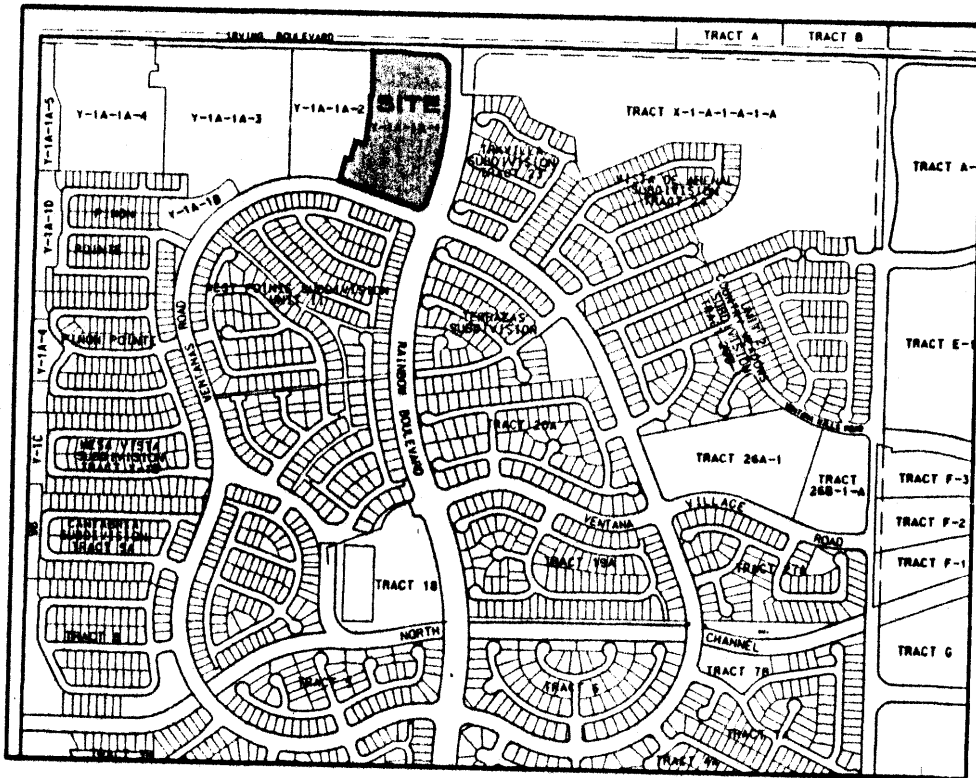


SP-2002262471



**LOCATION MAP**

ZONE ATLAS INDEX MAP, No. B-9-Z  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index No. B-9-Z.
3. Gross Subdivision Acreage: 11.1196 Acres.
4. Total Number of Lots created: Fifty-six (56) Lots.
5. Total Mileage of full width Streets created: 0.4484 mile.
6. Date of Survey: May, 2002.
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, NMPM.

**DISCLOSURE STATEMENT**

The purpose of this PLAT is to subdivide Tract Y-1A-1A-1 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 into Fifty-six (56) Lots, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate an existing easement.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

**DESCRIPTION**

A certain tract of land situate within the Town of Alameda Grant, within the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4, & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002059268 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

**BEGINNING** at the northeast corner of said Tract Y-1A-1A-1, a point on the westerly right-of-way line of Rainbow Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-B10 1980", a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=357,543.73 and Y=1,527,976.48 bears S62°34'31"W, a distance of 3144.19 feet and from said point of beginning running thence along the easterly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, S00°20'43"W, a distance of 144.60 feet to a point of curvature; thence, 745.08 feet along the arc of a curve to the right having a radius of 2172.00 feet and a chord which bears S10°10'22"W, a distance of 741.43 feet to a point of compound curvature; thence, 78.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears S65°00'00"W, a distance of 10.71 feet to a point of tangency on the southerly boundary line of said Tract Y-1A-1A-1 and also being a point on the northerly right-of-way line of Las Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, N70°00'00"W, a distance of 416.41 feet to a point of curvature; thence, 93.95 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N73°15'45"W, a distance of 93.90 feet to the southwest corner of said Tract Y-1A-1A-1, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-1, N13°28'31"E, a distance of 155.00 feet to a point of curvature (non-tangency); thence, 29.58 feet along the arc of a curve to the right having a radius of 980.00 feet and a chord which bears S75°39'36"E, a distance of 29.58 feet to a point of non-tangency; thence, N15°12'16"E, a distance of 123.00 feet to a point of curvature (non-tangency); thence, 60.93 feet along the arc of a curve to the right having a radius of 1103.00 feet and a chord which bears S73°12'47"E, a distance of 60.92 feet to a point of non-tangency; thence, N06°48'59"E, a distance of 182.28 feet to a point; thence, S83°11'01"E, a distance of 4.98 feet to a point; thence, N00°11'00"E, a distance of 133.66 feet to a point; thence, S89°45'02"E, a distance of 173.33 feet to a point; thence, N00°20'43"E, a distance of 1.00 feet to a point; thence, S89°47'00"E, a distance of 1.00 feet to a point; thence, N00°20'43"E, a distance of 117.00 feet to the northwest corner of said Tract Y-1A-1A-1 and also being a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, S89°47'00"E, a distance of 174.09 feet to a point of curvature; thence, 68.67 feet along the arc of a curve to the right having a radius of 300.00 feet and a chord which bears S83°13'31"E, a distance of 68.52 feet to a point of reverse curvature; thence, 36.63 feet along the arc of a curve to the left having a radius of 160.00 feet and a chord which bears S83°13'31"E, a distance of 36.55 feet to a point of tangency; thence, S89°47'00"E, a distance of 102.28 feet to a point of curvature; thence, 157.30 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears S44°43'08"E, a distance of 141.58 feet to the point and place of beginning.

Tract contains 11.1196 acres, more or less.

**NOTES**

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Centerline in lieu of R/W monumentation to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tract Y-1A-1A-1 is subject to a temporary blanket drainage easement granted to the City of Albuquerque and Recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action V-02DRB-00652.
7. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1B in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated: October 23, 1995 and as amended with the 1st. amendment recorded January 29, 2001.
8. No individual lot shall be allowed direct access to Rainbow Boulevard, Irving Boulevard, or Las Ventanas Road.
9. Lot 12 Switchgear Note: Existing switchgear to remain in place. Walls to be constructed on easement boundary or within easement as shown. Gate to be installed for PNM operation and maintenance on west wall with PNM owned lock on east side of gate. No trees, structures, or impedences to be allowed on either side of gate.

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest one-quarter of the northeast one-quarter (NW1/4 NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 now comprising Lots 1 thru 56, PINON POINTE SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, inspect, and maintain facilities therein and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever appropriate without liability to the City. If work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

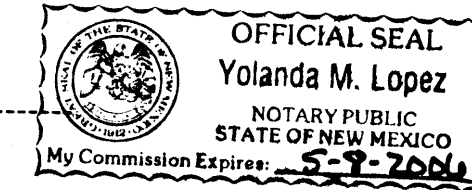
SIVAGE THOMAS HOMES, INC.

BY: *John W. Hardin*  
John W. Hardin, President  
Sivage Thomas Homes, Inc.

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 29th day of June, 2002 by John W. Hardin, President of Sivage Thomas Homes, Inc., a New Mexico Corporation.

My Commission Expires: 5-9-2006



*Yolanda M. Lopez*  
Notary Public

**PNM EASEMENT RELEASE APPROVAL**

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title, and interest in the easements granted by prior plat replat, or document shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By:

State of New Mexico )  
County of Bernalillo )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by \_\_\_\_\_ of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: \_\_\_\_\_  
Notary Public

**SURVEYOR'S CERTIFICATION**

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



*A. Dwain Weaver*  
A. Dwain Weaver  
New Mexico Professional Surveyor 6544

Date: June 27, 2002

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_

**PNM STAMP**

In approving this plat, PNM Electric Services and Gas Services (PNM) 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.

**Bohannon & Huston**  
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

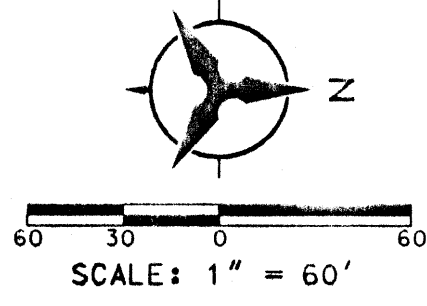
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

USC & GS BRASS TABLE "UNIT 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES  
 (CENTRAL ZONE)  
 X=353,409.02 Y=1,523,440.96  
 GROUND TO GRID FACTOR = 0.99966044  
 DELTA ALPHA = -00°16'58"  
 NGVD 1929 TRIG ELEVATION = 5522.0

**WESTPOINTE  
 SUBDIVISION  
 UNIT II  
 AT VENTANA RANCH**  
 FILED: AUGUST 31, 2000  
 (2000C-226)

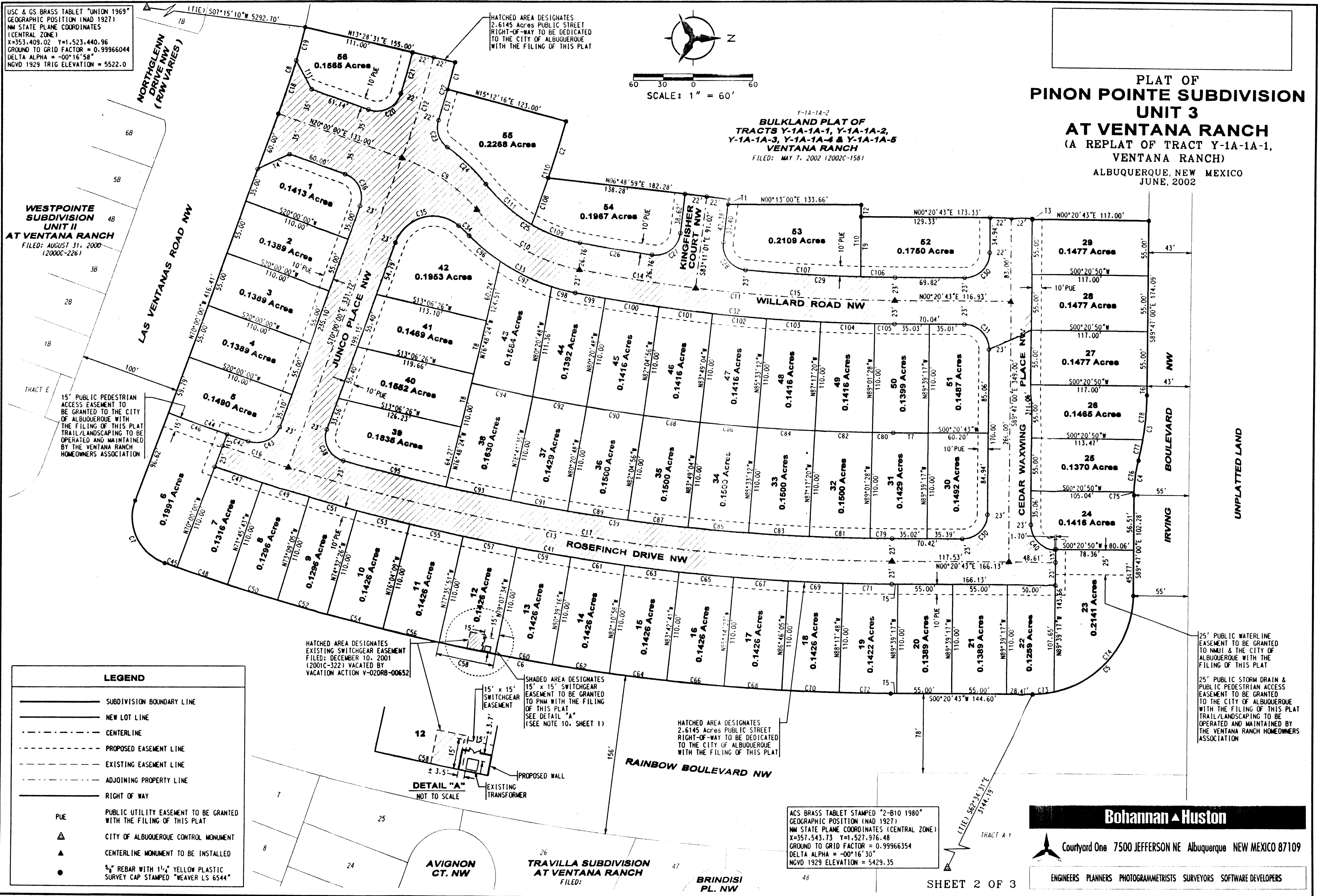
15' PUBLIC PEDESTRIAN  
 ACCESS EASEMENT TO  
 BE GRANTED TO THE CITY  
 OF ALBUQUERQUE WITH  
 THE FILING OF THIS PLAT  
 TRAIL/LANDSCAPING TO BE  
 OPERATED AND MAINTAINED  
 BY THE VENTANA RANCH  
 HOMEOWNERS ASSOCIATION

