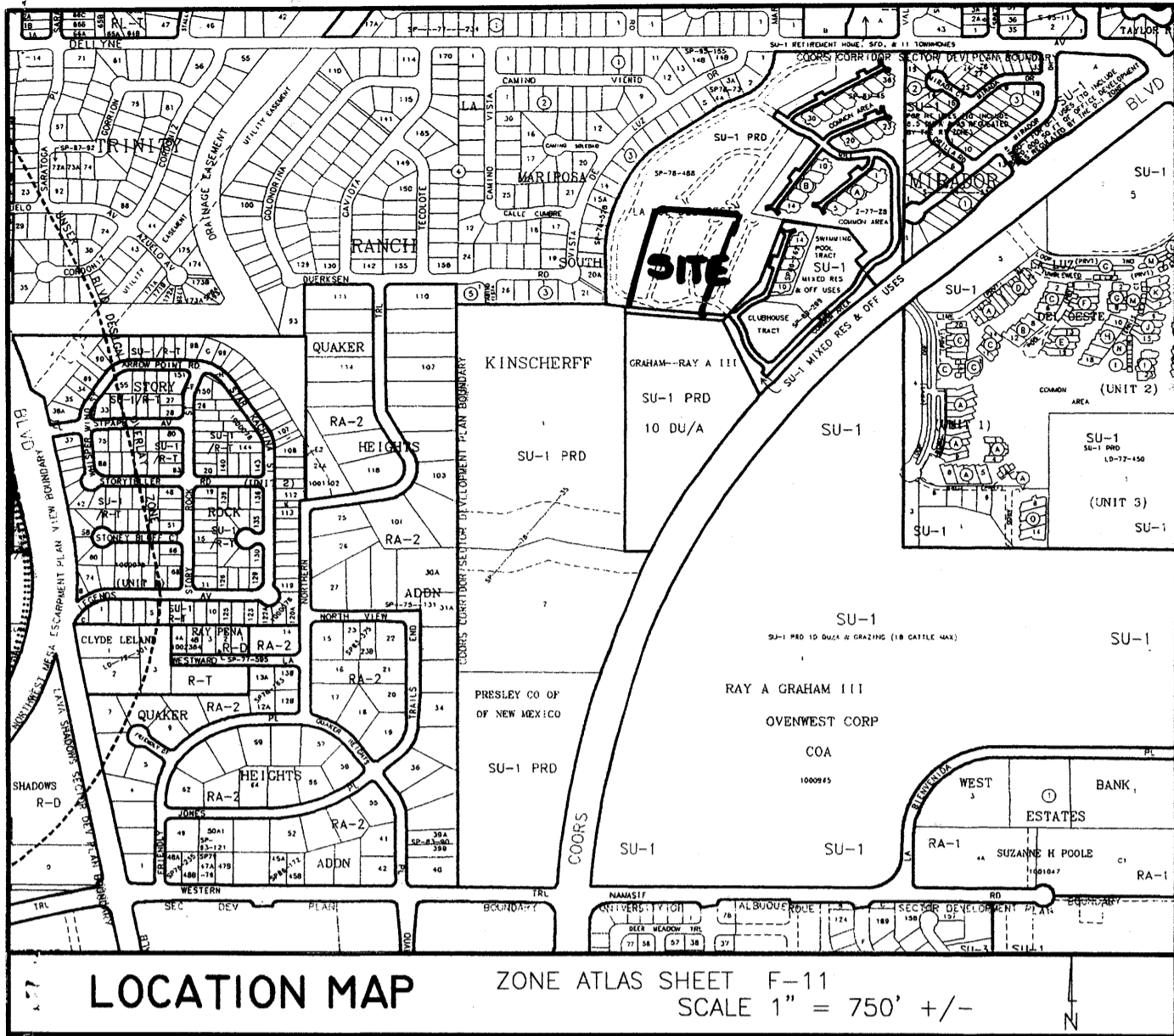
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LIVING UNITS					
CLU1	66°00'21"	5.00'	5.76'	5.45'	N57°00'11"E
CLU2	66°00'21"	12.00'	13.82'	13.07'	S57°00'11"W
CLU3	113°59'39"	5.00'	9.95'	8.39'	S32°59'49"E
CLU4	66°00'21"	5.00'	5.76'	5.45'	N51°00'11"E
CLU5	66°00'21"	12.00'	13.82'	13.07'	S51°00'11"W
CLU6	113°59'39"	5.00'	9.95'	8.39'	S38°59'49"E



Doc# 2007088252  
 Repl # 0091376 Page 3 of 3 06/15/2007 03:46 PM  
 Plat R: 17 00 5 2007 P: 0163 N Toulouse, Bernalillo County

**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.

**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 I AND J 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 TRACTS 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,

N85°12'39"W, 298.11 FEET TO A POINT; THENCE,  
 N18°00'00"E, 427.75 FEET TO A POINT; THENCE,  
 N05°54'57"E, 75.00 FEET TO A POINT; THENCE,  
 S84°05'03"E, 335.26 FEET TO A POINT; THENCE,  
 S05°54'57"W, 75.00 FEET TO A POINT; THENCE,  
 S23°00'00"E, 431.45 FEET TO A POINT;  
 SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
- CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
- TOTAL NUMBER OF LOTS CREATED: 11
- 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 TVT (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* 02/12/07  
 JEAN J. BORDENAVE, NM PE & PLS NO. 5110



**PRELIMINARY**  
**PLAT OF LOTS I-I THRU I-5 & J-I THRU J-6**  
**LA LUZ DEL OESTE, UNIT 4**  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 05DRB-  
*[Signature]* 3/2/07  
 CITY SURVEYOR DATE

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 04/11/07

TALOS LOG NO. 2007090699

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY 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 I-2 THRU I-5 AND J-2 THRU J-6 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 LAND, L.L.C. *[Signature]*

RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_/\_\_\_/\_\_\_ BY \_\_\_\_\_, OWNER/MANAGER OF HARVEST LAND, L.L.C.

NOTARY PUBLIC: *Paul M. Jayson*  
 MY COMMISSION EXPIRES: 6-7-2008



OFFICIAL SEAL  
 PAUL M. JAYSON  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 6-7-2008

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

# PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6 LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO

APRIL, 2007

NOTE:  
SEE SHEET 3 OF 3 FOR LIVING UNIT BEARINGS  
AND DISTANCES.

### 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).

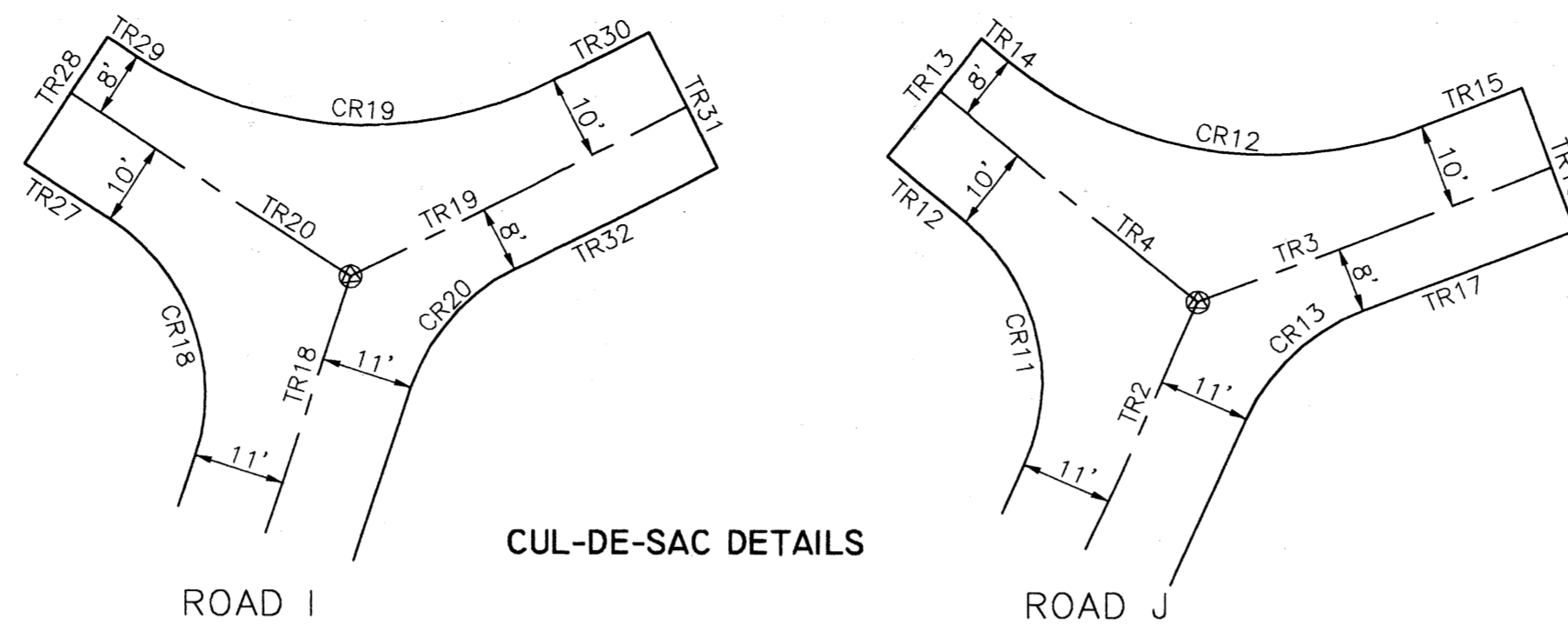
### SURVEY NOTES:

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 (). FOUND TRACT POINTS ARE 5/8" REBARs WITH YELLOW PLASTIC CAPS MARKED "BORDENAVE, LS 5110 AND SHOWN THUS ●.

