

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey/New Mexico State Highway Commission Monument "NM448-N8" (NAD 1927).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750", "HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of March, 2003.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on October 23, 1987, in Volume C34, Folio 195, records of Bernalillo County, New Mexico.
 - Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on May 31, 1988, in Plat Book C36, Folio 147, records of Bernalillo County, New Mexico.
 - Plat entitled "RIVERSIDE PLAZA", filed May 18, 1999, in Volume 99C, Folio 121, records of Bernalillo County, New Mexico.
 - Plat entitled "RIVERSIDE PLAZA", filed June 1, 2000, in Volume 2000C, Folio 148, records of Bernalillo County, New Mexico.
 - Plat entitled "LANDS OF JOEL P. TAYLOR", filed March 11, 1980, in Volume C16, Folio 104, records of Bernalillo County, New Mexico.
- City of Albuquerque Zone Atlas Page: E-12-Z
- U.C.L.S. Log Number 2003151189
- Total number of existing lots: 9
- Total number of new parcels created: 10 Lots & 1 Tract
- Total mileage of full width private streets created: 0.0238 miles
- Gross subdivision acreage: 11.4610 acres
- Current Zoning: C-1 (SC)

NOTE

City of Albuquerque Water and Sanitary Sewer Service to the properties shown hereon must be verified and coordinated with the Public Works Department, City of Albuquerque.

DISCLOSURE STATEMENT

The purpose of this plat is to:

- Eliminate nine existing lots.
- Show vacated easements per 04DRB-00798VPE and 04DRB-00797VPRE.
- Create ten new lots and one tract.
- Grant private access road, public utility, public drainage, private drainage, City of Albuquerque water & sewer easements.

BOSQUE PLAZA
(BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,
LANDS OF MARTIN L. TAYLOR)
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

- UPC# 101206242951210214 LOT 1
- UPC# 101206239348710227 LOT 2
- UPC# 101206241248710226 LOT 3
- UPC# 101206242748710232 LOT 4
- UPC# 101206244947910215 LOT 5
- UPC# 101206242747010231 LOT 6-A
- UPC# 101206241547010233 LOT 7-A
- UPC# 101206239647010229 LOT 8
- UPC# 101206238047010228 LOT 9

United Per Measurment
Invest Co. Southwest Inc.
La Orella Grand L.S.C.

[Signature]
Bernalillo County Treasurer's Office Date 9/9/04

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related 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 and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears; as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PROJECT NUMBER: 1002397

Application Number: 04-01196

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i>	8-16-04
PNM Electric Services	Date
<i>[Signature]</i>	8-16-04
PNM Gas Services	Date
<i>[Signature]</i>	8-16-04
QWest Telecommunications	Date
<i>[Signature]</i>	8-16-04
Comcast	Date
N/A	
New Mexico Utilities	Date

City Approvals:

<i>[Signature]</i>	7-30-04
City Surveyor	Date
N/A	8/11/04
Real Property Division	Date
N/A	8/11/04
Environmental Health Department	Date
<i>[Signature]</i>	8-11-04
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	8-11-04
Utilities Development	Date
<i>[Signature]</i>	8/11/04
Parks and Recreation Department	Date
<i>[Signature]</i>	8/24/04
AMAFCA	Date
<i>[Signature]</i>	8/24/04
City Engineer	Date
<i>[Signature]</i>	8/11/04
DRB Chairperson, Planning Department	Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
June 15, 2004

NOTE
Said Lots 1 through 10 and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 20 day of July, 2004 in Book 44, Page 644.

2884127428
6148915
Page 2 of 4
89/89/2884 18-53R
Bk-2884C Pg-287
Mary Herrera Bern. Co. PLAT R 22.98

BOSQUE PLAZA
(BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,
LANDS OF MARTIN L. TAYLOR)
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

LEGAL DESCRIPTION


All of Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Eight (8) and Nine (9), Lands of Martin L. Taylor, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1987, in Plat Book C34, Folio 195, together with all of Lots Six-A (6-A) and Seven-A (7-A), Lands of Martin L. Taylor, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1988, in Volume C36, Folio 147.