HATCHED AREA DESIGNATES  
 2.6145 Acres PUBLIC STREET  
 RIGHT-OF-WAY TO BE DEDICATED  
 TO THE CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT

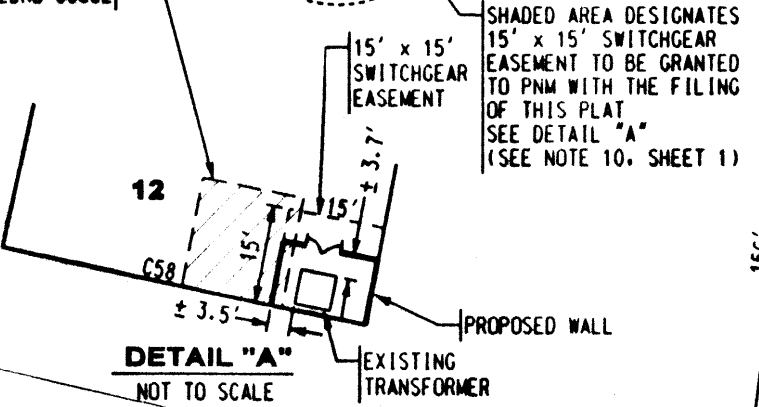


Y-1A-1A-2  
**BULKLAND PLAT OF  
 TRACTS Y-1A-1A-1, Y-1A-1A-2,  
 Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5  
 VENTANA RANCH**  
 FILED: MAY 7, 2002 (2002C-158)

**PLAT OF  
 PINON POINTE SUBDIVISION  
 UNIT 3  
 AT VENTANA RANCH  
 (A REPLAT OF TRACT Y-1A-1A-1,  
 VENTANA RANCH)**  
 ALBUQUERQUE, NEW MEXICO  
 JUNE, 2002



HATCHED AREA DESIGNATES  
 EXISTING SWITCHGEAR EASEMENT  
 FILED: DECEMBER 10, 2001  
 (2001C-322) VACATED BY  
 VACATION ACTION V-02DRB-00652



HATCHED AREA DESIGNATES  
 2.6145 Acres PUBLIC STREET  
 RIGHT-OF-WAY TO BE DEDICATED  
 TO THE CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT

25' PUBLIC WATERLINE  
 EASEMENT TO BE GRANTED  
 TO NMUJ & THE CITY OF  
 ALBUQUERQUE WITH THE  
 FILING OF THIS PLAT

25' PUBLIC STORM DRAIN &  
 PUBLIC PEDESTRIAN ACCESS  
 EASEMENT TO BE GRANTED  
 TO THE CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT  
 TRAIL/LANDSCAPING TO BE  
 OPERATED AND MAINTAINED BY  
 THE VENTANA RANCH HOMEOWNERS  
 ASSOCIATION

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

ACS BRASS TABLE STAMPED "2-B10 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=357,543.73 Y=1,527,976.48  
 GROUND TO GRID FACTOR = 0.99966354  
 DELTA ALPHA = -00°16'30"  
 NGVD 1929 ELEVATION = 5429.35

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



**PLAT OF**  
**PINON POINTE SUBDIVISION**  
**UNIT 3**  
**AT VENTANA RANCH**  
 (A REPLAT OF TRACT Y-1A-1A-1,  
 VENTANA RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 JUNE, 2002

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	01°43'45"	14.79'	29.58'	980.00'	29.58'	S75°39'36"E
C2	03°09'54"	30.47'	60.93'	1103.00'	60.92'	S73°12'47"E
C3	13°06'57"	34.49'	68.67'	300.00'	68.52'	S83°13'31"E
C4	13°06'57"	18.39'	36.63'	160.00'	36.55'	S83°13'31"E
C5	90°07'43"	100.22'	157.30'	100.00'	141.58'	S44°43'08"E
C6	19°39'17"	376.24'	745.08'	2172.00'	741.43'	S10°10'22"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S65°00'00"W
C8	06°31'29"	47.03'	93.95'	825.00'	93.90'	N73°15'45"W
C9	29°19'54"	47.11'	92.15'	180.00'	91.15'	N34°39'51"E
C10	38°42'06"	63.21'	121.58'	180.00'	118.29'	N29°58'51"E
C11	10°17'05"	159.56'	318.26'	1773.00'	317.83'	N05°29'16"E
C12	06°31'29"	54.61'	109.10'	958.00'	109.04'	S73°15'44"E
C13	19°17'22"	346.51'	686.45'	2039.00'	683.22'	N09°59'24"E
C14	03°48'49"	59.03'	118.01'	1773.00'	117.99'	N08°43'24"E
C15	06°28'16"	100.23'	200.25'	1773.00'	200.14'	N03°34'51"E
C16	01°58'03"	35.01'	70.02'	2039.00'	70.02'	N18°39'03"E
C17	17°19'18"	310.59'	616.43'	2039.00'	614.09'	N09°00'22"E
C18	04°02'52"	29.15'	58.28'	825.00'	58.27'	N72°01'26"W
C19	02°28'37"	17.84'	35.67'	825.00'	35.66'	S75°17'10"E
C20	93°46'35"	26.70'	40.92'	25.00'	36.50'	N26°53'17"W
C21	02°44'54"	22.45'	44.90'	936.00'	44.90'	N75°09'02"W
C22	03°39'07"	31.24'	62.47'	980.00'	62.46'	S74°41'55"E
C23	70°24'49"	17.64'	30.72'	25.00'	28.83'	N71°55'14"E
C24	15°24'40"	27.47'	54.60'	203.00'	54.44'	N44°25'09"E
C25	41°20'37"	59.24'	113.29'	157.00'	110.85'	N31°27'11"E
C26	02°24'00"	36.58'	73.15'	1746.24'	73.14'	N09°34'52"E
C27	91°33'53"	25.69'	39.95'	25.00'	35.83'	N37°24'04"W
C28	91°33'41"	25.69'	39.95'	25.00'	35.83'	N51°02'09"E
C29	04°54'35"	75.03'	149.96'	1750.00'	149.92'	N02°48'01"E
C30	90°07'43"	25.06'	39.33'	25.00'	35.40'	N44°43'08"W
C31	89°52'17"	24.94'	39.21'	25.00'	35.32'	S45°16'52"W
C32	10°17'05"	161.63'	322.39'	1796.00'	321.96'	S05°29'16"W
C33	34°31'44"	63.09'	122.34'	203.00'	120.49'	S27°53'40"W
C34	05°19'33"	7.30'	14.59'	157.00'	14.59'	S42°29'46"W
C35	109°50'00"	56.95'	76.68'	40.00'	65.47'	S15°05'00"E
C36	90°00'00"	25.00'	39.27'	25.00'	35.36'	S65°00'00"W
C37	01°55'22"	16.45'	32.89'	980.00'	32.89'	N73°50'03"W
C38	93°46'21"	26.70'	40.92'	25.00'	36.50'	N63°06'49"E
C39	15°52'55"	281.21'	558.82'	2016.00'	551.04'	N08°11'11"E
C40	89°52'10"	24.94'	39.21'	25.00'	35.32'	N45°16'55"E
C41	19°17'36"	350.49'	694.34'	2062.00'	691.07'	S09°59'31"W
C42	00°38'04"	11.22'	22.44'	2026.00'	22.44'	N19°18'54"E
C43	88°59'52"	24.57'	38.83'	25.00'	35.04'	N25°30'04"W
C44	02°24'59"	42.73'	85.44'	2026.00'	85.44'	S20°12'21"W
C45	00°20'35"	6.50'	13.00'	2172.00'	13.00'	S19°49'43"W
C46	01°46'54"	31.51'	63.01'	2026.00'	63.00'	N20°31'24"E
C47	01°24'03"	25.21'	50.41'	2062.00'	50.41'	N18°56'18"E
C48	01°25'08"	26.90'	53.79'	2172.00'	53.79'	S18°56'51"W
C49	01°23'22"	25.00'	50.00'	2062.00'	50.00'	N17°32'36"W
C50	01°23'22"	26.34'	52.67'	2172.00'	52.67'	S17°32'36"W
C51	01°23'22"	25.00'	50.00'	2062.00'	50.00'	N16°09'14"E
C52	01°23'22"	26.34'	52.67'	2172.00'	52.67'	S16°09'14"W
C53	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N14°41'42"E
C54	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S14°41'42"W
C55	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N13°10'00"E
C56	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S13°10'00"W
C57	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N11°38'18"E
C58	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S11°38'18"W
C59	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N10°06'35"E
C60	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S10°06'35"W
C61	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N08°34'53"E
C62	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S08°34'53"W
C63	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N07°03'11"E
C64	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S07°03'11"W
C65	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N05°31'28"E
C66	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S05°31'28"W
C67	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N03°59'46"E
C68	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S03°59'46"W
C69	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N02°28'03"E
C70	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S02°28'03"W
C71	01°21'29"	24.44'	48.87'	2062.00'	48.87'	N01°01'28"E
C72	01°21'29"	25.74'	51.48'	2172.00'	51.48'	S01°01'28"W
C73	12°26'05"	10.89'	21.70'	100.00'	21.66'	S05°52'19"E
C74	17°41'38"	80.54'	155.60'	100.00'	125.45'	N50°56'11"E
C75	01°15'05"	1.75'	3.49'	160.00'	3.49'	N89°09'27"W
C76	11°51'52"	16.63'	33.13'	160.00'	33.07'	N82°35'59"W
C77	04°18'48"	11.30'	22.58'	300.00'	22.58'	N78°49'27"W
C78	08°48'09"	23.09'	46.09'	300.00'	46.04'	N85°22'55"W
C79	00°37'49"	11.09'	22.18'	2016.00'	22.18'	S00°39'38"W
C80	00°37'49"	10.48'	20.97'	1906.00'	20.97'	N00°39'38"E
C81	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S01°50'36"W
C82	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N01°50'36"E
C83	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S03°34'44"W
C84	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N03°34'44"E
C85	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S05°18'52"W
C86	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N05°18'52"E
C87	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S07°03'00"W
C88	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N07°03'00"E
C89	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S08°47'08"W
C90	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N08°47'08"E
C91	01°39'13"	29.09'	58.18'	2016.00'	58.18'	S10°28'48"W
C92	01°39'13"	27.51'	55.01'	1906.00'	55.01'	N10°28'48"E
C93	01°53'11"	33.19'	66.38'	2016.00'	66.37'	S12°15'00"W
C94	01°53'11"	31.38'	62.75'	1906.00'	62.75'	N12°15'00"E
C95	03°02'03"	53.39'	106.76'	2016.00'	106.74'	S14°42'37"W
C96	11°25'14"	20.30'	40.46'	203.00'	40.40'	N39°26'55"E
C97	16°12'06"	28.89'	57.40'	203.00'	57.21'	N25°38'15"E
C98	06°54'23"	12.25'	24.47'	203.00'	24.45'	N14°05'00"E
C99	00°58'37"	15.31'	30.62'	1796.00'	30.62'	N10°08'30"E
C100	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N08°47'08"E
C101	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N07°03'00"E
C102	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N05°18'52"E
C103	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N03°34'44"E
C104	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N01°50'36"E
C105	00°37'49"	9.88'	19.76'	1796.00'	19.76'	N00°39'38"E
C106	01°07'45"	17.24'	34.49'	1750.00'	34.49'	N00°54'36"E
C107	03°46'51"	57.76'	115.48'	1750.00'	115.45'	N03°21'53"E
C108	02°33'24"	24.61'	49.22'	1103.00'	49.21'	S70°21'08"E
C109	19°01'39"	26.31'	52.14'	157.00'	51.90'	N20°17'42"E
C110	05°43'17"	55.12'	110.14'	1103.00'	110.10'	S71°56'05"E
C111	22°18'58"	30.97'	61.15'	157.00'	60.76'	S40°58'01"W