### SANITARY SEWER EASEMENT NOTE:

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



CUL-DE-SAC DETAILS

ACS MONUMENT

ACS 1-E11  
Y = 1509205.47  
X = 367041.31

TRACT L  
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

PLAT OF LOTS D-1 THRU D-5  
LA LUZ DEL OESTE, UNIT 4  
(FILED 05/23/2005  
BK 2005C, PG 169

PLAT OF LOTS C-1 THRU C-7  
LA LUZ DEL OESTE, UNIT 4  
(FILED 02/25/2005  
BK 2005C, PG 79

TANGENT TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
ROAD MONUMENT TIES			ACCESS EASEMENTS		
TM1	S71°13'15"W	124.73'	TR17	N51°00'00"W	12.11'
TM2	N29°20'57"W	77.95'	TR18	N18°00'00"E	398.16'
TM3	N62°01'14"E	61.09'	TR19	N63°00'00"E	45.00'
TM4	S67°48'19"W	148.28'	TR20	N57°00'00"W	40.00'
ACCESS EASEMENTS			TR21	N18°00'00"E	181.33'
TR1	N05°00'00"W	75.00'	TR22	N72°00'00"W	15.00'
TR2	N24°00'00"E	218.45'	TR23	N18°00'00"E	54.00'
TR3	N69°00'00"E	45.00'	TR24	S72°00'00"E	15.00'
TR4	N51°00'00"W	40.00'	TR25	N18°00'00"E	98.56'
TR5	S05°00'00"E	13.48'	TR26	S18°00'00"W	357.09'
TR6	N05°00'00"W	47.48'	TR27	S63°00'00"W	27.09'
TR7	S85°00'00"W	15.00'	TR28	S27°00'00"E	18.00'
TR8	S05°00'00"E	29.00'	TR29	N63°00'00"W	12.67'
TR9	S85°03'28"E	14.92'	TR30	S57°00'00"E	4.20'
TR10	N24°00'00"E	191.86'	TR31	N33°00'00"E	18.00'
TR11	S24°00'00"W	207.79'	TR32	N57°00'00"W	12.11'
TR12	S69°00'00"W	27.09'	LOT TIES		
TR13	S21°00'00"E	18.00'	TLU1	S33°14'24"W	64.10'
TR14	N69°00'00"E	12.67'	TLU2	N03°17'49"E	182.29'
TR15	S51°00'00"E	4.20'	TLU3	N45°55'58"E	109.16'
TR16	N39°00'00"E	18.00'	TLU4	S42°15'51"W	80.07'
			TLU5	S32°06'11"E	236.97'
			TLU6	N01°03'26"E	291.02'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
ROAD					
CR1	46°27'00"	200.00'	162.14'	157.74'	N71°46'30"W
CR2	14°00'00"	200.00'	48.87'	48.75'	N78°00'00"E
CR3	29°00'00"	180.00'	91.11'	90.14'	N09°30'00"E
CR4	83°28'51"	15.00'	21.86'	19.97'	N46°44'25"W
CR5	83°28'51"	15.00'	21.86'	19.97'	N36°44'25"E
CR6	29°00'00"	180.00'	91.11'	90.14'	N09°30'00"E
CR7	90°00'00"	5.00'	7.85'	7.07'	N40°00'00"E
CR8	09°56'32"	149.00'	25.86'	25.82'	N00°01'44"W
CR9	91°44'50"	5.00'	8.01'	7.18'	N39°11'03"W
CR10	17°18'38"	169.00'	51.06'	50.87'	N15°20'41"E
CR11	45°00'00"	25.00'	19.64'	19.13'	S46°30'00"W
CR12	60°00'00"	50.00'	52.36'	50.00'	S81°00'00"E
CR13	75°00'00"	25.00'	32.72'	30.44'	N13°30'00"W
CR14	93°00'00"	15.00'	24.35'	21.76'	N28°30'00"W
CR15	87°00'00"	15.00'	22.78'	20.65'	N61°30'00"E
CR16	90°00'00"	5.00'	7.85'	7.07'	N27°00'00"W
CR17	90°00'00"	5.00'	7.85'	7.07'	N63°00'00"E
CR18	75°00'00"	25.00'	32.72'	30.44'	N19°30'00"W
CR19	60°00'00"	50.00'	52.36'	50.00'	S87°00'00"E
CR19	45°00'00"	25.00'	19.64'	19.13'	S40°30'00"W

20' WATER LINE ESMT.  
GRANTED TO THE  
ALBUQUERQUE BERNALILLO  
COUNTY WATER UTILITY  
AUTHORITY (ABCWUA) BY THIS PLAT.

10' POWER, COMMUNICATION  
AND GAS EASEMENT GRANTED  
BY THIS PLAT.

22' PRIVATE ACCESS ESMT  
GRANTED BY THIS PLAT.

TRACT K  
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

5-5' WIDE x 13.28' LONG WATER  
SERVICE LINE ESMTs GRANTED TO  
THE ABCWUA BY THIS PLAT.

EXISTING 38' WATER, POWER, COMMUNICATION,  
GAS AND PRIVATE ACCESS EASEMENTS (WIND  
ROAD) GRANTED BY PLAT (FILED  
11/12/2003, BK 2003C, PG 342)

WIND ROAD NW

PLAT OF LOTS H-1A THRU H-6A  
LA LUZ DEL OESTE, UNIT 4  
(FILED 06/18/2004  
BK 2004C, PG 187

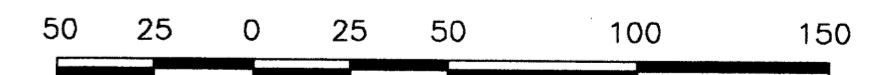
4-5' WIDE x 13.28' LONG WATER  
SERVICE LINE ESMTs GRANTED TO  
THE ABCWUA BY THIS PLAT.

EXISTING 10' WATER LINE EASEMENT GRANTED  
TO THE CITY OF ALBUQUERQUE (FILED  
08/28/1987, BK MISC 528A, PG 636-640.

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



SCALE 1 INCH = 50 FEET

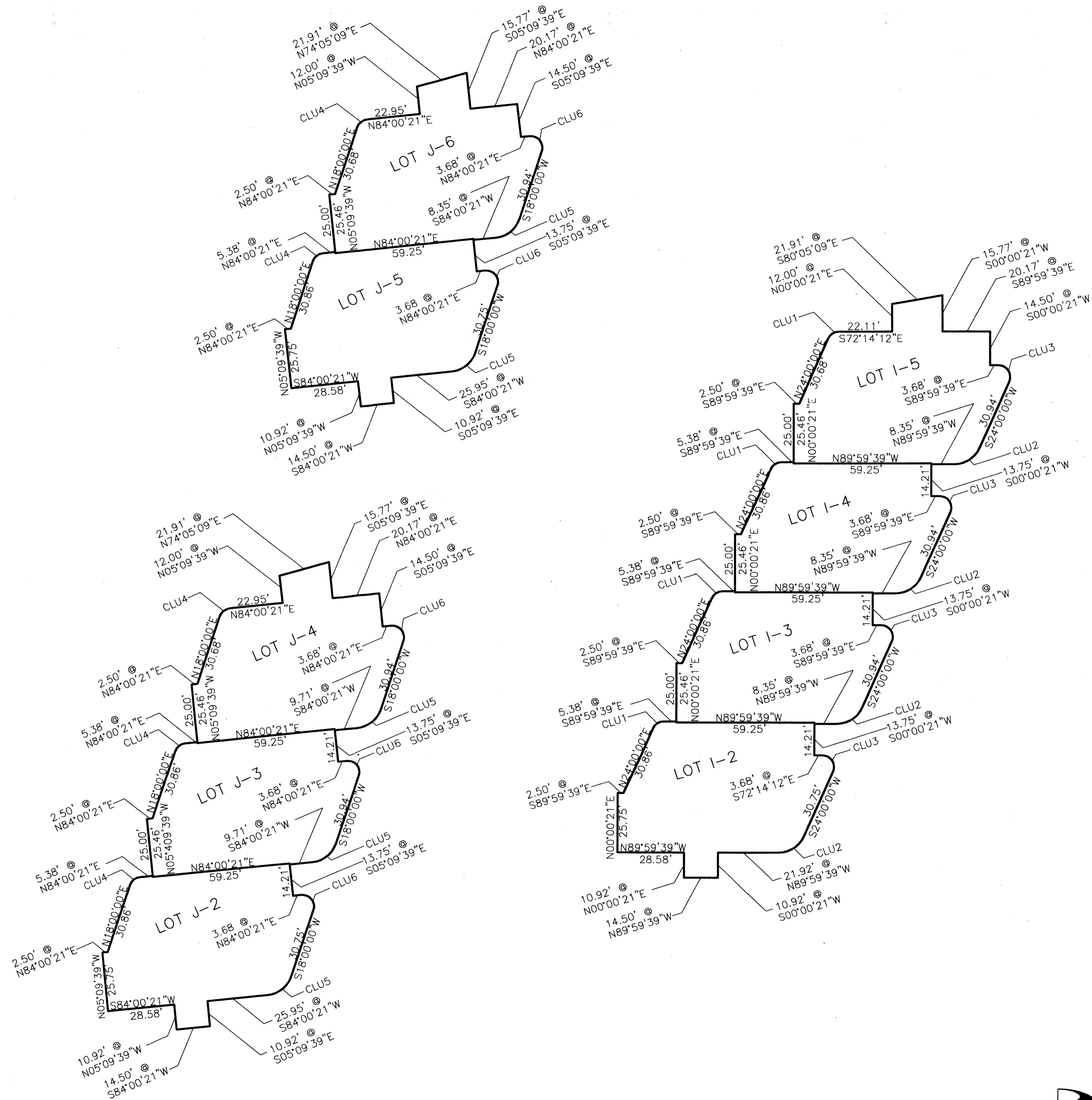


UNPLATTED LANDS OF  
RAY A. GRAHAM, III



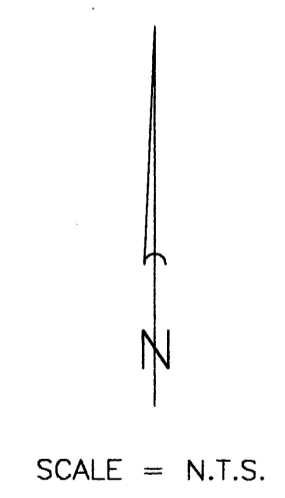
**BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007



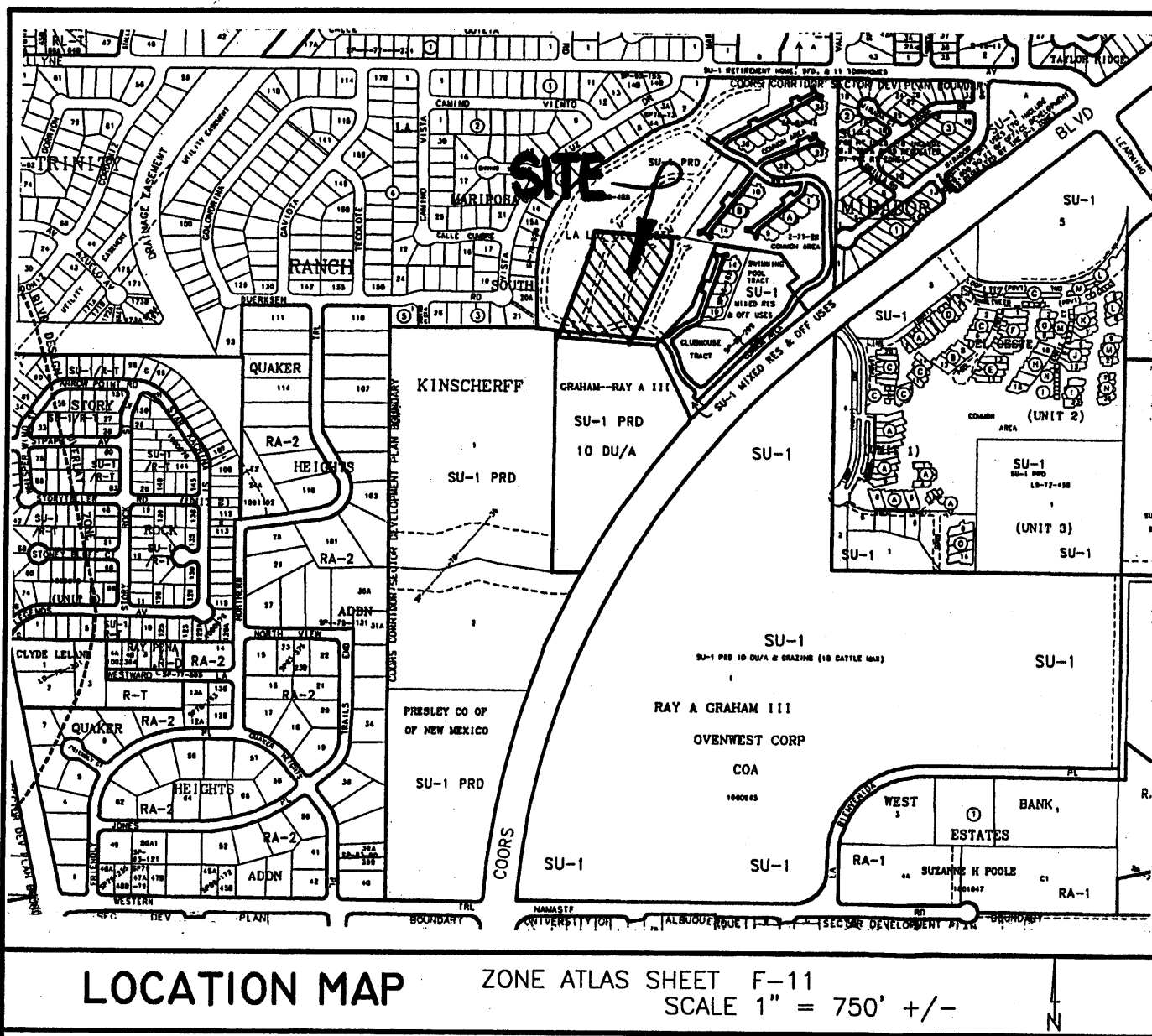
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LIVING UNITS					
CLU1	66°00'21"	5.00'	5.76'	5.45'	N57°00'11"E
CLU2	66°00'21"	12.00'	13.82'	13.07'	S57°00'11"W
CLU3	113°59'39"	5.00'	9.95'	8.39'	S32°59'49"E
CLU4	66°00'21"	5.00'	5.76'	5.45'	N51°00'11"E
CLU5	66°00'21"	12.00'	13.82'	13.07'	S51°00'11"W
CLU6	113°59'39"	5.00'	9.95'	8.39'	S38°59'49"E