Said parcel contains 11.4610 acres more or less.

DEDICATION

SURVEYED and REPLATTED and now comprising LOTS 1 THRU 10 AND TRACT A, BOSQUE PLAZA (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9, LANDS OF MARTIN L. TAYLOR) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2, EAST NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to the elimination of lot lines and easements as shown hereon. Said owner(s) and proprietor(s) do hereby grant public utility easements to the use of the public forever, and all other new easements as shown hereon. Said owner(s) do hereby convey Tract A in fee simple to the Bosque Plaza Owners Association. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

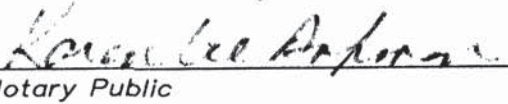

OWNER: LOT 5
WATERS EDGE, LLC
a New Mexico limited liability company


By: Bob Tinley, Member

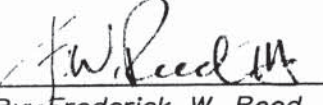
ACKNOWLEDGEMENT

STATE OF New Mexico SS
COUNTY OF Bernalillo

This instrument was acknowledged before me on this 20th day of July, 2004, by Waters Edge, LLC, a New Mexico Limited Liability Company.


Notary Public
 OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11-18-2005

OWNER: LOT 1
LA ORILLA GROUP, LLC
a New Mexico limited liability company


By: Frederick W. Reed, III, Managing Member

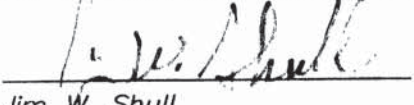
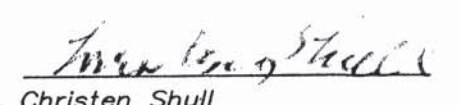
ACKNOWLEDGEMENT

STATE OF New Mexico SS
COUNTY OF Bernalillo

This instrument was acknowledged before me on this 21st day of July, 2004, by Frederick W. Reed, III, Managing Member of La Orilla Group, LLC, a New Mexico Limited Liability Company.


Notary Public
 OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11-18-2005

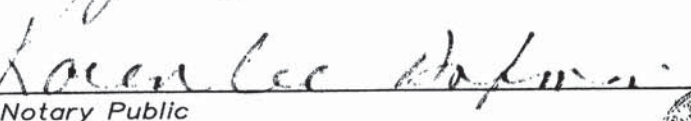

OWNER: LOTS 2, 3, 4, 6A, 7A, 8 AND 9
Jim W. Shull and Christen Shull, his wife

 
Jim W. Shull Christen Shull

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 22nd day of July, 2004, by Jim and Christen Shull.