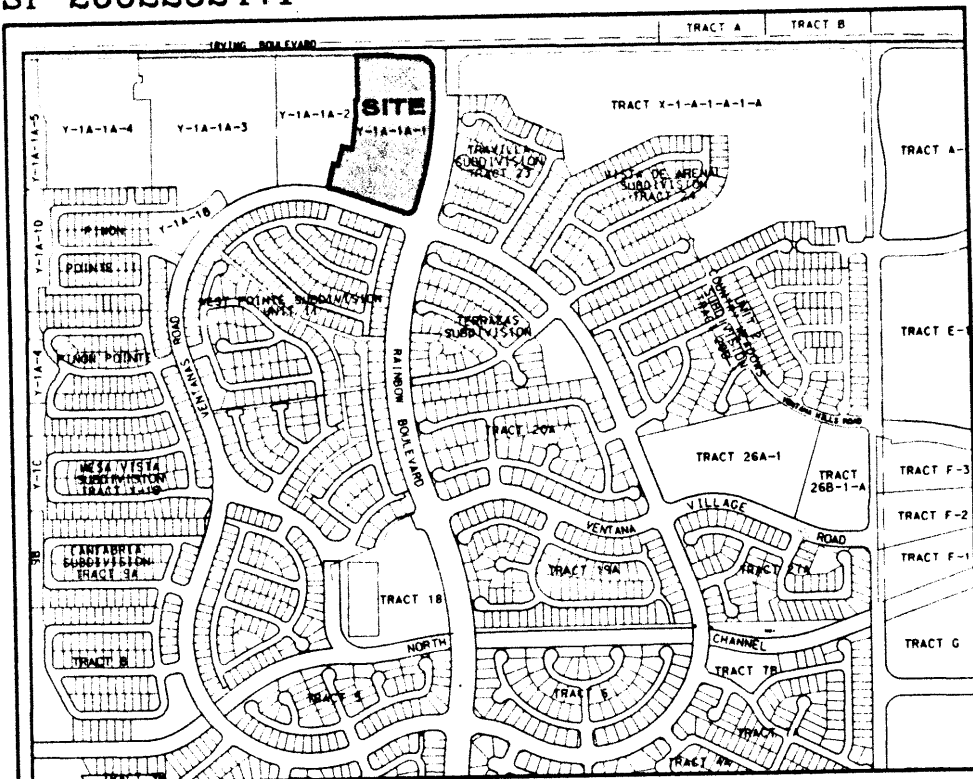
TANGENT DATA		
ID	BEARING	DISTANCE
T1	S83°11'01"E	4.98'
T2	S89°45'02"E	11.61'
T3	S89°47'00"E	1.00'
T4	S25°00'00"E	35.36'
T5	S00°20'43"W	6.13'
T6	N89°47'00"W	9.08'
T7	S00°20'43"W	35.02'
T8	N76°48'24"W	55.00'
T9	N89°45'02"W	59.66'
T10	N89°45'02"W	71.27'
T11	N62°58'34"E	34.08'

**Bohannon & Huston**

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SP-2002262471



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z  
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index No. B-9-Z, Zoned R-LT
3. Gross Subdivision Acreage: 11.1196 Acres.
4. Total Number of Lots created: Fifty-six (56) Lots.
5. Total Mileage of full width Streets created: 0.4484 mile.
6. Date of Survey: May, 2002.
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this PLAT is to subdivide Tract Y-1A-1A-1 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 into Fifty-six (56) Lots, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate an existing easement.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4, & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002059268 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract Y-1A-1A-1, a point on the westerly right-of-way line of Rainbow Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-810 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=357,543.73 and Y=1,527,976.48 bears S62°34'31"W, a distance of 3144.19 feet and from said point of beginning running thence along the easterly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, S00°20'43"W, a distance of 144.60 feet to a point of curvature; thence, 745.08 feet along the arc of a curve to the right having a radius of 2172.00 feet and a chord which bears S10°10'22"W, a distance of 741.43 feet to a point of compound curvature; thence, 78.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord which bears S65°00'00"W, a distance of 70.71 feet to a point of tangency on the southerly boundary line of said Tract Y-1A-1A-1 and also being a point on the northerly right-of-way line of Las Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, N70°00'00"W, a distance of 416.41 feet to a point of curvature; thence, 93.95 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N73°15'45"W, a distance of 93.90 feet to the southwest corner of said Tract Y-1A-1A-1, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-1, N13°28'31"E, a distance of 155.00 feet to a point of curvature (non-tangent); thence, 29.58 feet along the arc of a curve to the right having a radius of 980.00 feet and a chord which bears S75°39'36"E, a distance of 29.58 feet to a point of non-tangency; thence, N15°12'16"E, a distance of 123.00 feet to a point of curvature (non-tangent); thence, 60.93 feet along the arc of a curve to the right having a radius of 1103.00 feet and a chord which bears S73°12'47"E, a distance of 60.92 feet to a point of non-tangency; thence, N06°48'59"E, a distance of 182.28 feet to a point of curvature; thence, S83°11'01"E, a distance of 4.98 feet to a point of tangency; thence, N00°13'00"E, a distance of 133.66 feet to a point of tangency; thence, S89°45'02"E, a distance of 11.61 feet to a point of tangency; thence, N00°20'43"E, a distance of 1.00 feet to a point of tangency; thence, S89°47'00"E, a distance of 173.33 feet to a point of tangency; thence, N00°20'43"E, a distance of 117.00 feet to the northwest corner of said Tract Y-1A-1A-1 and also being a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-1 and also along said right-of-way line, S89°47'00"E, a distance of 174.09 feet to a point of curvature; thence, 68.67 feet along the arc of a curve to the right having a radius of 300.00 feet and a chord which bears S83°13'31"E, a distance of 68.52 feet to a point of reverse curvature; thence, 36.63 feet along the arc of a curve to the left having a radius of 160.00 feet and a chord which bears S83°13'31"E, a distance of 36.55 feet to a point of tangency; thence, S89°47'00"E, a distance of 102.28 feet to a point of curvature; thence, 157.30 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears S44°43'08"E, a distance of 141.58 feet to the point and place of beginning.

Tract contains 11.1196 acres, more or less.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Centerline in lieu of R/W monumentation to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tract Y-1A-1A-1 is subject to a temporary blanket drainage easement granted to the city of Albuquerque and Recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action V-02DRB-00652.
7. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1B in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated: October 23, 1995 and as amended with the 1st. amendment recorded January 29, 2001.
8. No individual lot shall be allowed direct access to Rainbow Boulevard, Irving Boulevard, or Las Ventanas Road.
9. Lot 12 Switchgear Note: Existing switchgear to remain in place. Walls to be constructed on easement boundary as shown. Gate to be installed for PNM operation and maintenance on west wall with PNM owned lock on east side of gate. No trees, structures, or improvements to be allowed on either side of gate.

FREE CONSENT AND DEDICATION

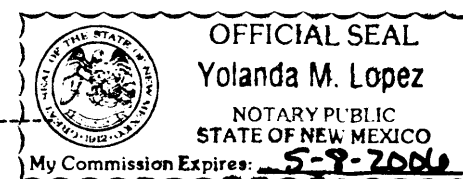
The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest one-quarter of the northeast one-quarter (NW1/4 NW1/4) of Grant, within the Northwest one-quarter of the northeast one-quarter (NW1/4 NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 now comprising Lots 1 thru 56, PINON POINTE SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The city has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City. If work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity of the City, the work to be performed by the City shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

SIVAGE THOMAS HOMES, INC.

By: *John W. Hardin*  
John W. Hardin, President  
Sivage Thomas Homes, Inc.

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 29th day of June, 2002 by John W. Hardin, President of Sivage Thomas Homes, Inc., a New Mexico Corporation, My Commission Expires: 5-9-2006 *[Signature]*  
Notary Public



PNM EASEMENT RELEASE APPROVAL Note "A"

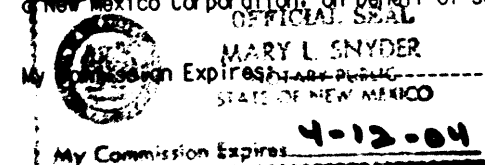
Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title, and interest in the easements (granted by prior plat replat, or document shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: *Paul Schell*

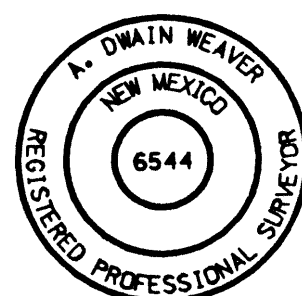
State of New Mexico )  
                                  ) SS  
County of Bernalillo )

The foregoing instrument was acknowledged before me this 9 day of July, 2002, by *[Signature]* of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.



SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



*A. Dwain Weaver*  
A. Dwain Weaver  
New Mexico Professional Surveyor 6544  
Date: June 27, 2002

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON URC # 1-009-065-DS6423-20102

PROPERTY OWNER OF RECORD Las Ventanas LTD Partnership  
*[Signature]*  
BERNALILLO COUNTY TREASURER'S OFFICE DATE 7-12-02

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) 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.