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





PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006

**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 I AND J 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 TRACTS 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,

N85°12'39"W, 298.11 FEET TO A POINT; THENCE,  
 N18°00'00"E, 427.75 FEET TO A POINT; THENCE,  
 N05°54'57"E, 75.00 FEET TO A POINT; THENCE,  
 S84°05'03"E, 335.26 FEET TO A POINT; THENCE,  
 S05°54'57"W, 75.00 FEET TO A POINT; THENCE,  
 S23°00'00"E, 431.45 FEET TO A POINT;  
 SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 05DRB-

for R. Cliff Wilkie December 2, 2005  
 CITY SURVEYOR DATE

PRELIMINARY PLAT  
 APPROVED BY DRB

ON 2-8-06

TALOS LOG NO. 2004243623

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY 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 I-2 THRU I-5 AND J-2 THRU J-6 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.

Lowell Williams  
 LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_/\_\_\_/\_\_\_ BY  
 \_\_\_\_\_, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

**B 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**

UTILITY	DATE
QWEST COMMUNICATIONS	
PNM ELECTRIC SERVICES	
PNM GAS SERVICES	
COMCAST CABLE	

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.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
- CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
- TOTAL NUMBER OF LOTS CREATED: 11

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 -

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

PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006

**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 D CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).

TRACT L  
 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)

PLAT OF LOTS D-1 THRU D-5  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 05/23/2005  
 BK 2005C, PG 169)

PLAT OF LOTS C-1 THRU C-7  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 02/25/2005  
 BK 2005C, PG 79)

PLAT OF LOTS H-1A THRU H-6A  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 06/18/2004  
 BK 2004C, PG 187)

TRACT K  
 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)

EXISTING 38' WATER, POWER, COMMUNICATION,  
 GAS AND PRIVATE ACCESS EASEMENTS (WIND  
 ROAD) GRANTED BY PLAT (FILED  
 11/12/2003, BK 2003C, PG 342)

NEW 20' WATER LINE  
 EASEMENTS GRANTED TO  
 THE ALBUQUERQUE BERNALILLO  
 COUNTY WATER UTILITY  
 AUTHORITY BY THIS PLAT.

10' POWER, COMMUNICATION  
 AND GAS EASEMENT GRANTED  
 BY THIS PLAT.

22' PRIVATE ACCESS ESMT  
 GRANTED BY THIS PLAT.

NEW 20' WATER LINE  
 EASEMENTS GRANTED TO  
 THE ALBUQUERQUE BERNALILLO  
 COUNTY WATER UTILITY  
 AUTHORITY BY THIS PLAT.

10' POWER, COMMUNICATION  
 AND GAS EASEMENT GRANTED  
 BY THIS PLAT.

22' PRIVATE ACCESS ESMT  
 GRANTED BY THIS PLAT.

EXISTING 10' WATER LINE EASEMENT GRANTED  
 TO THE CITY OF ALBUQUERQUE (FILED  
 08/28/1987, BK MISC 528A, PG 636-640).

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

UNPLATTED LANDS OF  
 RAY A. GRAHAM, III

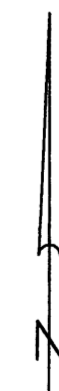
ACS MONUMENT  
 ACS 1-E11  
 Y = 1509205.47  
 X = 367041.31

**TANGENT TABLE**

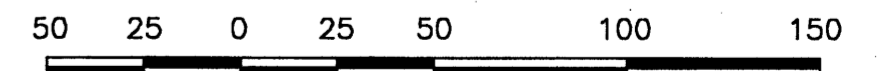
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
<b>ROAD MONUMENT TIES</b>					
TM1	S61°21'25"E	139.56'	TR9	S31°00'00"E	12.11'
TM2	S17°57'06"E	63.83'	TR10	S59°00'00"W	18.00'
<b>ROAD</b>					
TR1	S44°00'00"W	220.00'	TR11	N31°00'00"W	4.20'
TR2	N72°00'00"W	17.39'	TR12	S89°00'00"W	12.67'
TR3	N72°00'00"W	46.60'	TR13	N01°00'00"W	4.64'
TR4	N44°00'00"E	83.00'	TR14	N44°00'00"E	18.90'
TR5	N44°00'00"E	54.00'	TR15	N89°00'00"W	13.73'
TR6	N46°00'00"W	12.03'	<b>LOT TIES</b>		
TR7	S31°00'00"E	40.00'	TLU1	N74°38'36"E	113.44'
TR8	S89°00'00"W	39.64'	TLU2	S80°38'58"E	53.95'
TR9	S31°00'00"E	40.00'	<b>EASEMENTS</b>		
TR10	S89°00'00"W	39.64'	TE1	S46°00'00"E	45.00'
TR11	S89°00'00"W	39.64'	TE2	N44°00'00"E	10.00'
			TE3	N44°00'00"E	15.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>ROAD</b>					
CR1	60°00'00"	150.00'	157.08'	150.36'	N74°02'22"E
CR2	90°00'00"	5.00'	7.85'	7.07'	N01°00'00"W
CR3	90°00'00"	5.00'	7.85'	7.07'	S01°00'00"E
CR4	75°00'00"	25.00'	32.72'	30.44'	S06°30'00"W
CR5	60°00'00"	50.00'	52.36'	50.00'	N61°30'00"W
CR6	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
CR7	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
CR8	63°45'48"	5.00'	5.56'	5.28'	N58°07'06"E
CR9	63°45'48"	12.00'	13.35'	12.68'	S58°07'06"W
CR10	116°14'12"	5.00'	10.14'	8.49'	S31°52'54"E
CR11	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
CR12	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
CR13	63°45'48"	5.00'	5.56'	5.28'	N58°07'06"E
CR14	63°45'48"	12.00'	13.35'	12.68'	S58°07'06"W
CR15	116°14'12"	5.00'	10.14'	8.49'	S31°52'54"E

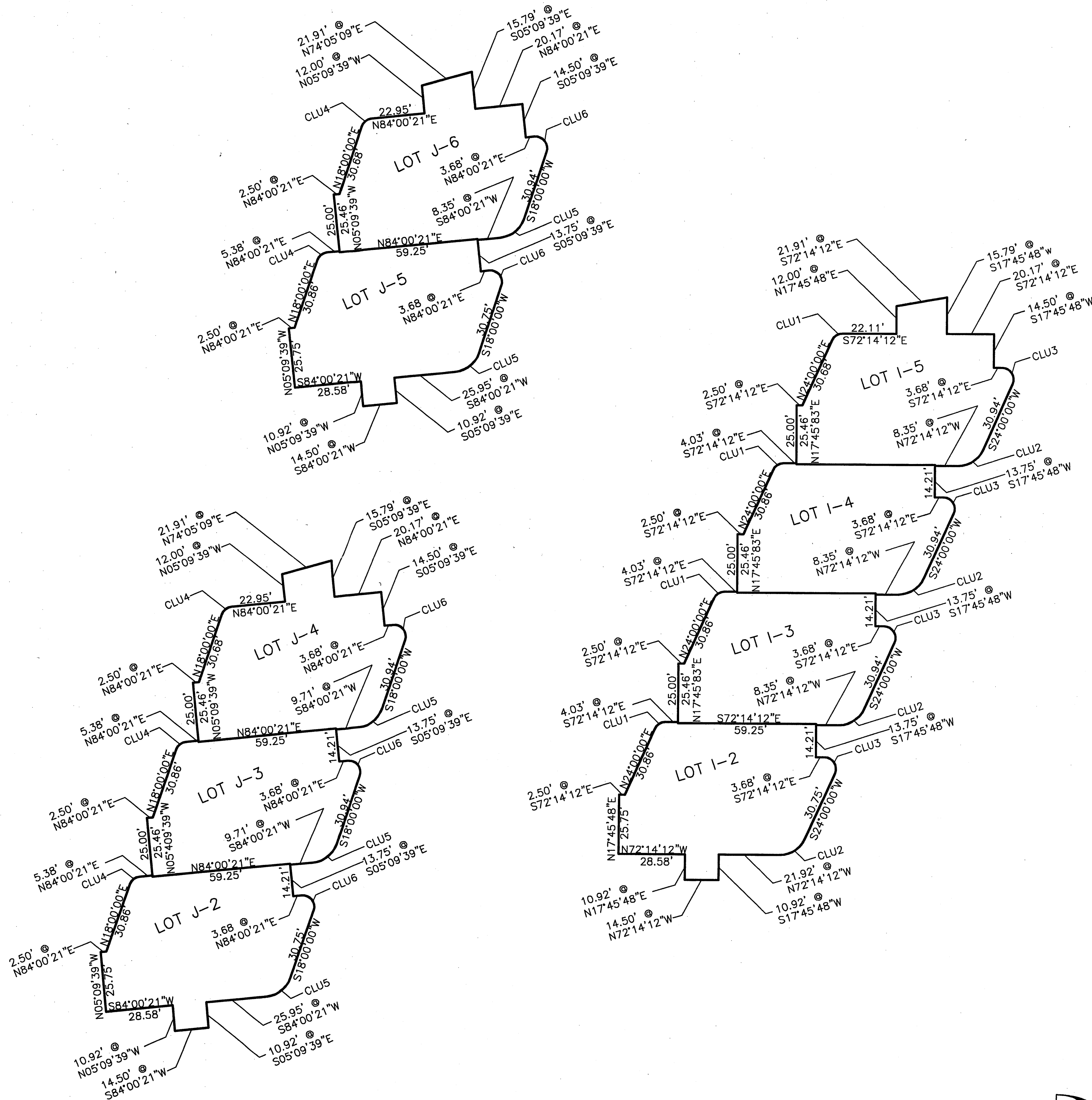


SCALE 1 INCH = 50 FEET



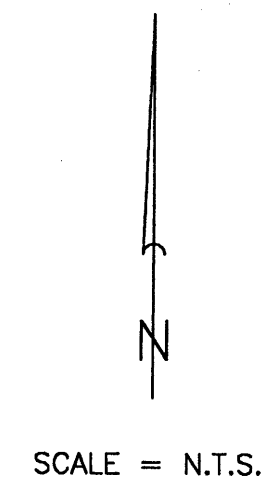
**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

PLAT OF LOTS I-I THRU I-5 & J-I THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 JANUARY, 2006