Notary Public
 OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11-18-2005

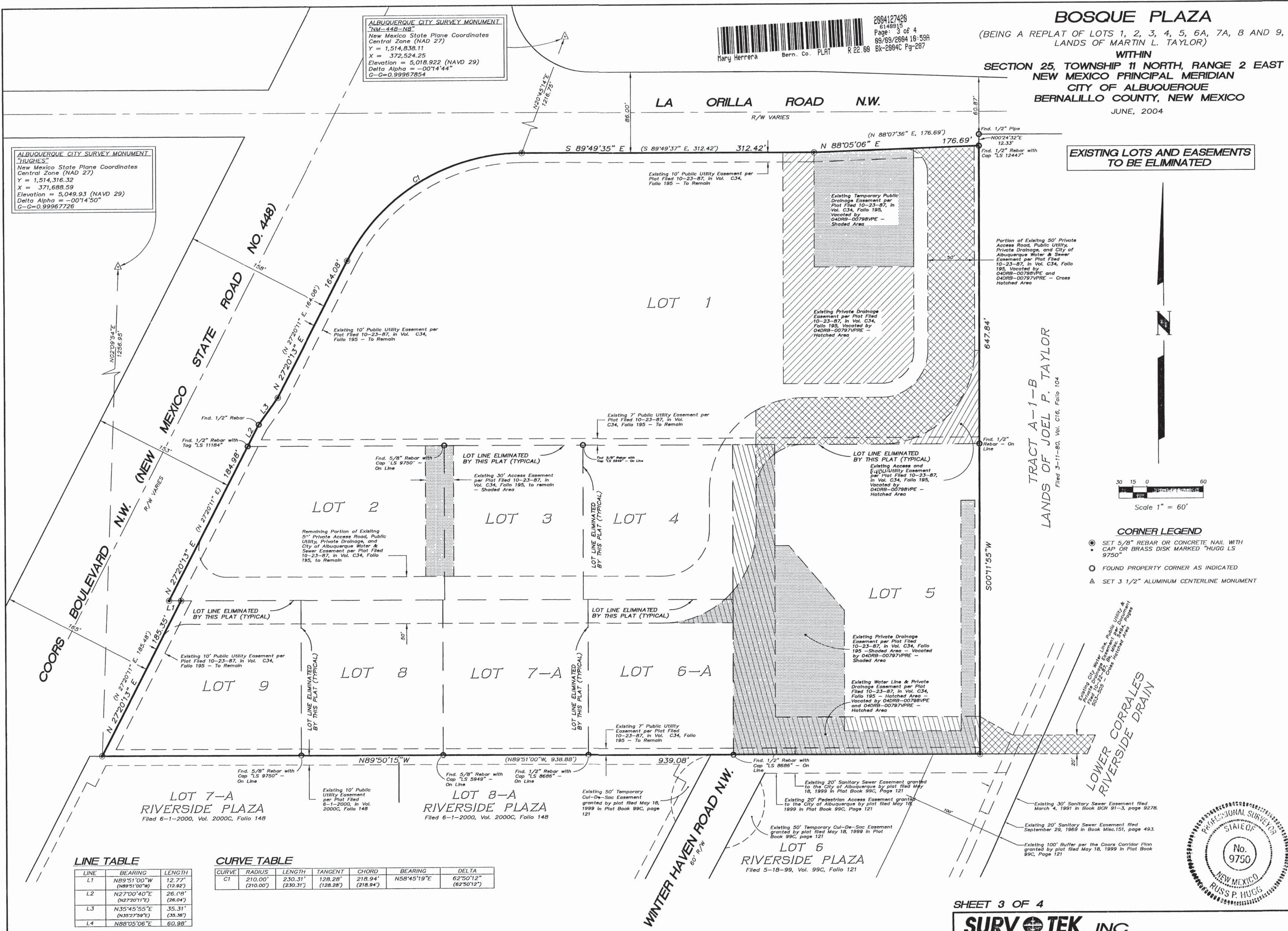


BOSQUE PLAZA
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BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

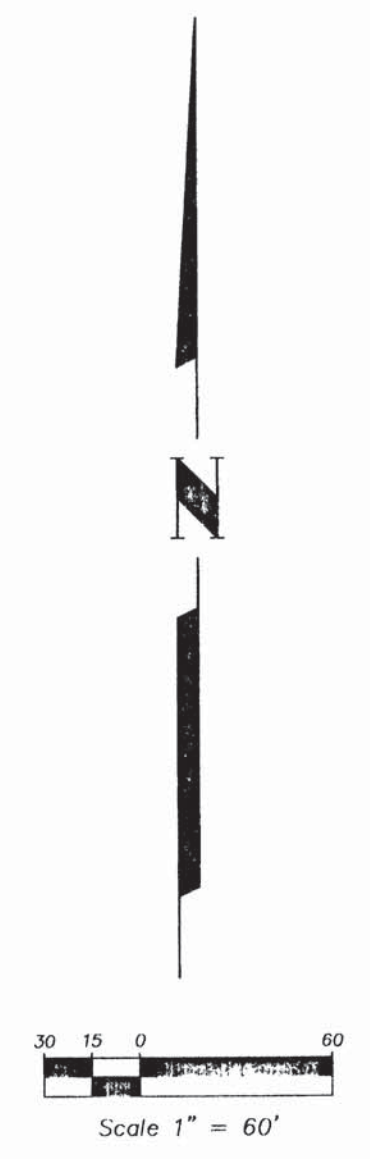
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 Page: 3 of 4
 89/89/2884 18:59R
 Bk-2884C Pg-287