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

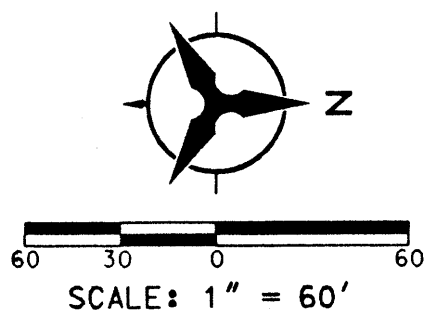


USC & GS BRASS TABLE "UNION 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES  
 (CENTRAL ZONE)  
 X=353,409.02 Y=1,523,440.96  
 GROUND TO GRID FACTOR = 0.99966044  
 DELTA ALPHA = -00°16'58"  
 NGVD 1929 TRIG ELEVATION = 5522.0

2002068473  
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 Page: 2 of 3  
 07/12/2002 10:36A  
 BK-2002C Pg-237

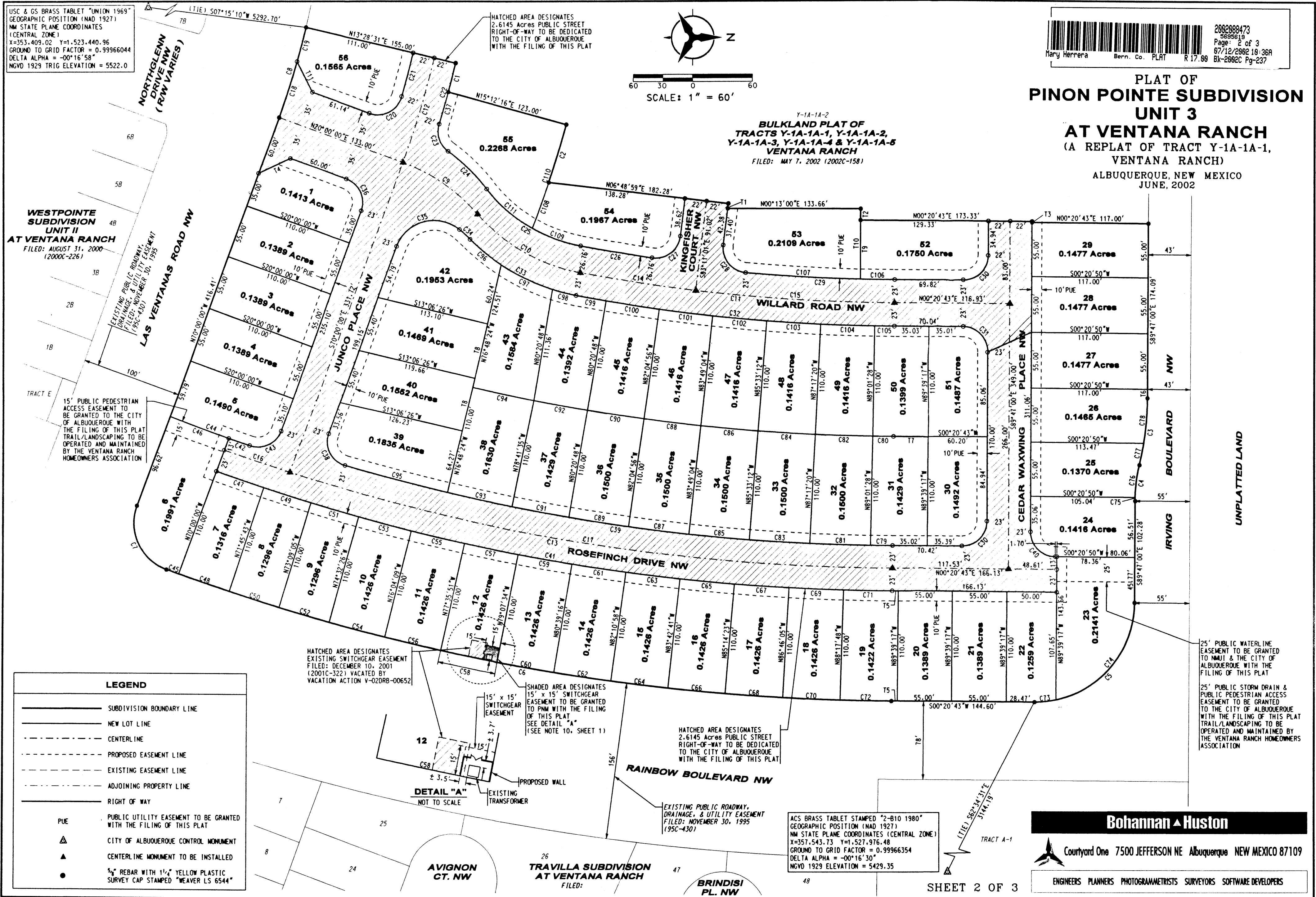
Mary Herrera Bern. Co. PLAT R 17.00

**PLAT OF  
 PINON POINTE SUBDIVISION  
 UNIT 3  
 AT VENTANA RANCH  
 (A REPLAT OF TRACT Y-1A-1A-1,  
 VENTANA RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 JUNE, 2002**



Y-1A-1A-2  
**BULKLAND PLAT OF  
 TRACTS Y-1A-1A-1, Y-1A-1A-2,  
 Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5  
 VENTANA RANCH**  
 FILED: MAY 7, 2002 (2002C-158)

**WESTPOINTE  
 SUBDIVISION  
 UNIT II  
 AT VENTANA RANCH**  
 FILED: AUGUST 31, 2000  
 (2000C-226)



**LEGEND**

—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
- - -	CENTERLINE
- - -	PROPOSED EASEMENT LINE
- - -	EXISTING EASEMENT LINE
- - -	ADJOINING PROPERTY LINE
- - -	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
▲	CENTERLINE MONUMENT TO BE INSTALLED
●	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

HATCHED AREA DESIGNATES EXISTING SWITCHGEAR EASEMENT FILED: DECEMBER 10, 2001 (2001C-322) VACATED BY VACATION ACTION V-02DRB-00652

SHADED AREA DESIGNATES 15' x 15' SWITCHGEAR EASEMENT TO BE GRANTED TO PNM WITH THE FILING OF THIS PLAT. SEE DETAIL "A" (SEE NOTE 10, SHEET 1)

HATCHED AREA DESIGNATES 2.6145 Acres PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

25' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO NMJ & THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

25' PUBLIC STORM DRAIN & PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT TRAIL/LANDSCAPING TO BE OPERATED AND MAINTAINED BY THE VENTANA RANCH HOMEOWNERS ASSOCIATION

ACS BRASS TABLE STAMPED "2-B10 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=357,543.73 Y=1,527,976.48  
 GROUND TO GRID FACTOR = 0.99966354  
 DELTA ALPHA = -00°16'30"  
 NGVD 1929 ELEVATION = 5429.35

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 2 OF 3

**PLAT OF  
 PINON POINTE SUBDIVISION  
 UNIT 3  
 AT VENTANA RANCH  
 (A REPLAT OF TRACT Y-1A-1A-1,  
 VENTANA RANCH)  
 ALBUQUERQUE, NEW MEXICO  
 JUNE, 2002**

**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	01°43'45"	14.79'	29.58'	980.00'	29.58'	S75°39'36"E
C2	03°09'54"	30.47'	60.93'	1103.00'	60.92'	S73°12'47"E
C3	13°06'57"	34.49'	68.67'	300.00'	68.52'	S83°13'31"E
C4	13°06'57"	18.39'	36.63'	160.00'	36.55'	S83°13'31"E
C5	90°07'43"	100.22'	157.30'	100.00'	141.58'	S44°43'08"E
C6	19°39'17"	376.24'	745.08'	2172.00'	741.43'	S10°10'22"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S65°00'00"W
C8	06°31'29"	47.03'	93.95'	825.00'	93.90'	N73°15'45"W
C9	29°19'54"	47.11'	92.15'	180.00'	91.15'	N34°39'57"E
C10	38°42'06"	63.21'	121.58'	180.00'	119.23'	N29°58'51"E
C11	10°17'05"	159.56'	318.26'	1773.00'	317.83'	N05°29'16"E
C12	06°31'29"	54.61'	109.10'	958.00'	109.04'	S73°15'44"E
C13	19°17'22"	346.51'	686.45'	2039.00'	683.22'	N09°59'24"E
C14	03°48'49"	59.03'	118.01'	1773.00'	117.99'	N08°43'24"E
C15	06°28'16"	100.23'	200.25'	1773.00'	200.14'	N03°34'51"E
C16	01°58'03"	35.01'	70.02'	2039.00'	70.02'	N18°39'03"E
C17	17°19'18"	310.59'	616.43'	2039.00'	614.09'	N09°00'22"E
C18	04°02'52"	29.15'	58.28'	825.00'	58.27'	N72°01'26"W
C19	02°28'37"	17.84'	35.67'	825.00'	35.66'	S75°17'10"E
C20	93°46'35"	26.70'	40.92'	25.00'	36.50'	N26°53'17"W
C21	02°44'54"	22.45'	44.90'	936.00'	44.90'	N75°09'02"W
C22	03°39'01"	31.24'	62.47'	980.00'	62.46'	S74°41'55"E
C23	70°24'49"	17.64'	30.12'	25.00'	28.83'	N71°55'14"E
C24	15°24'40"	27.41'	54.60'	203.00'	54.44'	N44°25'09"E
C25	41°20'37"	59.24'	113.29'	157.00'	110.85'	N31°27'11"E
C26	02°24'00"	36.58'	73.15'	1746.24'	73.14'	N09°34'52"E
C27	91°33'53"	25.69'	39.95'	25.00'	35.83'	N37°24'04"W
C28	91°33'41"	25.69'	39.95'	25.00'	35.83'	N51°02'09"E
C29	04°54'35"	75.03'	149.96'	1750.00'	149.92'	N02°48'01"E
C30	90°37'43"	25.06'	39.33'	25.00'	35.40'	N44°43'08"W
C31	89°52'17"	24.94'	39.21'	25.00'	35.32'	S45°16'52"W
C32	10°17'05"	161.63'	322.39'	1796.00'	321.96'	S05°29'16"W
C33	34°31'44"	63.09'	122.34'	203.00'	120.49'	S27°53'40"W
C34	05°19'33"	7.30'	14.59'	157.00'	14.59'	S42°29'46"W
C35	109°50'00"	56.95'	76.68'	40.00'	65.47'	S15°05'00"E
C36	90°00'00"	25.00'	39.27'	25.00'	35.36'	S65°00'00"W
C37	01°55'22"	16.45'	32.89'	980.00'	32.88'	N73°50'03"W
C38	93°46'21"	26.70'	40.92'	25.00'	36.50'	N63°06'49"E
C39	15°52'55"	281.21'	558.82'	2016.00'	557.04'	N08°17'11"E
C40	89°52'10"	24.94'	39.21'	25.00'	35.32'	N45°16'55"E
C41	19°17'36"	350.49'	694.34'	2062.00'	691.07'	S09°59'31"W
C42	00°38'04"	11.22'	22.44'	2026.00'	22.44'	N19°18'54"E
C43	88°59'52"	24.57'	38.83'	25.00'	35.04'	N25°30'04"W
C44	02°24'59"	42.73'	85.44'	2026.00'	85.44'	S20°12'21"W
C45	00°20'35"	6.50'	13.00'	2172.00'	13.00'	S19°49'43"W
C46	01°46'54"	31.51'	63.01'	2026.00'	63.00'	N20°31'24"E
C47	01°24'03"	25.21'	50.41'	2062.00'	50.41'	N18°56'18"E
C48	01°25'08"	26.90'	53.79'	2172.00'	53.79'	S18°56'51"W
C49	01°23'22"	25.00'	50.00'	2062.00'	50.00'	N17°32'36"E
C50	01°23'22"	26.34'	52.67'	2172.00'	52.67'	S17°32'36"W
C51	01°23'22"	25.00'	50.00'	2062.00'	50.00'	N16°09'14"E
C52	01°23'22"	26.34'	52.67'	2172.00'	52.67'	S16°09'14"W
C53	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N14°41'42"E
C54	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S14°41'42"W
C55	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N13°10'00"E
C56	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S13°10'00"W
C57	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N11°38'18"E
C58	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S11°38'18"W
C59	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N10°06'35"E
C60	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S10°06'35"W
C61	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N08°34'53"E
C62	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S08°34'53"W
C63	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N07°03'11"E
C64	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S07°03'11"W
C65	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N05°31'28"E
C66	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S05°31'28"W
C67	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N03°59'46"E
C68	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S03°59'46"W
C69	01°31'42"	27.50'	55.01'	2062.00'	55.00'	N02°28'03"E
C70	01°31'42"	28.97'	57.94'	2172.00'	57.94'	S02°28'03"W
C71	01°21'29"	24.44'	48.87'	2062.00'	48.87'	N01°01'28"E
C72	01°21'29"	25.74'	51.48'	2172.00'	51.48'	S01°01'28"W
C73	12°26'05"	10.89'	21.70'	100.00'	21.66'	S05°52'19"E
C74	77°41'38"	80.54'	135.60'	100.00'	125.45'	N50°56'11"W
C75	01°15'05"	1.75'	3.49'	160.00'	3.49'	N89°09'27"W
C76	11°51'52"	16.63'	33.13'	160.00'	33.07'	N82°35'59"W
C77	04°18'48"	11.30'	22.58'	30.00'	22.58'	N78°49'27"W
C78	08°48'09"	23.09'	46.09'	300.00'	46.04'	N85°22'55"W
C79	00°37'49"	11.09'	22.18'	2016.00'	22.18'	S00°33'38"W
C80	00°37'49"	10.48'	20.97'	1906.00'	20.97'	N00°39'38"E
C81	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S01°50'36"W
C82	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N01°50'36"E
C83	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S03°34'44"W
C84	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N03°34'44"E
C85	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S05°18'52"W
C86	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N05°18'52"E
C87	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S07°03'00"W
C88	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N07°03'00"E
C89	01°44'08"	30.54'	61.07'	2016.00'	61.06'	S08°47'08"W
C90	01°44'08"	28.87'	57.73'	1906.00'	57.73'	N08°47'08"E
C91	01°39'13"	29.09'	58.18'	2016.00'	58.18'	S10°28'48"W
C92	01°39'13"	27.51'	55.01'	1906.00'	55.01'	N10°28'48"E
C93	01°53'11"	33.19'	66.38'	2016.00'	66.37'	S12°15'00"W
C94	01°53'11"	31.38'	62.75'	1906.00'	62.75'	N12°15'00"E
C95	03°02'03"	53.39'	106.76'	2016.00'	106.74'	S14°42'37"W
C96	11°25'04"	20.30'	40.46'	203.00'	40.40'	N39°26'55"E
C97	16°12'06"	28.89'	57.40'	203.00'	57.21'	N25°38'15"E
C98	06°54'23"	12.25'	24.47'	203.00'	24.45'	N14°05'00"E
C99	00°58'37"	15.31'	30.62'	1796.00'	30.62'	N10°08'30"E
C100	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N08°47'08"E
C101	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N07°03'00"E
C102	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N05°18'52"E
C103	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N03°34'44"E
C104	01°44'08"	27.20'	54.40'	1796.00'	54.40'	N01°50'36"E
C105	00°37'49"	9.88'	19.76'	1796.00'	19.76'	N00°39'38"E
C106	01°07'45"	17.24'	34.49'	1750.00'	34.49'	N00°54'36"E
C107	03°46'51"	57.76'	115.48'	1750.00'	115.45'	N03°21'53"E
C108	02°33'24"	24.61'	49.22'	1103.00'	49.21'	S70°21'08"E
C109	19°01'39"	26.31'	52.14'	157.00'	51.90'	N20°17'42"E
C110	05°43'17"	55.12'	110.14'	1103.00'	110.10'	S71°56'05"E
C111	22°18'58"	30.97'	61.15'	157.00'	60.76'	S40°58'01"W