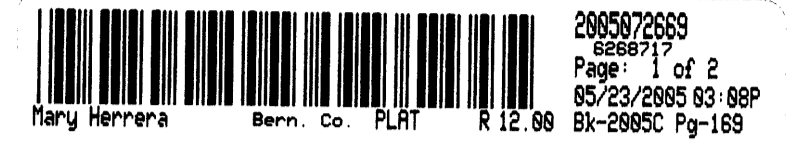
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
LIVING UNITS					
CLU1	66°00'21"	5.00'	5.76'	5.45'	N57°00'11"E
CLU2	66°00'21"	12.00'	13.82'	13.07'	S57°00'11"W
CLU3	113°59'39"	5.00'	9.95'	8.39'	S32°59'49"E
CLU4	66°00'21"	5.00'	5.76'	5.45'	N51°00'11"E
CLU2	66°00'21"	12.00'	13.82'	13.07'	S51°00'11"E
CLU3	113°59'39"	5.00'	9.95'	8.39'	S38°59'49"E





PLAT OF LOTS D-I THRU D-5  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 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 D 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 S64°13'24"E A DISTANCE OF 949.95 FEET; THENCE,

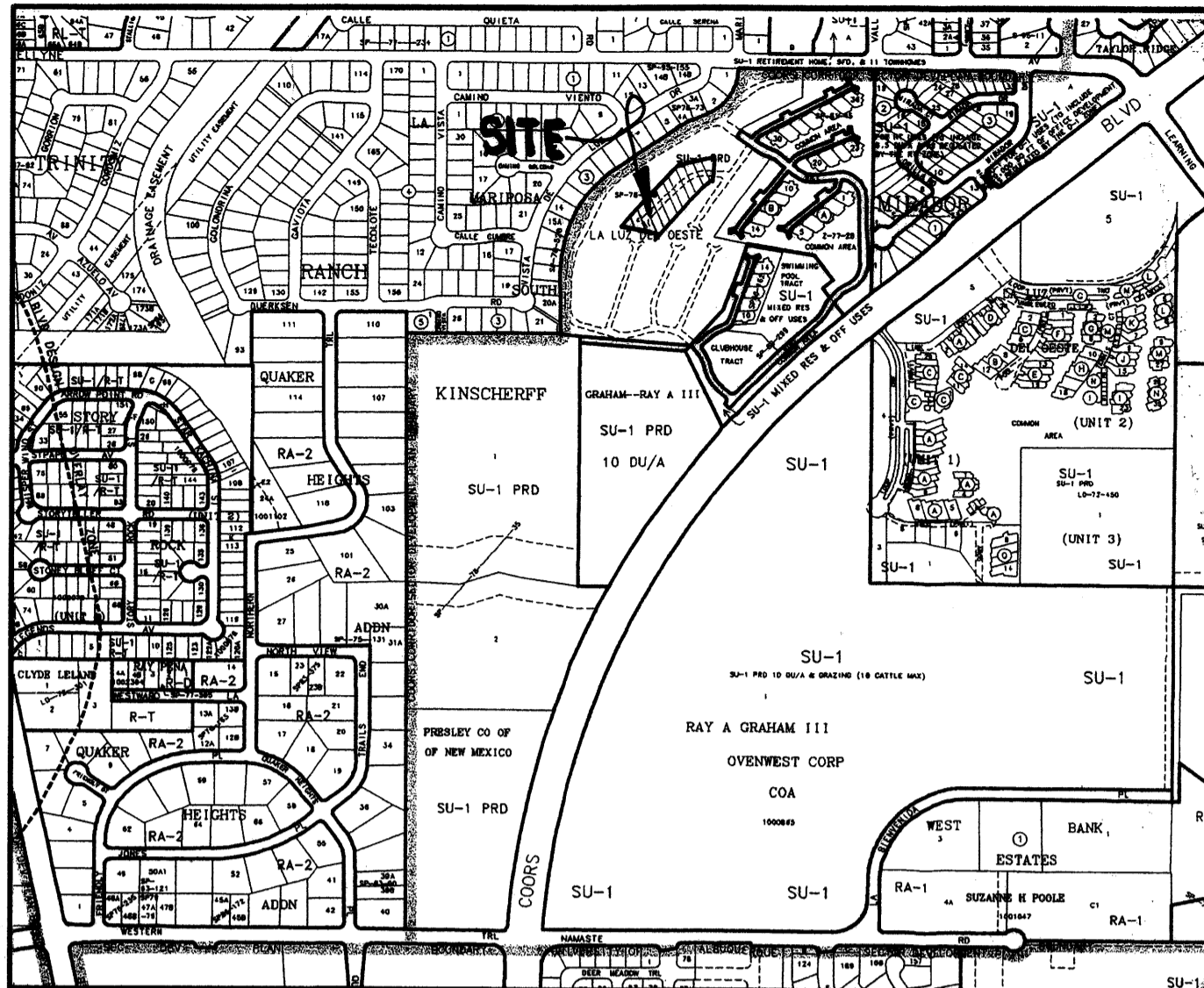
N84°05'03"W, 206.58 FEET TO A POINT; THENCE,  
 N44°00'00"E, 371.47 FEET TO A POINT; THENCE,  
 S86°00'00"E, 126.45 FEET TO A POINT; THENCE,  
 S01°38'52"W, 61.20 FEET TO A POINT; THENCE,  
 S39°00'00"W, 281.17 FEET TO A POINT; THENCE,  
 POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.2362 ACRES MORE OR LESS.

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 04DRB-00927

*J. B. Faust* 4-13-05  
 CITY SURVEYOR DATE  
*Rosa J. Green* 4-13-05  
 UTILITIES DEVELOPMENT DATE  
*Bradley L. Bingham* 4/13/05  
 CITY ENGINEER DATE  
*Bradley L. Bingham* 4/13/05  
 A.M.A.F.C.A. DATE  
 N/A  
 ALBUQUERQUE BERNALILLO WATER UTILITIES DEV. DATE  
*Jeffrey* 4-13-05  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
 N/A  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
*Christina Sandoval* 4/13/05  
 Parks & Recreation Department DATE  
 TALOS LOG NO. 2004243625



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# 1-011-061-317-476-10142  
 PROPERTY OWNER OF RECORD:  
*Quenwest Corp*  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*Ileana Andrade* 5-23-05

**PUBLIC UTILITY EASEMENTS**

*Andrall Gay* 5-23-05  
 QWEST COMMUNICATIONS DATE  
*Leah D. Mark* 5-23-05  
 PNM ELECTRIC SERVICES DATE  
*Leah D. Mark* 5-23-05  
 PNM GAS SERVICES DATE  
*Khorne Bulson* 5-23-05  
 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.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0671 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 5
- BASIS OF BEARINGS (MONUMENT DATA SHOWN ARE 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 TVT (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 TRACT D, 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".
- THE LAND SHOWN HEREON IS ZONED SU-1/PRD.

**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-ALO2, 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*  
 JEAN J. BORDENAVE, NM PE & PLS NO. 5110

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT D INTO 5 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 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 PARCELS NUMBERED D-2 THRU D-5 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' FILE 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.

HARVEST HOMES, L.L.C.

*Lowell Williams*  
 LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/12/2005 BY  
*Lowell Williams*, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *J. J. Bordenave*  
 MY COMMISSION EXPIRES: 7/25/09

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

**TANGENT TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
<b>BOUNDARY</b>					
TB1	S01°38'52"W	61.20'	TR9	S31°00'00"E	12.11'
<b>ROAD MONUMENT TIES</b>					
TM1	S61°21'25"E	139.56'	TR10	S59°00'00"W	18.00'
TM2	S17°57'06"E	63.83'	TR11	N31°00'00"W	4.20'
<b>ROAD</b>					
TR1	S44°00'00"W	220.00'	TR12	S89°00'00"W	12.67'
TR2	N72°00'00"W	17.39'	TR13	N01°00'00"W	4.64'
TR3	N72°00'00"W	46.60'	TR14	N44°00'00"E	18.90'
TR4	N44°00'00"E	83.00'	TR15	N89°00'00"W	13.73'
TR5	N44°00'00"E	54.00'	<b>LOT TIES</b>		
TR6	N46°00'00"W	12.03'	TLU1	N74°38'36"E	113.44'
TR7	S31°00'00"E	40.00'	TLU2	S80°38'58"E	53.95'
TR8	S89°00'00"W	39.64'	<b>EASEMENTS</b>		
			TE1	S46°00'00"E	45.00'
			TE2	N44°00'00"E	10.00'
			TE3	N44°00'00"E	15.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>ROAD</b>					
CR1	60°00'00"	150.00'	157.08'	150.36'	N74°02'22"E
CR2	90°00'00"	5.00'	7.85'	7.07'	N01°00'00"W
CR3	90°00'00"	5.00'	7.85'	7.07'	S01°00'00"E
CR4	75°00'00"	25.00'	32.72'	30.44'	S06°30'00"W
CR5	60°00'00"	50.00'	52.36'	50.00'	N61°30'00"W
CR6	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
<b>LIVING UNITS</b>					
CLU1	63°45'48"	5.00'	5.56'	5.28'	N58°07'06"E
CLU2	63°45'48"	12.00'	13.35'	12.68'	S58°07'06"W
CLU3	116°14'12"	5.00'	10.14'	8.49'	S31°52'54"E

**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:**

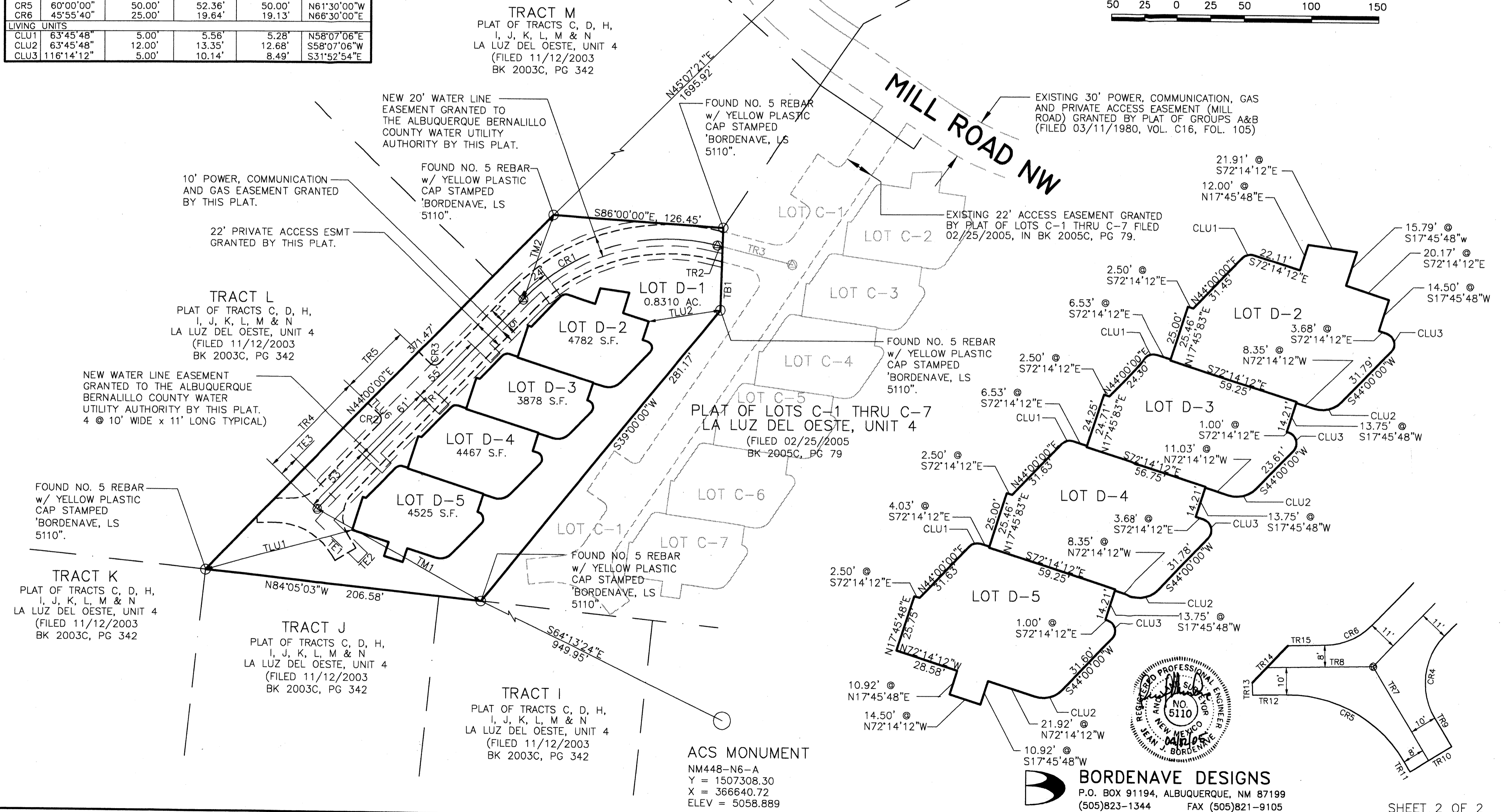
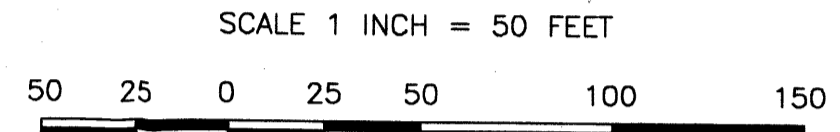
PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