ALBUQUERQUE CITY SURVEY MONUMENT
 "NM-448-NB"
 New Mexico State Plane Coordinates
 Central Zone (NAD 27)
 Y = 1,514,838.11
 X = 372,524.25
 Elevation = 5,018,922 (NAVD 29)
 Delta Alpha = -00°14'44"
 G-G=0.99967854

ALBUQUERQUE CITY SURVEY MONUMENT
 "HUGHES"
 New Mexico State Plane Coordinates
 Central Zone (NAD 27)
 Y = 1,514,316.32
 X = 371,688.59
 Elevation = 5,049,93 (NAVD 29)
 Delta Alpha = -00°14'50"
 G-G=0.99967726



EXISTING LOTS AND EASEMENTS TO BE ELIMINATED



- CORNER LEGEND**
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
 - FOUND PROPERTY CORNER AS INDICATED
 - ▲ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°51'00"W (N89°51'00"W)	12.77' (12.92')
L2	N27°00'40"E (N27°01'11"E)	26.08' (26.04')
L3	N35°45'55"E (N35°27'59"E)	35.31' (35.36')
L4	N88°05'06"E	60.98'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	210.00' (210.00')	230.31' (230.31')	128.28' (128.28')	218.94' (218.94')	N58°45'19"E	62°50'12" (62°50'12")

SHEET 3 OF 4

SURV TEK, INC.
 Consulting Surveyors

2000 1st N.W. Albuquerque, New Mexico 87114 Phone: 505-887-3306
 Fax: 505-887-3377



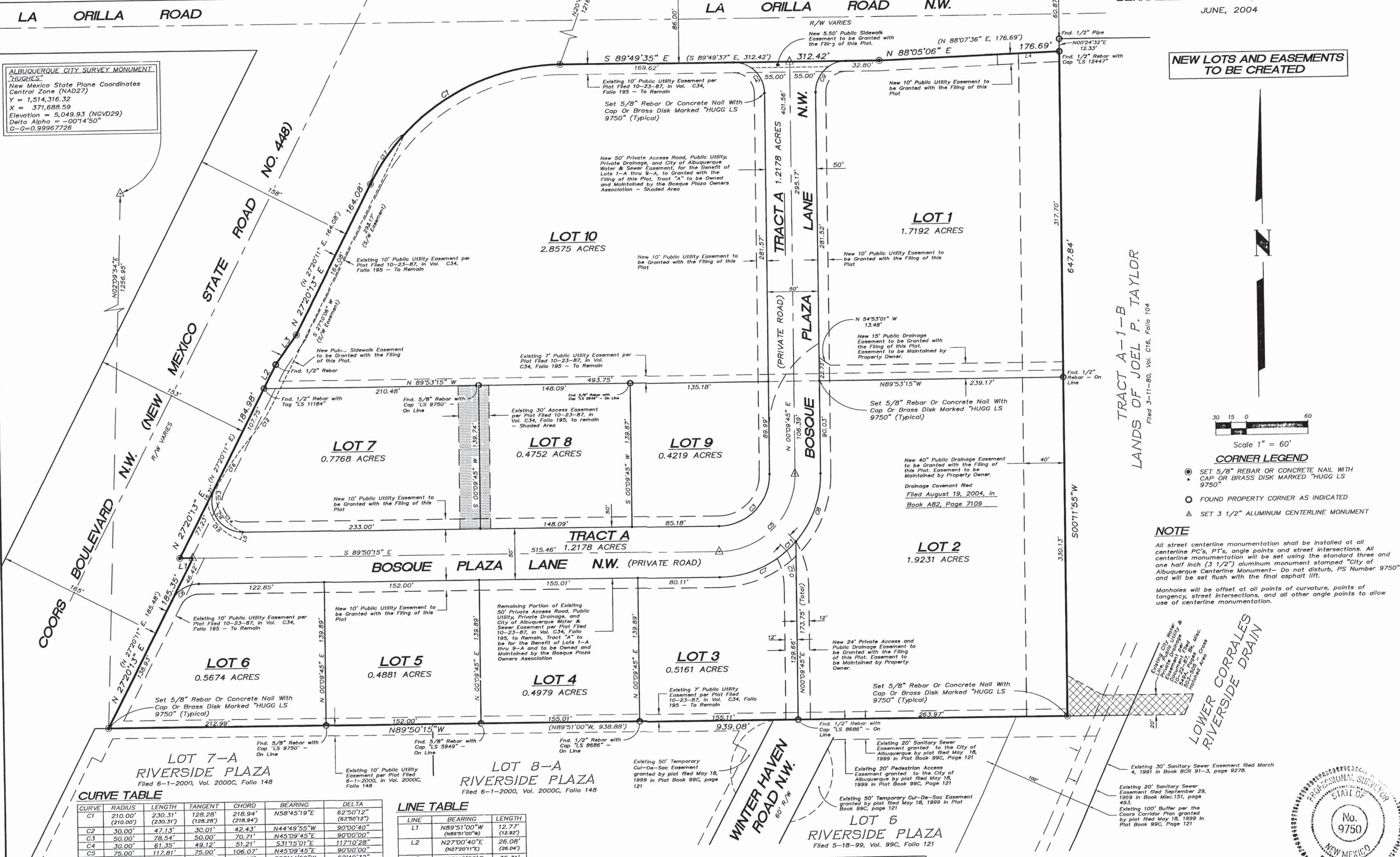
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ALBUQUERQUE CITY SURVEY MONUMENT
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**NEW LOTS AND EASEMENTS
 TO BE CREATED**



CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- △ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard three and one half inch (3 1/2") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	210.00'	230.31'	128.28'	218.94'	N58°45'19"E	62°50'12"
C2	30.00'	47.13'	30.01'	42.43'	N44°48'55"W	90°00'40"
C3	50.00'	78.54'	50.00'	70.71'	N45°09'45"E	90°00'00"
C4	30.00'	61.35'	49.12'	51.21'	S31°15'01"E	117°10'28"
C5	75.00'	112.81'	75.00'	106.07'	N45°09'45"E	90°00'00"
C6	30.00'	32.90'	18.32'	31.27'	S58°44'59"W	62°49'32"
C7	100.00'	84.81'	45.14'	82.29'	N65°52'02"E	48°35'25"
C8	100.00'	72.27'	37.80'	70.71'	N20°52'02"E	41°24'35"
C9	30.00'	47.12'	29.99'	42.42'	S45°10'05"W	89°59'20"
C10	75.00'	36.72'	18.74'	36.36'	N13°51'53"W	28°03'16"
C11	100.00'	12.47'	6.25'	12.47'	N45°08'45"E	7°08'50"
C12	160.67'	39.59'	19.90'	39.49'	S34°11'57"W	14°07'09"
C13	35.83'	17.37'	8.86'	17.20'	S00°14'56"W	27°46'43"
C14	42.33'	38.16'	20.49'	36.89'	S41°42'40"E	51°39'43"
C15	45.00'	51.25'	28.81'	48.53'	N41°11'06"W	65°15'26"
C16	291.27'	58.55'	29.38'	58.45'	N55°28'23"E	111°11'04"
C16	291.27'	58.55'	29.38'	58.45'	N55°28'23"E	111°11'04"

LINE TABLE

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L1	N89°51'00"W	12.77'
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L3	N35°45'55"E	35.31'
L4	N88°05'06"E	60.98'
L5	N16°11'12"E	7.53'

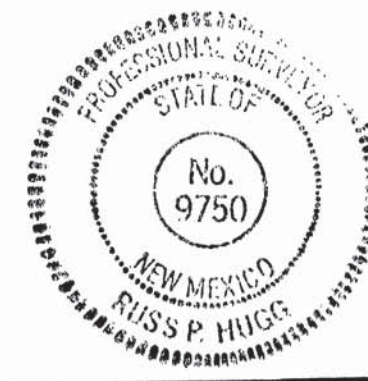
NOTE

Said Lots 1 through 10 and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2004 in Book A81, Page 5448

SHEET 4 OF 4

SURVOTEK, INC.

Consulting Surveyors
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



030382