**TANGENT DATA**

ID	BEARING	DISTANCE
T1	S83°11'01"E	4.98'
T2	S89°45'02"E	11.61'
T3	S89°41'00"E	1.00'
T4	S25°00'00"E	35.36'
T5	S00°20'43"W	6.13'
T6	N89°47'00"W	9.08'
T7	S00°20'43"W	35.02'
T8	N76°48'24"W	55.00'
T9	N89°45'02"W	59.66'
T10	N89°45'02"W	71.27'
T11	N62°58'34"E	34.08'

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

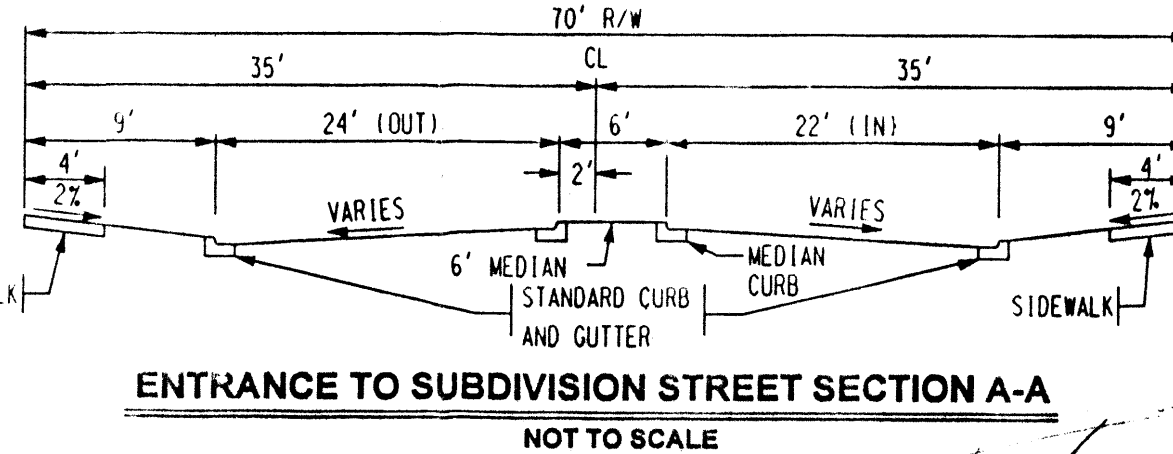
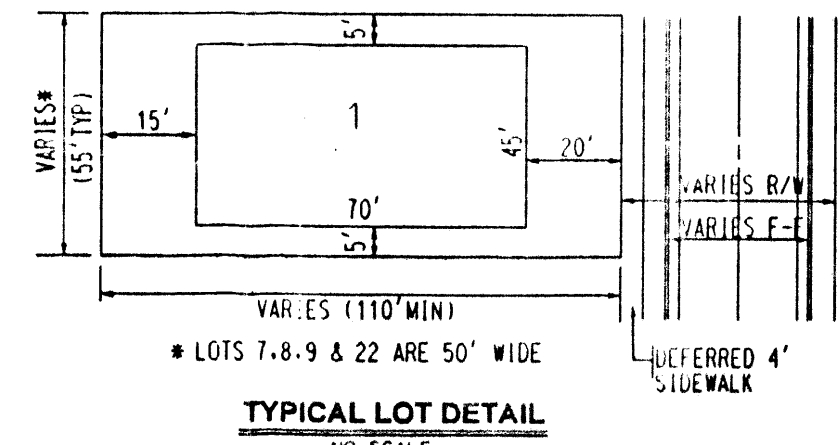
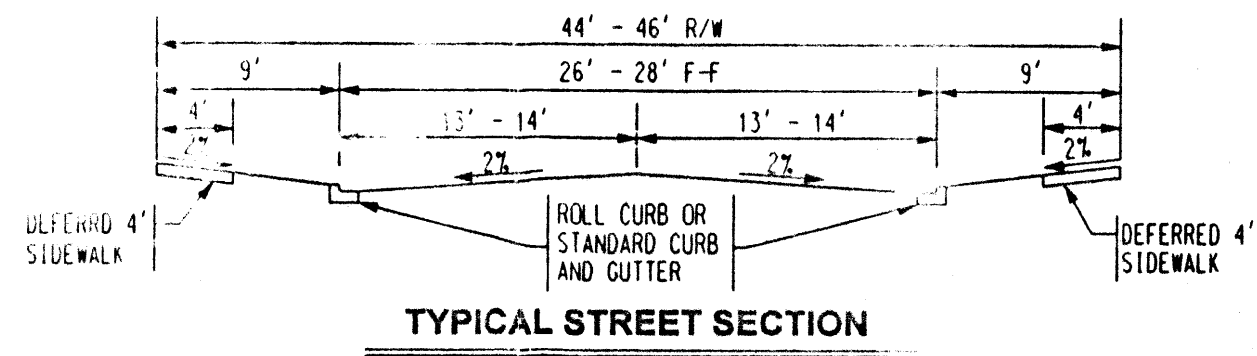


**GENERAL NOTES**

- EXISTING ZONING: RL1  
PROPOSED ZONING: RL1  
PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
- TRACT Y-1A-1A-1 PHASE III (AREA III) ACREAGE: 11.1750 ACRES  
TOTAL NUMBER OF LOTS: 56 LOTS  
PROPOSED DENSITY: 3.0000 D.U. PER ACRE  
  
TRACT Y-1A-1A-2 PHASE IV (AREA IV) ACREAGE: 8.6170 ACRES  
TOTAL NUMBER OF LOTS: 45 LOTS  
PROPOSED DENSITY: 4.8000 D.U. PER ACRE
- MINIMUM LOT DIMENSION: 30' X 110'
- ALL STREETS AND UTILITY IMPROVEMENTS ARE TO BE PUBLIC. TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMU) REGULATED AREA. WATER AND SANITARY SEWER CAPACITIES AREA BASED ON NMU'S FACILITIES AND WITH THE CITY OF ALBUQUERQUE'S WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU.
- ALL SANITARY AND WATER SERVICES TO THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMU.
- NO INDIVIDUAL LOTS SHALL BE GRANTED DIRECT ACCESS TO RAINBOW BOULEVARD, IRVING BOULEVARD, LAS VENTANAS ROAD OR TRACT A.
- LOT SETBACKS SHALL COMPLY WITH ZONING REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' (TYP.)  
SIDE YARD: 5' TO GARAGE WALL  
BACK YARD: 15' (MIN.)  
CORNER SIDEYARD: 10' TO 10'
- PARK DEDICATION REQUIREMENTS: THE NEW MEXICO PARK SITE WITHIN TRACT Y-1A-1A-1 AND TRACT Y-1A-1A-2 SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP AGREEMENT DATED: OCTOBER 23, 1999 (PROJECT NO. 99-14157) OR AS OTHERWISE AGREED TO.
- THAT PORTION OF THE EXISTING TEMPORARY DRAINAGE EASEMENT OVER LOTS 1-56 PHASE III AND LOTS 1-42 PHASE IV AND TRACT A TO BE VALUED BY VACUATION ACTION.
- TRACT A IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE AS A VEHICULAR PUBLIC RIGHT-OF-WAY. NO PEDESTRIAN ACCESS WILL BE ALLOWED FROM ADJOINING BACKYARDS.

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	01°43'45"	14.79'	29.58'	900.00'	29.58'	S75°39'36"E
C2	03°09'54"	30.47'	60.93'	1103.00'	60.92'	S73°12'47"E
C3	13°06'57"	34.49'	68.97'	300.00'	68.52'	S83°13'31"E
C4	13°06'57"	18.39'	36.78'	160.00'	36.55'	S83°13'31"E
C5	90°01'43"	100.22'	157.30'	100.00'	141.58'	S44°43'08"E
C6	19°39'17"	376.24'	745.08'	2172.00'	741.43'	S10°10'22"W
C7	90°00'00"	50.00'	78.54'	50.00'	70.71'	S65°00'00"W
C8	06°31'29"	47.03'	93.95'	825.00'	93.90'	N73°15'45"W
C9	21°41'52"	158.11'	312.43'	825.00'	310.56'	N81°22'25"W