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

**SANITARY SEWER EASEMENT NOTE:**

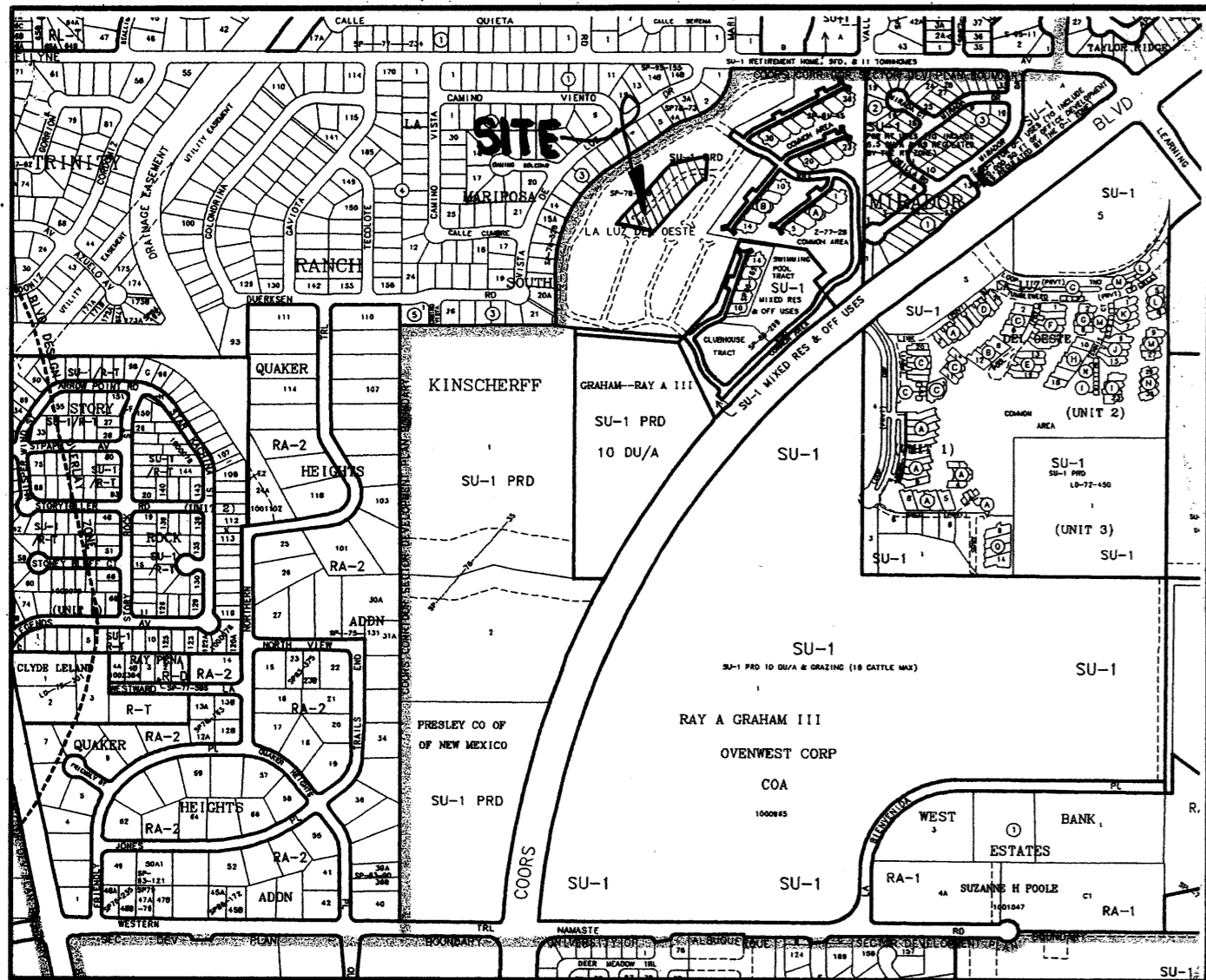
EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACT D CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).

**PLAT OF LOTS D-1 THRU D-5  
LA LUZ DEL OESTE, UNIT 4  
ALBUQUERQUE, NEW MEXICO  
APRIL, 2005**



**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 D 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 S64°13'24"E A DISTANCE OF 949.95 FEET; THENCE,

N84°05'03"W, 206.58 FEET TO A POINT; THENCE,  
N44°00'00"E, 371.47 FEET TO A POINT; THENCE,  
S86°00'00"E, 126.45 FEET TO A POINT; THENCE,  
S01°38'52"W, 61.20 FEET TO A POINT; THENCE,  
S39°00'00"W, 281.17 FEET TO A POINT; THENCE,  
POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.2362 ACRES MORE OR LESS.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0671 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 5
- BASIS OF BEARINGS (MONUMENT DATA SHOWN ARE 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

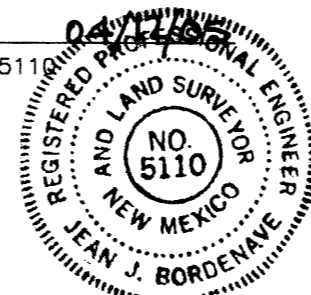
NGS KOAT TVTT (NAD 1927)  
X = 440206.79      DELTA ALPHA - 00°06'56"  
Y = 1533471.33      GROUND TO GRID  
ELEVATION = NA      FACTOR -

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF TRACT D, 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".
- THE LAND SHOWN HEREON IS ZONED SU-1/PRD.

**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, NM PE & PLS NO. 5110



**PLAT OF LOTS D-1 THRU D-5  
LA LUZ DEL OESTE, UNIT 4**

ALBUQUERQUE, NEW MEXICO  
APRIL, 2005

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 4/13/05

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 04DRB-00927

CITY SURVEYOR	DATE
UTILITIES DEVELOPMENT	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
ALBUQUERQUE BERNALILLO WATER UTILITIES DEV.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TALOS LOG NO. 2004243625

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT D INTO 5 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 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 PARCELS NUMBERED D-2 THRU D-5 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' FILE 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.

HARVEST HOMES, L.L.C.

*Lowell Williams*  
LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/12/2005 BY  
*Lowell Williams*, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *J. J. Bordenave*

MY COMMISSION EXPIRES: 7/28/09

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



PLAT OF LOTS D-I THRU D-5  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2005

TANGENT TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
BOUNDARY			ROAD		
TB1	S01°38'52"W	61.20'	TR9	S31°00'00"E	12.11'
ROAD MONUMENT TIES			TR10	S59°00'00"W	18.00'
TM1	S61°21'25"E	139.56'	TR11	N31°00'00"W	4.20'
TM2	S17°57'06"E	63.83'	TR12	S89°00'00"W	12.67'
ROAD			TR13	N01°00'00"W	4.64'
TR1	S44°00'00"W	220.00'	TR14	N44°00'00"E	18.90'
TR2	N72°00'00"W	17.39'	TR15	N89°00'00"W	13.73'
TR3	N72°00'00"W	46.60'	LOT TIES		
TR4	N44°00'00"E	83.00'	TLU1	N74°38'36"E	113.44'
TR5	N44°00'00"E	54.00'	TLU2	S80°38'58"E	53.95'
TR6	N46°00'00"W	12.03'	EASEMENTS		
TR7	S31°00'00"E	40.00'	TE1	S46°00'00"E	45.00'
TR8	S89°00'00"W	39.64'	TE2	N44°00'00"E	15.00'
			TE3	N44°00'00"E	10.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
ROAD					
CR1	60°00'00"	150.00'	157.08'	150.36'	N74°02'22"E
CR2	90°00'00"	5.00'	7.85'	7.07'	N01°00'00"W
CR3	90°00'00"	5.00'	7.85'	7.07'	S01°00'00"E
CR4	75°00'00"	25.00'	32.72'	30.44'	S06°30'00"W
CR5	60°00'00"	50.00'	52.36'	50.00'	N61°30'00"W
CR6	45°55'40"	25.00'	19.64'	19.13'	N66°30'00"E
LIVING UNITS					
CLU1	63°45'48"	5.00'	5.56'	5.28'	N58°07'06"E
CLU2	63°45'48"	12.00'	13.35'	12.68'	S58°07'06"W
CLU3	116°14'12"	5.00'	10.14'	8.49'	S31°52'54"E

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:

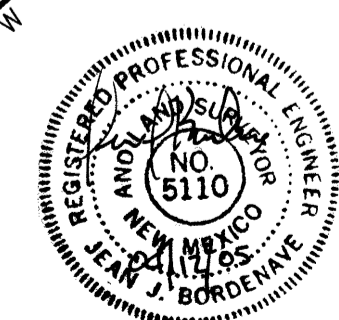
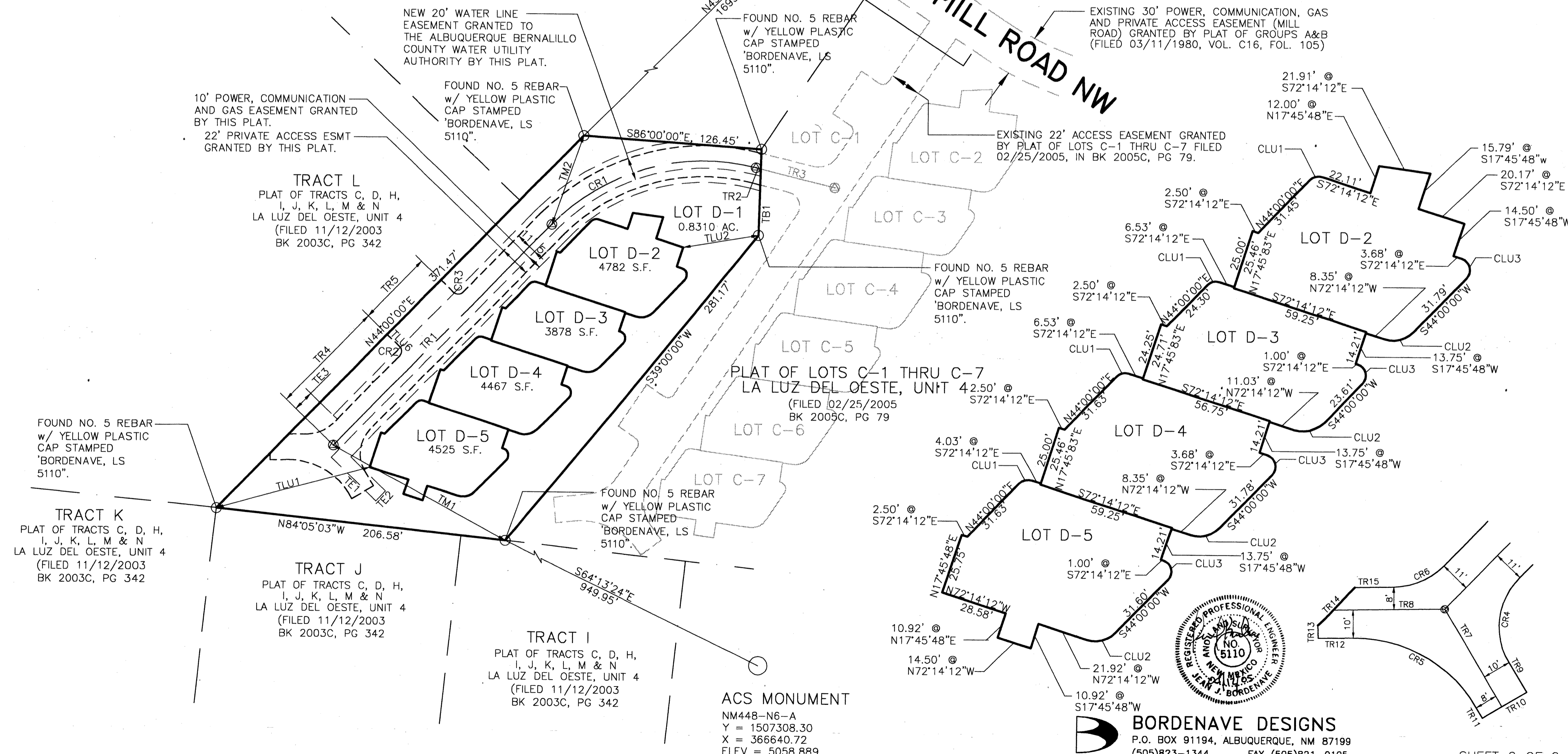
PLAT BEARINGS SHOWN. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