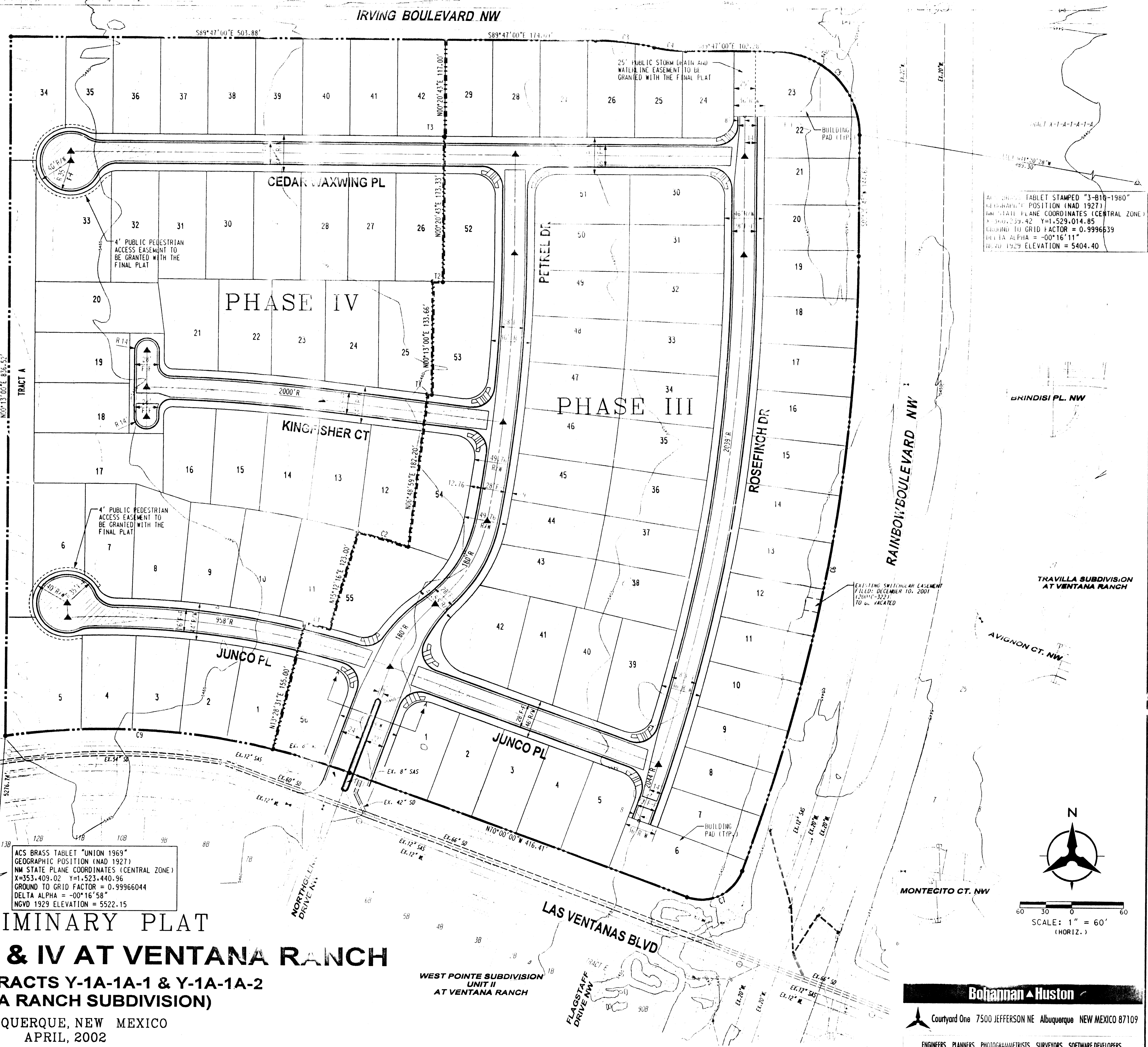
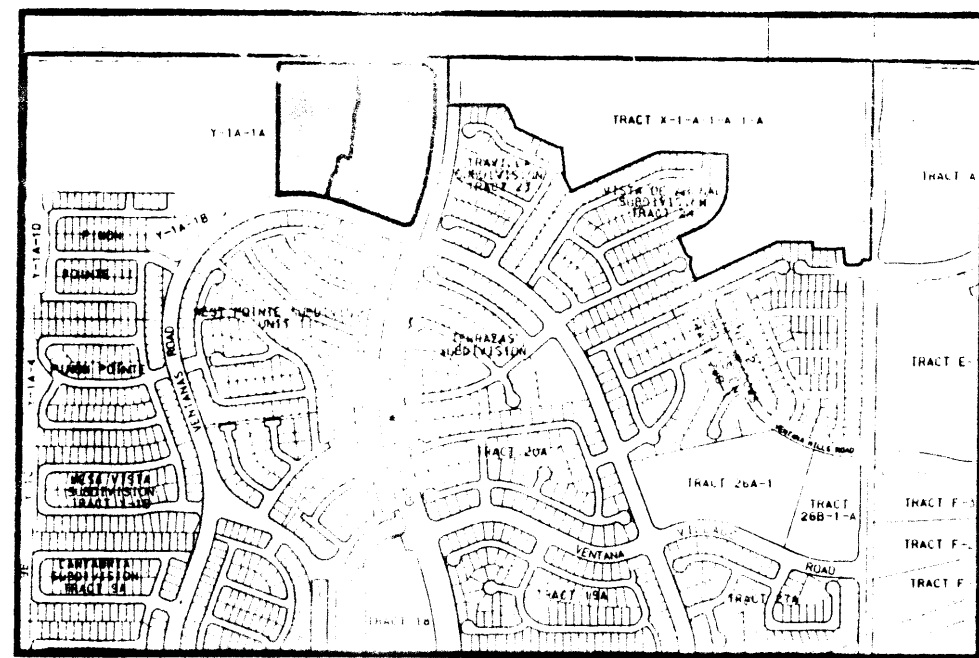
TANGENT DATA			
ID	BEARING	DISTANCE	POINT
T1	S83°11'01"E	4.52'	
T2	S89°45'02"E	11.61'	
T3	S89°47'00"E	1.00'	



LAS VENTANAS LIMITED PARTNERSHIP  
 4-25-02  
 ROBERT M. MURPHY, PRESIDENT  
 SANDIA PROPERTIES LTD. CO.,  
 MANAGING PARTNER

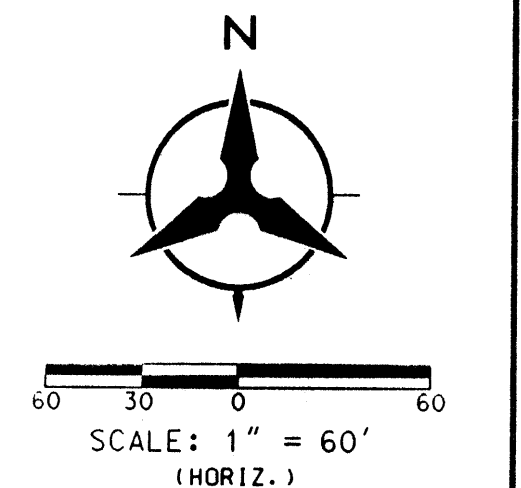
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN THIS PLAN SHALL BE MEASURED TO THE NEAREST 1/16" (WEAVER LS 6544).
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE POINTS. ALL CORNER POINTS AND STREET INTERSECTIONS AND CORNER POINTS SHALL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
  - THE SUBDIVISION BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES  
 4/25/02  
 CITY SURVEYOR DATE



ACS BRASS TABLET "UNION 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=353,409.02 Y=1,523,440.96  
 GROUND TO GRID FACTOR = 0.99966044  
 DELTA ALPHA = -00°16'58"  
 NGVD 1929 ELEVATION = 5522.15

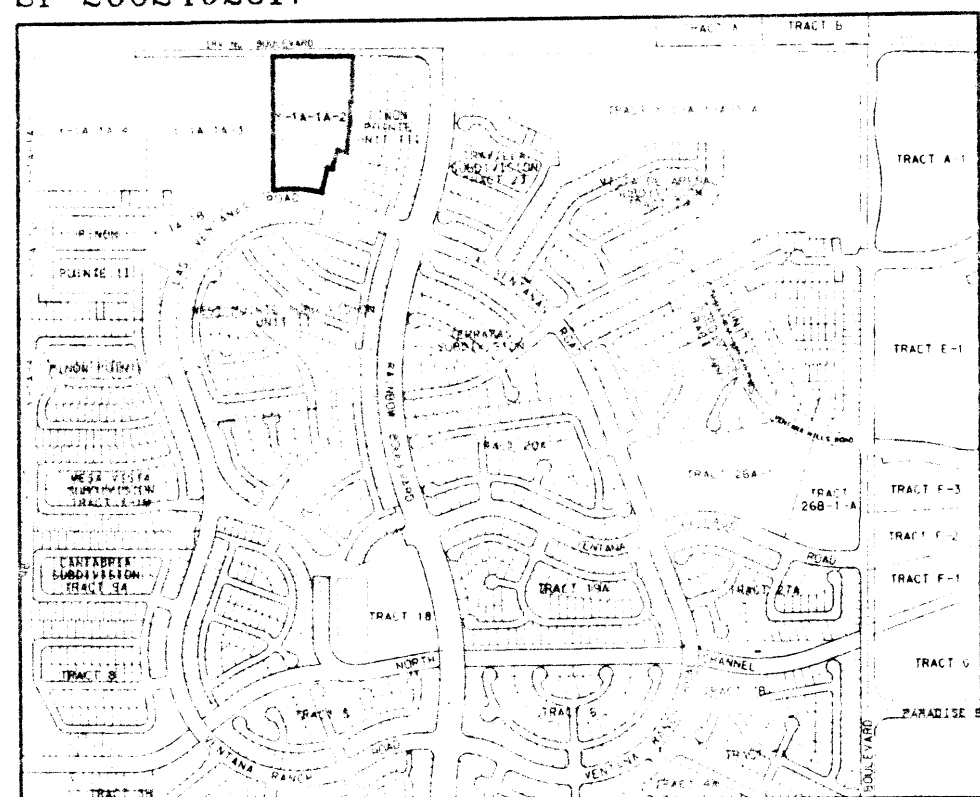
ACS BRASS TABLET STAMPED "3-B16-1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=360,239.42 Y=1,529,014.85  
 GROUND TO GRID FACTOR = 0.999639  
 DELTA ALPHA = -00°16'11"  
 NGVD 1929 ELEVATION = 5404.40



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SP-2002492517



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1001916-03DRB-00330
2. Zone Atlas Index No. B-9-Z
3. Gross Subdivision Acreage: 8.6770 Acres.
4. Total Number of Lots created: Forty-two (42) Lots and One (1) Tract.
5. Total Mileage of full width Streets created: 0.2339 mile.
6. Date of Survey: May, 2002.
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, N46W.

DISCLOSURE STATEMENT

The purpose of this PLAT is to subdivide Tract Y-1A-1A-2 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002, as Document No. 2002059268 in Book 2002C, Page 158 into Forty-two (42) Lots and One (1) Tract to dedicate additional public street right-of-way to the City of Albuquerque and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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, (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within the Northwest Quarter (NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-2 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002059268 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1987) and ground distances as follows:

BEGINNING at the northeast corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-B10 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1987) of X=357,543.73 and Y=1,527,976.48 bears S64°28'20"E, a distance of 3625.04 feet and from said point of beginning leaving said right-of-way line and running thence along the easterly boundary line of said Tract Y-1A-1A-2;
S00°20'43"W, a distance of 117.00 feet to a point; thence,
N89°47'00"W, a distance of 1.00 feet to a point; thence,
S00°20'43"W, a distance of 173.33 feet to a point; thence,
N89°45'02"W, a distance of 11.61 feet to a point; thence,
S00°13'00"W, a distance of 133.66 feet to a point; thence,
N83°11'01"W, a distance of 4.98 feet to a point; thence,
S06°48'59"W, a distance of 182.28 feet to a point of curvature (non-tangent); thence, 60.93 feet along the arc of a curve to the left having a radius of 1103.00 feet and a chord which bears N73°12'47"W, a distance of 60.92 feet to a point of non-tangency; thence,
S15°12'16"W, a distance of 123.00 feet to a point of curvature (non-tangent); thence, 29.58 feet along the arc of a curve to the left having a radius of 980.00 feet and a chord which bears N75°39'36"W, a distance of 29.58 feet to a point of non-tangency; thence,
S13°28'31"W, a distance of 155.00 feet to the southeast corner of said Tract Y-1A-1A-2, a point of curvature (non-tangent) on the northerly right-of-way line of Las Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
312.43 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N87°22'25"W, a distance of 310.56 feet to the southwest corner of said Tract Y-1A-1A-2, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-2,
N00°13'00"E, a distance of 836.52 feet to the northwest corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
S89°47'00"E, a distance of 503.88 feet to the point and place of beginning.

Tract contains 8.6770 acres, more or less.

NOTES

- 1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1987 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Centerline in lieu of R/W monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
6. Tract Y-1A-1A-2 is subject to a temporary blanket drainage easement granted to the City of Albuquerque and recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action Y-02URB-00652.
7. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1A-2 in accordance with the Park Dedication Agreement between the City of Albuquerque and Los Ventanas Limited Partnership dated October 23, 1995 and as amended with the 1st amendment recorded January 29, 2001.
8. No individual lot shall be allowed direct access to Irving Boulevard NW, Tract A, or Las Ventanas Road NW.
9. Tract A is to be dedicated to the City of Albuquerque as non-vehicular right-of-way for public pedestrian access. No pedestrian access will be allowed from adjoining backyards.
10. Tract A is subject to a blanket utility easement granted to NMU, Inc. with the filing of this plat.
11. Ventana Ranch Community Association.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: December 9, 2002

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest Quarter (NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-2 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 now comprising Lots 1 thru 42 and Tract A, PINON POINTE SUBDIVISION, UNIT 4 AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned (owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, inspect, and maintain facilities, training and all Public Utility easements shown hereon for the common joint use of Gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal of work it deems appropriate without liability to the City, if work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for repaiding or repairing any Improvements or Encroachments. In the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

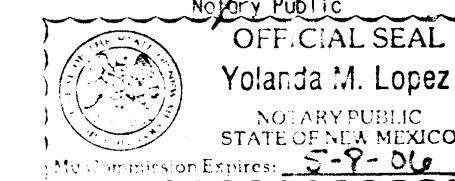
SIVAGE THOMAS HOMES, INC.

John W. Hardin
John W. Hardin, President
Sivage Thomas Homes, Inc.

State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 9th day of December, 2002 by John W. Hardin, President of Sivage Thomas Homes, Inc., a New Mexico Corporation.

My Commission Expires: 5-9-2006

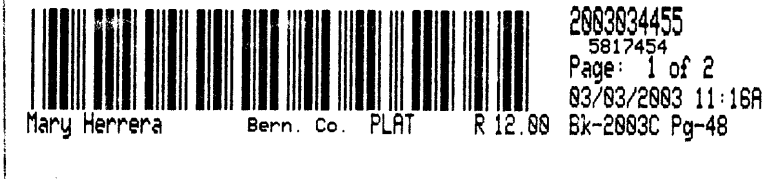


CURVE DATA

Table with columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. Contains 55 rows of curve data.

TANGENT DATA

Table with columns: ID, BEARING, DISTANCE. Contains 19 rows of tangent data.



PLAT OF PINON POINTE SUBDIVISION UNIT 4 AT VENTANA RANCH (A REPLAT OF TRACT Y-1A-1A-2, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO DECEMBER, 2002

APPROVALS

- PLAT NUMBER: 1001916-03-00330
Sheran Matson 2/26/03
Brady L. Bigham 2/26/03
Richard Dowd 2-26-03
Phillip Dowd 2-26-03
John Mumbly 01-28-03
N/A
Roger A. Breen 2/24/03
Christina Sandoval 2/26/03
Dad R. Muller 1-7-03
Rita Euebs 1/07/03
Leonard D. Muts 1-07-03
Leon D. Muts 1-07-03
New Mexico Utilities, Inc. 1-23-03
Ventana Ranch Community Association, Inc. 2-13-03

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 100-906-513-247-320-105

PROPERTY OWNER OF RECORD: Las Ventanas LTD Partnership
Bernillo County Treasurer's Office 03-03-03

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) 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.



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING \* SPATIAL DATA \* ADVANCED TECHNOLOGIES



NOTE: SEE SHEET 1 FOR CURVE & TANGENT DATA

2063034455  
5617454  
Page: 2 of 2  
03/03/2003 11:16A  
Mary Herrera Bern. Co. PLAT R 12.00 BX-2063C Pg-48

PLAT OF  
PINON POINTE SUBDIVISION  
UNIT 4  
AT VENTANA RANCH  
(A REPLAT OF TRACT Y-1A-1A-2,  
VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2002



SCALE: 1" = 60'

EXISTING 20' TEMPORARY ACCESS EASEMENT  
FOR WELL SITE  
FILED: MARCH 11, 1993 (BOOK 120-34-8, PGS. 0142-0145)  
DOCUMENT NO. 94092716  
STREET AMENDMENT FILED: APRIL 14, 1994  
(BK. 94-12, PGS. 1305)  
DOCUMENT NO. 94092716

UNPLATTED LANDS

CENTERLINE EXISTING  
10' GASLINE EASEMENT  
FILED: MAY 8, 1995  
(BK. 95-11, PGS. 1782-1784)  
DOCUMENT NO. 95045529

CENTERLINE EXISTING  
20' WATERLINE EASEMENT  
FILED: FEBRUARY 27, 1995  
(BK. 95-5, PGS. 1209-1212)  
DOCUMENT NO. 95018468

EXISTING 43' PUBLIC ROADWAY,  
DRAINAGE AND UTILITY EASEMENT  
FILED: NOVEMBER 30, 1995 (1995-4301)

Y-1A-1A-3  
BULKLAND PLAT OF  
TRACTS Y-1A-1A-1, Y-1A-1A-2,  
Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5  
VENTANA RANCH  
FILED: MARCH 20, 2002  
(2002C-108)

HATCHED AREA DESIGNATES  
PUBLIC STREET RIGHT-OF-WAY  
TO BE DEDICATED TO THE CITY  
OF ALBUQUERQUE WITH THE  
FILING OF THIS PLAT

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HATCHED AREA DESIGNATES  
PUBLIC STREET RIGHT-OF-WAY  
TO BE DEDICATED TO THE CITY  
OF ALBUQUERQUE WITH THE  
FILING OF THIS PLAT

TRACT A 0.3780 Acres

(SEE NOTES 10 & 11, SHEET 1)

EXISTING 100' PUBLIC ROADWAY  
DELTA ALPHA = -00°16'58" W  
FILED: NOVEMBER 30, 1995  
(1995-430)

WESTPOINTE  
SUBDIVISION  
UNIT II AT  
VENTANA RANCH  
FILED: APRIL 17, 2000  
(2000C-117)

ACS BRASS TABLET "UNION 1969"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES  
(CENTRAL ZONE)  
X=353,409.02 Y=1,523,440.96  
GROUND TO GRID FACTOR = 0.99366044  
DELTA ALPHA = -00°16'58"  
NGVD 1929 TRIG ELEVATION = 5522.0

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- 3/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

PINON POINTE SUBDIVISION  
UNIT 3  
AT VENTANA RANCH  
FILED: JULY 12, 2002  
(2002C-237)

WILLARD ROAD NW (R/W VARIES)

ACS BRASS TABLET STAMPED "2-810 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=357,543.73 Y=1,527,976.48  
GROUND TO GRID FACTOR = 0.99366354  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5429.35

SHEET 2 OF 2

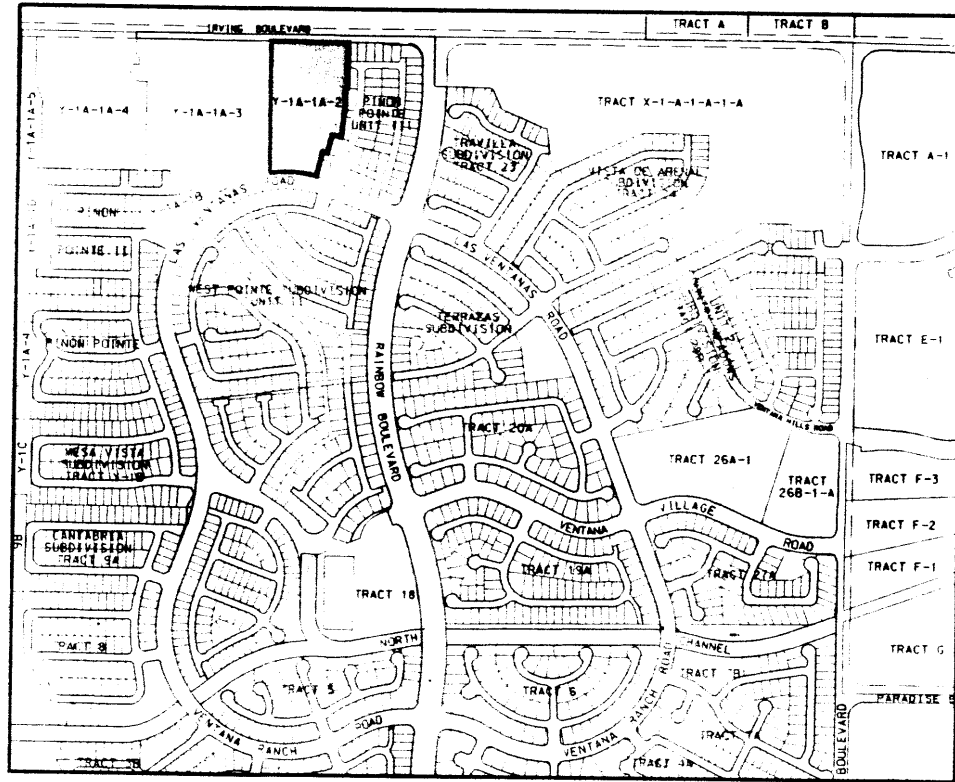
**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

© 2002 Survey, City of Albuquerque, Inc. JOB NO. 020014-001-02  
03/03/2002  
03/03/2002  
mhc

SP-2002492517



**LOCATION MAP**

ZONE ATLAS INDEX MAP No. B-9-Z  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index No. B-9-Z.
3. Gross Subdivision Acreage: 8.6770 Acres.
4. Total Number of Lots created: Forty-two (42) Lots and One (1) Tract.
5. Total Mileage of full width Streets created: 0.2339 mile.
6. Date of Survey: May, 2002.
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, NMPM.

**DISCLOSURE STATEMENT**

The purpose of this PLAT is to subdivide Tract Y-1A-1A-2 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 into Forty-two (42) Lots and One (1) Tract, to dedicate additional public street right-of-way to the City of Albuquerque and to grant easements.

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services** for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, 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.
- QWEST** for the installation, maintenance, and service of all buried 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 related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc.** for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear door and five feet (5') on each side.

**DESCRIPTION**

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BEGINNING at the northeast corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-B10 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=357,543.73 and Y=1,527,976.48 bears S64°28'20"E, a distance of 3625.04 feet and from said point of beginning leaving said right-of-way line and running thence along the easterly boundary line of said Tract Y-1A-1A-2, S00°20'43"W, a distance of 117.00 feet to a point; thence, N89°47'00"W, a distance of 1.00 feet to a point; thence, S00°20'43"W, a distance of 173.33 feet to a point; thence, N89°45'02"W, a distance of 11.61 feet to a point; thence, N83°11'01"W, a distance of 133.66 feet to a point; thence, S00°13'00"W, a distance of 4.98 feet to a point; thence, S06°48'59"W, a distance of 182.28 feet to a point of curvature (non-tangent); thence, 60.93 feet along the arc of a curve to the left having a radius of 1103.00 feet and a chord which bears N73°12'47"W, a distance of 60.92 feet to a point of non-tangency; thence, S15°12'16"W, a distance of 123.00 feet to a point of curvature (non-tangent); thence, 29.58 feet along the arc of a curve to the left having a radius of 980.00 feet and a chord which bears N75°39'36"W, a distance of 29.58 feet to a point of non-tangency; thence, S13°28'31"W, a distance of 155.00 feet to the southeast corner of said Tract Y-1A-1A-2, a point of curvature (non-tangent) on the northerly right-of-way line of Las Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line, 312.43 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N87°22'25"W, a distance of 310.56 feet to the southwest corner of said Tract Y-1A-1A-2, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-2, N00°13'00"E, a distance of 836.52 feet to the northwest corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line, S89°47'00"E, a distance of 503.88 feet to the point and place of beginning.