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

SANITARY SEWER EASEMENT NOTE:

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



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



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

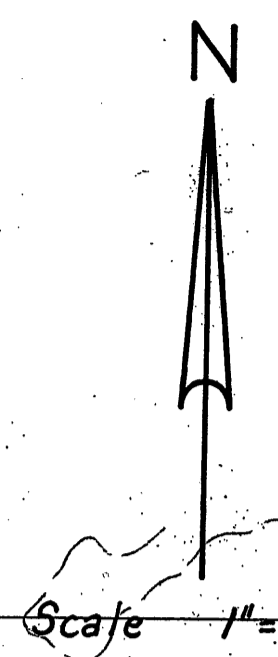
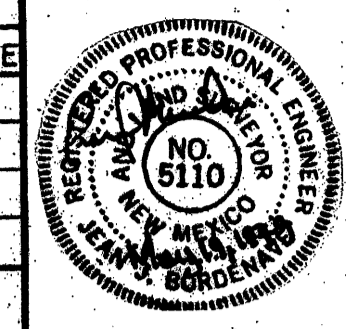
TITLE:

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/1/77	Liquid Waste		
A.C.E. Design	<i>[Signature]</i>	7/1/77	Traffic		
A.C.E. Hydrology	<i>[Signature]</i>	7/1/77	Water		

DRAWING NO. SHEET OF

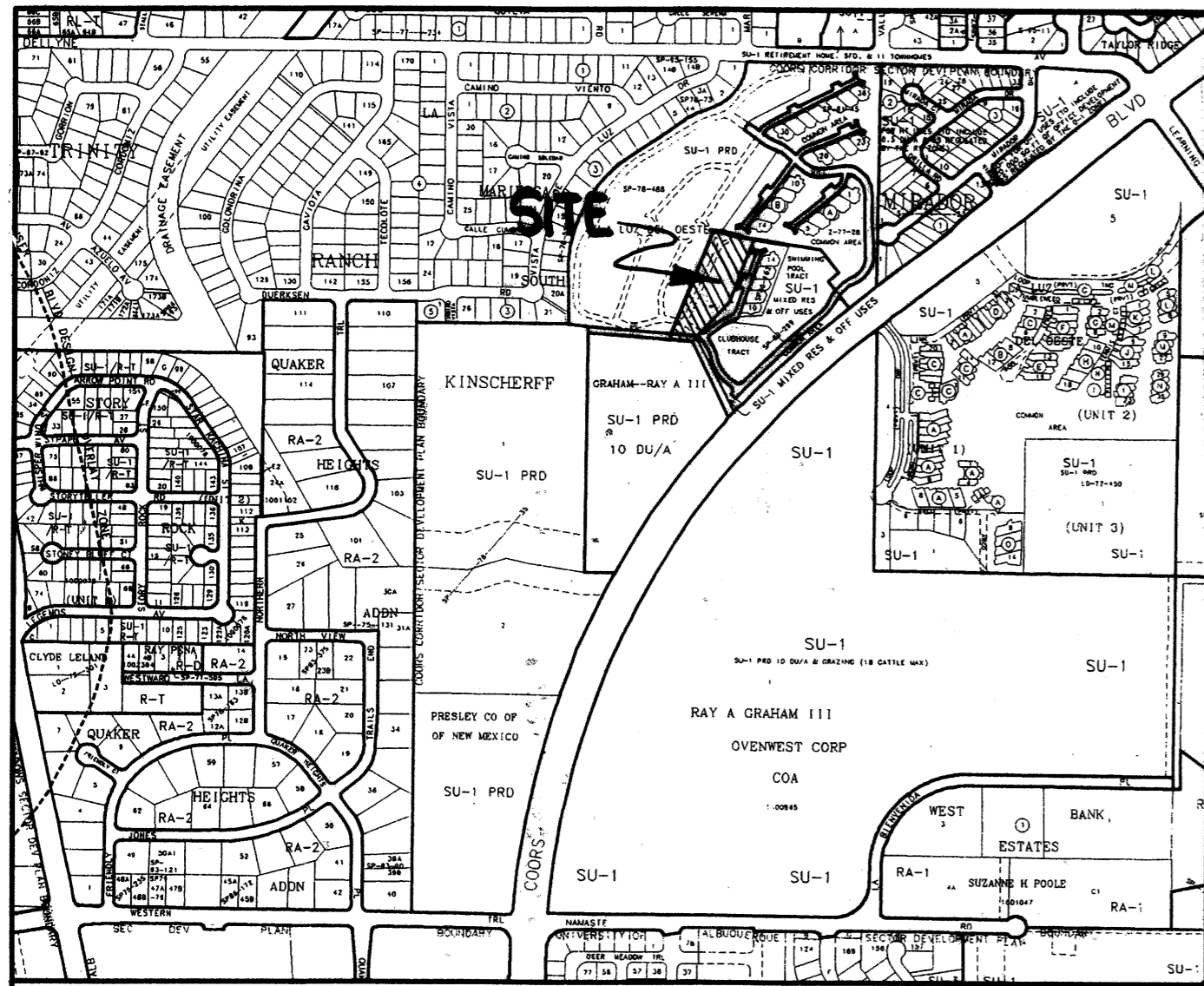
APPROVED FOR  
GRADING ± 1'  
*[Signature]*  
CITY ENGINEER DATE

APPROVED FOR  
CONSTRUCTION  
CITY ENGINEER DATE



LA LUZ DEL OESTE  
GRADING PLAN  
UNIT 4





**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 WERE PREVIOUSLY GRANTED AS NOTED ANE ARE 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 LOTS H-1 THRU H-6 OF LA LUZ DEL OESTE, UNIT 4, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 2004 IN BK. 2004C, PG. 120 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,
- 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.

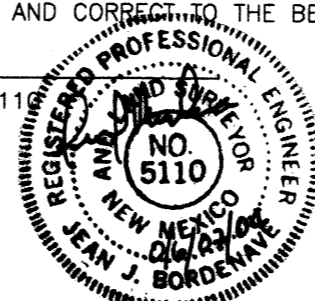
**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0745 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 6
- BASIS OF BEARINGS
  - ACS NM448-6A (NAD 1927 & NGVD 1929)
    - X = 366640.72
    - Y = 1507308.30
    - ELEVATION = 5058.889
  - ACS 1-E11 (NAD 1927 & NGVD 1929)
    - X = 367041.31
    - Y = 1509205.47
    - ELEVATION = 5113.93
  - NGS KOAT TVTT (NAD 1927)
    - X = 440206.79
    - Y = 1533471.33
    - ELEVATION = NA
- 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-A THRU H-6-A  
LA LUZ DEL OESTE, UNIT 4  
ALBUQUERQUE, NEW MEXICO**

JUNE, 2004

**APPROVALS**

PROJECT NO: _____	APPLICATION NO: 04DRB- _____
<i>[Signature]</i> CITY SURVEYOR	6-7-04 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. 2003481024

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO REDEFINE LOTS H-1 THRU H-6.

**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 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 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.

*[Signature]*  
LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

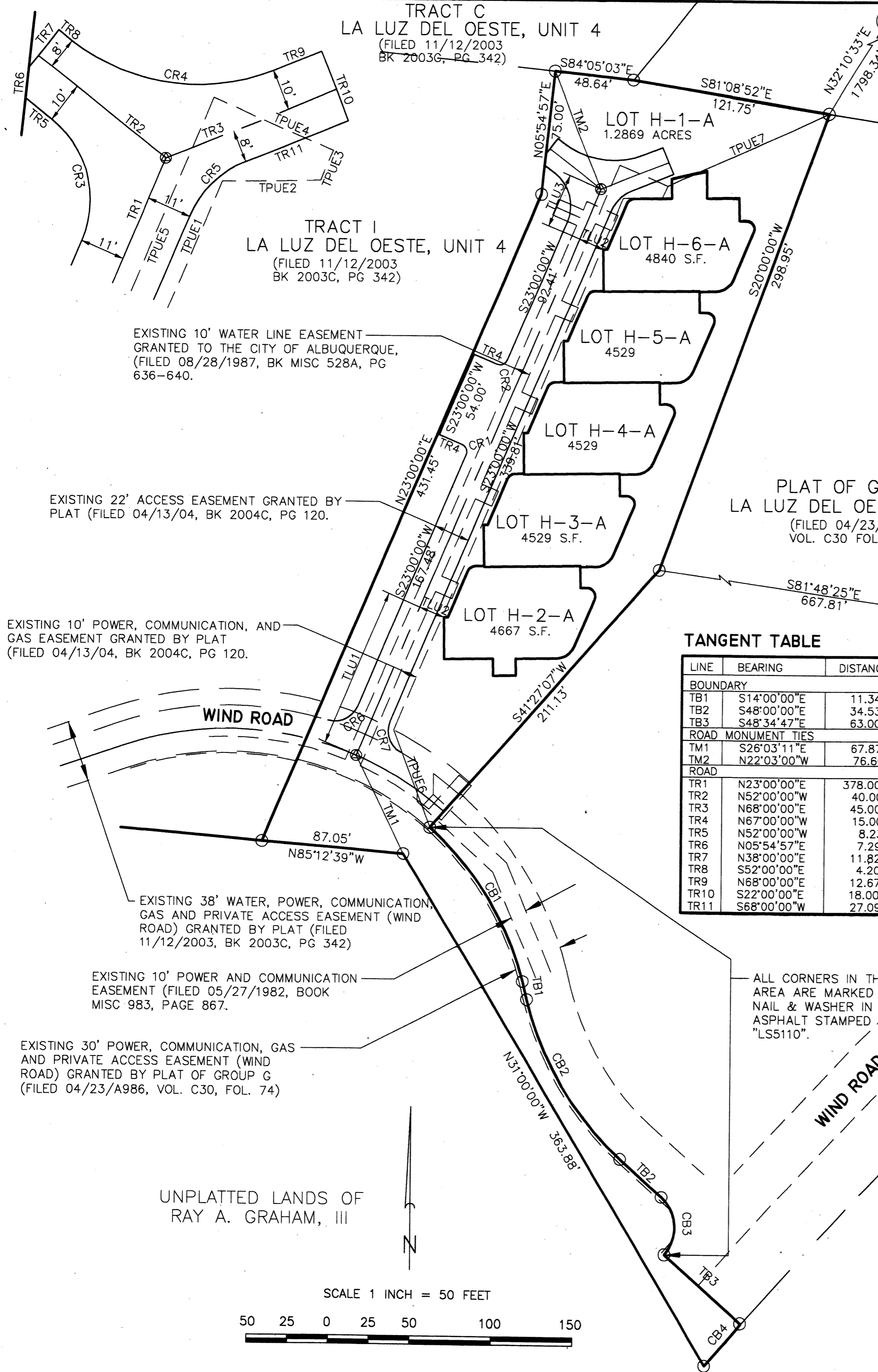
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/7/04 BY  
*[Signature]* LOWELL A. WILLIAMS, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

NOTARY PUBLIC: *[Signature]*  
OFFICIAL SEAL  
VERONICA E. LEWIS  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 7-1-07

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



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



**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)

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>BOUNDARY</b>					
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'	S41°12'19"W
<b>ROAD</b>					
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'	S82°00'00"E
CR5	45°00'00"	25.00'	19.63'	19.13'	S45°30'00"W
CR6	83°28'51"	15.00'	21.86'	19.97'	N64°44'25"E
CR7	83°28'51"	15.00'	21.86'	19.97'	S18°44'25"E
<b>LIVING UNITS</b>					
CLU1	66°04'08"	5.00'	5.77'	5.45'	N56°02'04"E
CLU2	66°04'08"	12.00'	13.84'	13.08'	S56°02'04"W
CLU3	113°55'52"	5.00'	9.94'	8.38'	S33°57'56"E

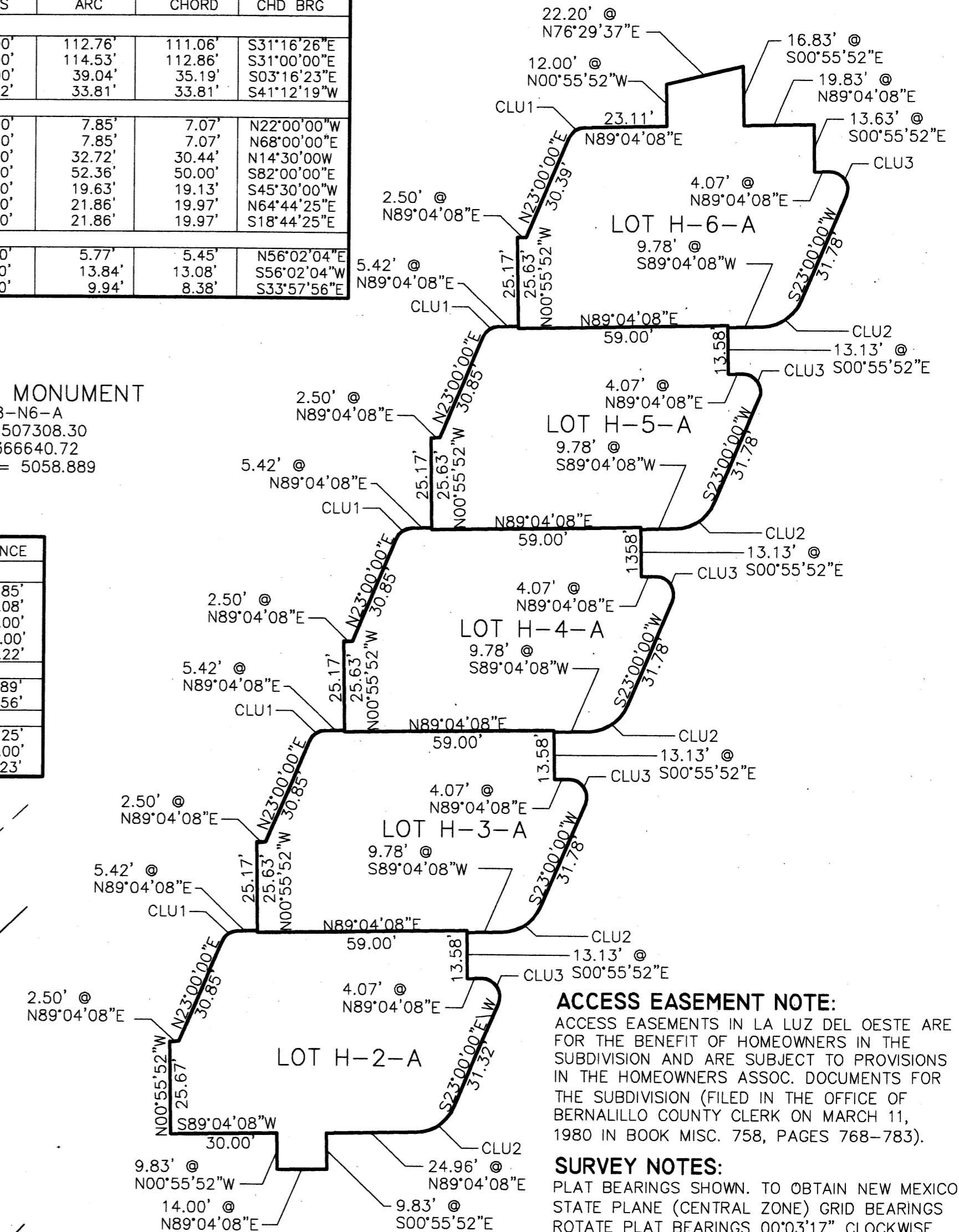
**PLAT OF GROUP G  
LA LUZ DEL OESTE, UNIT 4**  
(FILED 04/23/1986  
VOL. C30 FOL. 74)

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

**TANGENT TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
<b>BOUNDARY</b>					
TB1	S14°00'00"E	11.34'	TPUE1	N23°00'00"E	354.85'
TB2	S48°00'00"E	34.53'	TPUE2	N89°00'00"E	24.08'
TB3	S48°34'47"E	63.00'	TPUE3	N23°00'00"E	8.00'
<b>ROAD MONUMENT TIES</b>					
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	401.22'
<b>ROAD</b>					
TR1	N23°00'00"E	378.00'	TPUE6	S20°45'14"E	63.89'
TR2	N52°00'00"W	40.00'	TPUE7	N65°30'40"E	108.56'
TR3	N68°00'00"E	45.00'	<b>LOT TIES</b>		
TR4	N67°00'00"W	15.00'	TLU1	S23°00'00"W	98.25'
TR5	N52°00'00"W	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'	<b>PUBLIC UTILITY EASEMENT TIES</b>		
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'	<b>LOT TIES</b>		
TR11	S68°00'00"W	27.09'	TLU1	S23°00'00"W	98.25'

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



**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).



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



AGIS ✓

16

TRH

### 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 LOTS H-1 THRU H-6 OF LA LUZ DEL OESTE, UNIT 4, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 2004 IN BK. 2004C, PG. 120 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,
- 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.

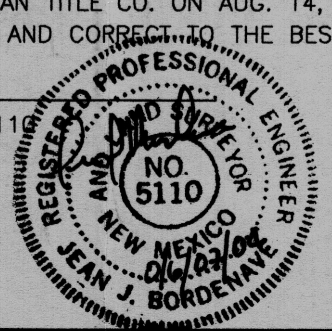
### NOTES

- 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 TVT (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-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, NM PE & PLS NO. 5110



## PLAT OF LOTS H-1-A THRU H-6-A LA LUZ DEL OESTE, UNIT 4 ALBUQUERQUE, NEW MEXICO JUNE, 2004

### APPROVALS

PROJECT NO: 1002743	APPLICATION NO: 04DRB-00886
<i>[Signature]</i>	6-7-04
CITY SURVEYOR	DATE
<i>Christina Sandoval</i>	6/16/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Brad L. Bihm</i>	6/16/04
CITY ENGINEER	DATE
<i>Brad L. Bihm</i>	6/16/04
A.M.A.S.C.A.	DATE
<i>Roger A. Green</i>	6-16-04
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	6-16-04
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
<i>Sherrin Watson</i>	6/16/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TALOS LOG NO. 2003481024

### DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REDEFINE LOTS H-1 THRU H-6.

### 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 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 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.

*[Signature]*  
LOWELL A. WILLIAMS, OWNER/MANAGER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/7/04 BY  
*Lowell A. Williams*, OWNER/MANAGER OF HARVEST HOMES, L.L.C.

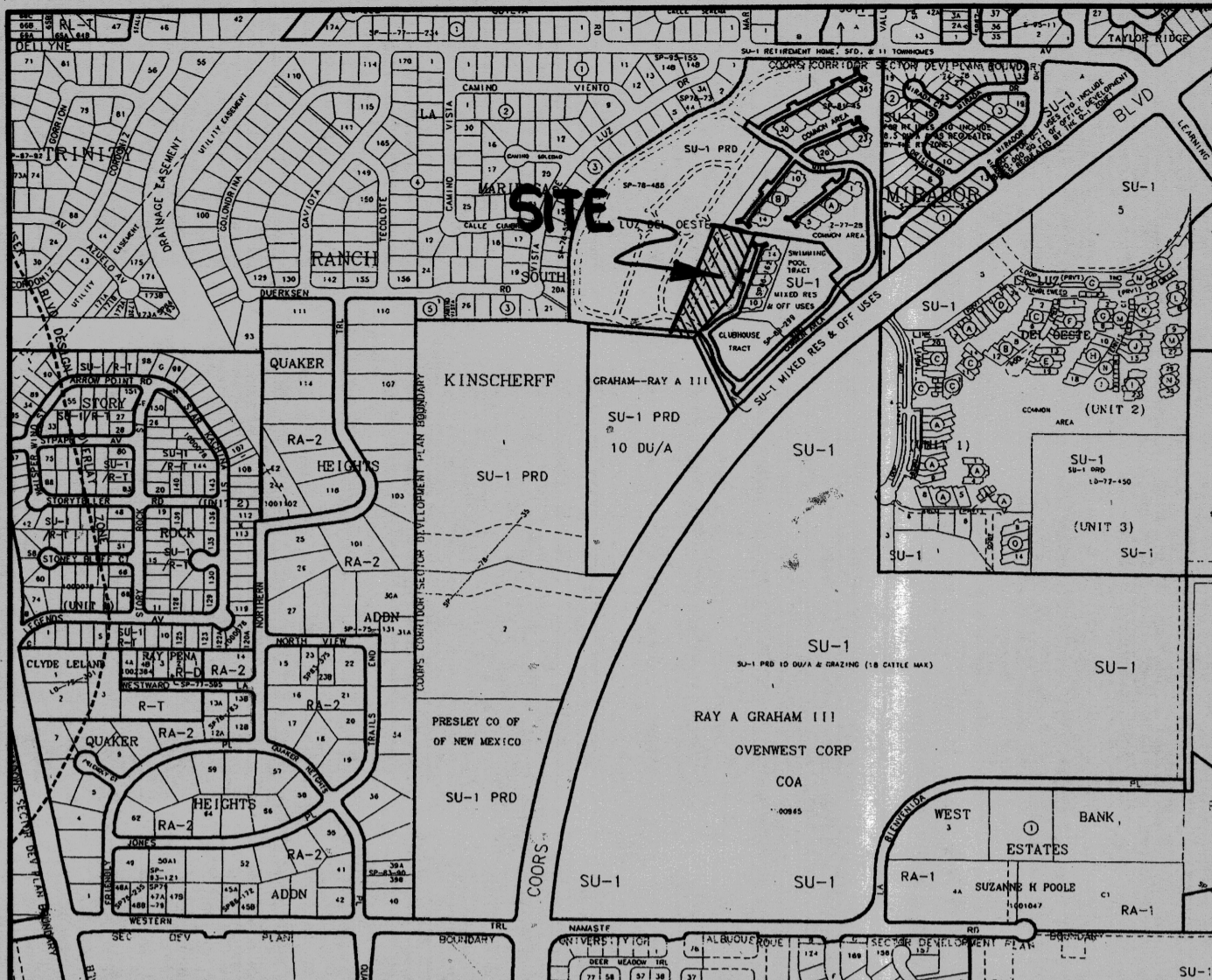
NOTARY PUBLIC: *[Signature]*



OFFICIAL SEAL  
VERONICA E. LEWIS  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 7-1-07

**B** 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# 1-011-061-305 460-10110

PROPERTY OWNER OF RECORD:  
*Ovenwest Corporation*

BERNALILLO COUNTY TREASURER'S OFFICE  
*Arthur Kavanaugh* 6/18/2004

### PUBLIC UTILITY EASEMENTS

<i>NA</i>	QWEST COMMUNICATIONS	DATE
<i>NA</i>	PNM ELECTRIC SERVICES	DATE
<i>NA</i>	PNM GAS SERVICES	DATE
<i>NA</i>	COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT WERE PREVIOUSLY GRANTED AS NOTED ANE ARE FOR THE COMMON AND 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.



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

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

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>BOUNDARY</b>					
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'	S41°12'19"W
<b>ROAD</b>					
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'	S82°00'00"E
CR5	45°00'00"	25.00'	19.63'	19.13'	S45°30'00"W
CR6	83°28'51"	15.00'	21.86'	19.97'	N64°44'25"E
CR7	83°28'51"	15.00'	21.86'	19.97'	S18°44'25"E
<b>LIVING UNITS</b>					
CLU1	66°04'08"	5.00'	5.77'	5.45'	N56°02'04"E
CLU2	66°04'08"	12.00'	13.84'	13.08'	S56°02'04"W
CLU3	113°55'52"	5.00'	9.94'	8.38'	S33°57'56"E

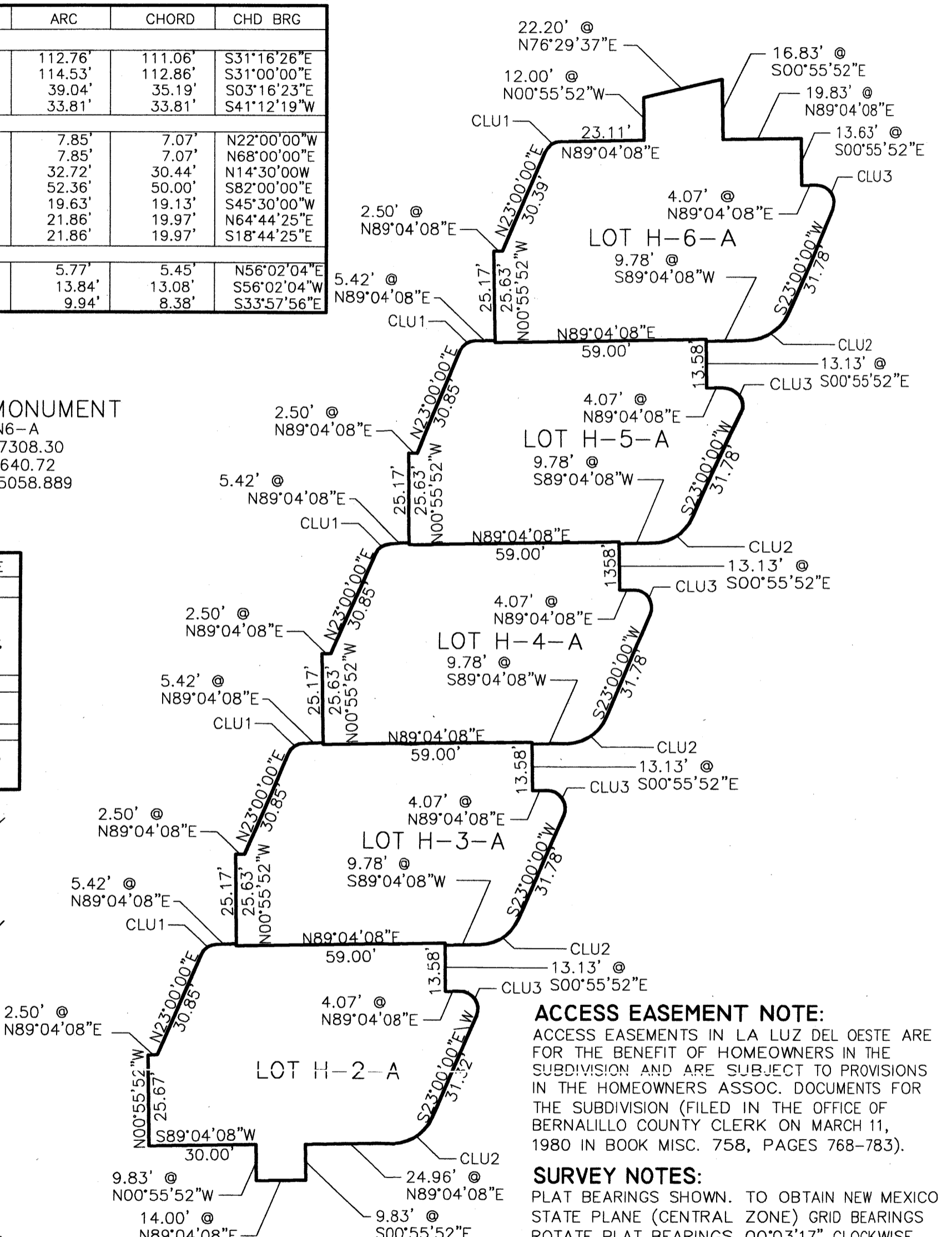
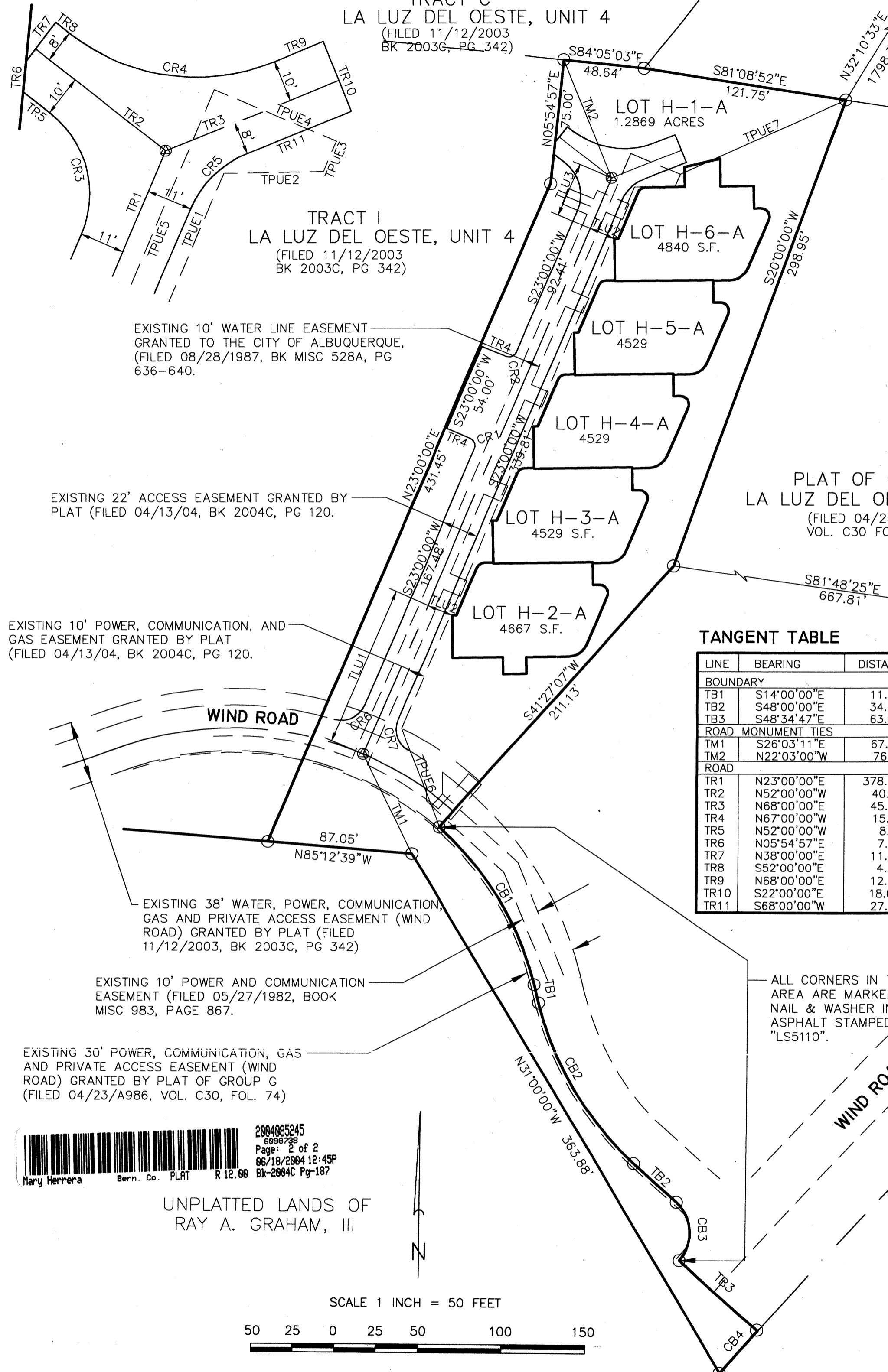
PLAT OF GROUP G  
LA LUZ DEL OESTE, UNIT 4  
(FILED 04/23/1986  
VOL. C30 FOL. 74)

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

TANGENT TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
<b>BOUNDARY</b>					
TB1	S14°00'00"E	11.34'			
TB2	S48°00'00"E	34.53'			
TB3	S48°34'47"E	63.00'			
<b>ROAD MONUMENT TIES</b>					
TM1	S26°03'11"E	67.87'			
TM2	N22°03'00"W	76.60'			
<b>ROAD</b>					
TR1	N23°00'00"E	378.00'			
TR2	N52°00'00"W	40.00'			
TR3	N68°00'00"E	45.00'			
TR4	N67°00'00"W	15.00'			
TR5	N52°00'00"W	8.23'			
TR6	N05°54'57"E	7.29'			
TR7	N38°00'00"E	11.82'			
TR8	S52°00'00"E	4.20'			
TR9	N68°00'00"E	12.67'			
TR10	S22°00'00"E	18.00'			
TR11	S68°00'00"W	27.09'			
<b>PUBLIC UTILITY EASEMENT</b>					
TPUE1	N23°00'00"E	354.85'			
TPUE2	N89°00'00"E	24.08'			
TPUE3	N23°00'00"E	8.00'			
TPUE4	N67°00'00"W	32.00'			
TPUE5	S23°00'00"W	401.22'			
<b>PUBLIC UTILITY EASEMENT TIES</b>					
TPUE6	S20°45'14"E	63.89'			
TPUE7	N65°30'40"E	108.56'			
<b>LOT TIES</b>					
TLU1	S23°00'00"W	98.25'			
TLU2	N67°00'00"W	16.00'			
TLU3	N23°00'00"E	33.23'			

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



**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).



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

2004865245  
6698738  
Page: 2 of 2  
06/18/2004 12:45P  
Bk-2004C Pg-187

UNPLATTED LANDS OF  
RAY A. GRAHAM, III