Tract contains 8.6770 acres, more or less.

**NOTES**

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH. Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
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5. Centerline (in lieu of R/W monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "795-46544".
6. Tract Y-1A-1A-2 is subject to a temporary blanket drainage easement granted to the City of Albuquerque and recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action V-02DRB-00652.
7. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1B in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated: October 23, 1995 and as amended with the 1st. amendment recorded January 29, 2001.
8. No individual lot shall be allowed direct access to Irving Boulevard NW, Tract A, or Las Ventanas Road NW.
9. Tract A is to be dedicated to the City of Albuquerque as non-vehicular right-of-way for public pedestrian access. No pedestrian access will be allowed from adjoining backyards.
10. Tract A is subject to a blanket utility easement granted to NMU, Inc. with the filing of this plat.

**SURVEYOR'S CERTIFICATION**

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



*A. Dwin Weaver*  
A. Dwin Weaver  
New Mexico Professional Surveyor 6544

Date: December 9, 2002

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest one-quarter (NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1A-2 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No. 2002059268 in Book 2002C, Page 158 now comprising Lots 1 thru 42 and Tract A, PINON POINTE SUBDIVISION, UNIT 4 AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public street right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility, and Drainage Easements hereon, inspect, and maintain facilities thereint and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The city has the right to enter upon the Grantee Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City. If work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

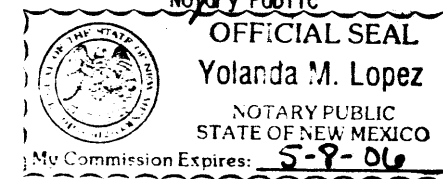
SIVAGE THOMAS HOMES, INC.

BY: *John W. Hardin*  
John W. Hardin, President  
Sivage Thomas Homes, Inc.

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 9th day of December, 2002 by John W. Hardin, President of Sivage Thomas Homes, Inc., a New Mexico Corporation.

My Commission Expires: 5-9-2006



**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	03°09'54"	30.47'	60.93'	1103.00'	60.92'	N73°12'47"W
C2	01°43'45"	14.19'	29.58'	980.00'	29.58'	N75°39'36"W
C3	21°41'52"	158.11'	312.43'	825.00'	310.56'	N87°22'25"W
C4	16°15'42"	136.87'	271.00'	958.00'	270.99'	S84°39'20"E
C5	05°50'23"	102.01'	203.84'	2000.00'	203.75'	S86°06'12"E
C6	15°34'16"	127.98'	254.37'	936.00'	253.59'	N84°18'37"W
C7	10°24'52"	2.28'	4.54'	25.00'	4.54'	S82°41'49"W
C8	253°55'09"	-----	177.27'	40.00'	63.92'	N24°26'58"E
C9	60°51'26"	14.68'	26.55'	25.00'	25.32'	S59°01'11"E
C10	12°55'24"	110.99'	221.05'	980.00'	220.58'	S82°59'11"E
C11	04°58'16"	85.86'	171.62'	1978.00'	171.57'	N85°39'06"W
C12	91°38'46"	10.29'	16.00'	10.00'	14.34'	S46°02'23"W
C13	88°24'21"	9.73'	6.43'	10.00'	13.94'	S43°59'10"E
C14	05°00'20"	88.38'	176.65'	2022.00'	176.59'	S85°41'10"E
C15	56°22'07"	13.40'	24.60'	25.00'	23.62'	S62°01'56"W
C16	263°12'15"	-----	183.75'	40.00'	59.82'	N14°33'00"W
C17	26°50'07"	5.96'	11.71'	25.00'	11.60'	S76°21'56"E
C18	03°49'21"	31.23'	62.45'	936.00'	62.43'	N78°26'10"W
C19	03°49'21"	27.53'	55.04'	825.00'	55.03'	S78°26'10"W
C20	03°49'21"	31.23'	62.45'	936.00'	62.43'	N82°15'31"W
C21	03°49'21"	27.53'	55.04'	825.00'	55.03'	S82°15'31"W
C22	03°49'21"	31.23'	62.45'	936.00'	62.43'	N86°04'52"E
C23	03°49'21"	27.53'	55.04'	825.00'	55.03'	S86°04'52"E
C24	03°49'13"	31.22'	62.41'	936.00'	62.40'	S89°54'09"E
C25	04°05'37"	29.48'	58.94'	825.00'	58.93'	S89°57'39"W
C26	06°08'12"	44.22'	88.36'	825.00'	88.32'	S84°50'45"W
C27	77°27'05"	32.08'	54.07'	40.00'	50.05'	S63°47'04"E
C28	00°16'59"	2.31'	4.62'	936.00'	4.62'	N88°02'45"E
C29	94°44'02"	41.96'	64.74'	40.00'	57.90'	N73°50'59"E
C30	31°11'32"	11.17'	21.78'	40.00'	21.51'	S44°11'14"E
C31	01°04'07"	9.14'	18.28'	980.00'	18.28'	S88°54'50"E
C32	03°20'18"	28.56'	57.10'	980.00'	57.09'	S86°42'37"E
C33	03°20'18"	28.56'	57.10'	980.00'	57.09'	S83°22'19"E
C34	03°20'18"	32.14'	64.27'	1103.00'	64.26'	N83°22'19"W
C35	03°27'13"	29.54'	59.07'	980.00'	59.06'	S79°58'34"E
C36	03°27'13"	33.25'	66.49'	1103.00'	66.48'	N79°58'34"W
C37	03°27'13"	29.54'	59.07'	980.00'	59.06'	S76°31'20"E
C38	03°27'13"	33.25'	66.49'	1103.00'	66.48'	N76°31'20"W
C39	03°10'15"	30.53'	61.04'	1103.00'	61.04'	N76°22'52"W
C40	02°57'18"	28.45'	56.89'	1103.00'	56.89'	N79°23'58"W
C41	01°44'48"	30.15'	60.30'	1978.00'	60.30'	S84°03'25"E
C42	01°44'26"	30.04'	60.08'	1978.00'	60.08'	N85°48'02"W
C43	02°56'46"	28.37'	56.72'	1103.00'	56.71'	S82°23'40"E
C44	01°27'59"	25.31'	50.63'	1978.00'	50.63'	S87°24'14"E
C45	01°10'25"	11.30'	22.59'	1103.00'	22.59'	N84°27'16"W
C46	01°30'00"	26.47'	52.94'	2022.00'	52.94'	S87°26'20"E
C47	01°45'40"	31.08'	61.56'	2022.00'	61.55'	N84°03'20"W
C48	01°44'39"	31.08'	61.56'	2022.00'	61.55'	S82°33'07"W
C49	15°19'45"	3.36'	6.72'	25.00'	6.67'	S84°22'04"W
C50	41°02'22"	9.36'	17.91'	25.00'	17.53'	S54°22'04"W
C51	119°06'10"	83.15'	68.05'	40.00'	68.97'	N86°36'02"W
C52	80°49'53"	34.06'	56.43'	40.00'	51.87'	N40°37'57"E
C53	36°00'15"	13.00'	25.14'	40.00'	24.72'	S80°57'00"E
C54	52°32'29"	36.68'	19.74'	40.00'	35.41'	S01°12'43"W
C55	27°15'58"	19.04'	9.70'	40.00'	18.86'	S13°24'59"E

**TANGENT DATA**

ID	BEARING	DISTANCE
T1	N89°47'00"W	1.00'
T2	N89°45'02"W	11.61'
T3	N83°11'01"W	4.98'
T4	S02°47'11"E	17.00'
T5	N00°12'59"E	11.00'
T6	N89°47'00"W	19.27'
T7	N89°47'00"W	33.83'
T8	N71°23'50"W	67.16'
T9	N71°23'50"W	34.00'
T10	N71°23'50"W	35.16'
T11	N89°45'02"W	70.39'
T12	S00°20'43"W	5.09'
T13	N89°45'02"W	62.00'
T14	N89°45'02"W	61.25'
T15	N89°45'02"W	62.75'
T16	N89°45'02"W	55.00'
T17	N89°47'00"W	30.00'
T18	S62°31'02"E	5.00'
T19	S62°57'03"W	5.00'

PLAT OF  
**PINON POINTE SUBDIVISION**  
UNIT 4  
**AT VENTANA RANCH**  
(A REPLAT OF TRACT Y-1A-1A-2,  
VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2002

**APPROVALS**

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
For <i>J. M. M. M.</i> SURVEYOR	01-28-03
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
RECREATION	DATE
For <i>Rita E. Sucks</i>	1-7-03
COMCAST CABLE	DATE
For <i>Ronald D. Marts</i>	1-07-03
PNM ELECTRIC SERVICES	DATE
For <i>Ronald D. Marts</i>	1-07-03
PNM GAS SERVICES	DATE
For <i>R. D. Marts</i>	1-23-03
NEW MEXICO UTILITIES, INC.	DATE
For <i>R. D. Marts</i>	2-13-03
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**PNM STAMP**

In approving this plat, PNM Electric Services and Gas Services (PNM) 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.

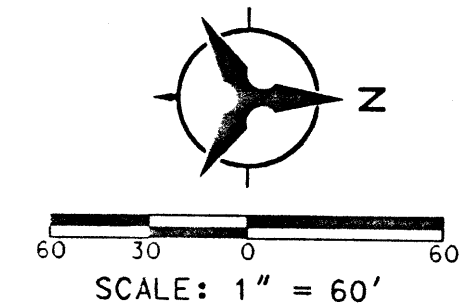


Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NOTE: SEE SHEET 1 FOR CURVE & TANGENT DATA

PLAT OF  
PINON POINTE SUBDIVISION  
UNIT 4  
AT VENTANA RANCH  
(A REPLAT OF TRACT Y-1A-1A-2,  
VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO  
DECEMBER, 2002



Y-1A-1A-3  
BULKLAND PLAT OF  
TRACTS Y-1A-1A-1, Y-1A-1A-2,  
Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5  
VENTANA RANCH  
FILED: MAY 7, 2002  
(2002C-158)

TRACT A 0.3780 Acres  
(SEE NOTES 10 & 11, SHEET 1)

EXISTING 100' PUBLIC ROADWAY,  
DRAINAGE & UTILITY EASEMENT.  
FILED: NOVEMBER 30, 1995  
(195C-430)

HATCHED AREA DESIGNATES  
PUBLIC STREET RIGHT-OF-WAY  
TO BE DEDICATED TO THE CITY  
OF ALBUQUERQUE WITH THE  
FILING OF THIS PLAT

HATCHED AREA DESIGNATES  
PUBLIC STREET RIGHT-OF-WAY  
TO BE DEDICATED TO THE CITY  
OF ALBUQUERQUE WITH THE  
FILING OF THIS PLAT

4' PUBLIC PEDESTRIAN  
ACCESS EASEMENT TO  
BE GRANTED WITH THE  
FILING OF THIS PLAT

WESTPOINTE  
SUBDIVISION  
UNIT II AT  
VENTANA RANCH  
FILED: AUGUST 31, 2000  
(2000C-226)

EXISTING 20' TEMPORARY ACCESS EASEMENT  
FOR WELL SITE  
FILED: MARCH 7, 1994 (BK. 94-8, PGS. 0142-0145)  
DOCUMENT NO. 94030716  
FIRST AMENDMENT FILED: APRIL 14, 1994  
(BK. 94-12, PGS. 3303-3305)  
DOCUMENT NO. 94049365

ACS BRASS TABLE "UNION 1969"  
GEOGRAPHIC POSITION (NAD 1927)  
NW STATE PLANE COORDINATES  
(CENTRAL ZONE)  
X=353,409.02 Y=1,523,440.36  
GROUND TO GRID FACTOR = 0.99966044  
DELTA ALPHA = -00°16'58"  
NGVD 1929 TRIG ELEVATION = 5522.0

LEGEND

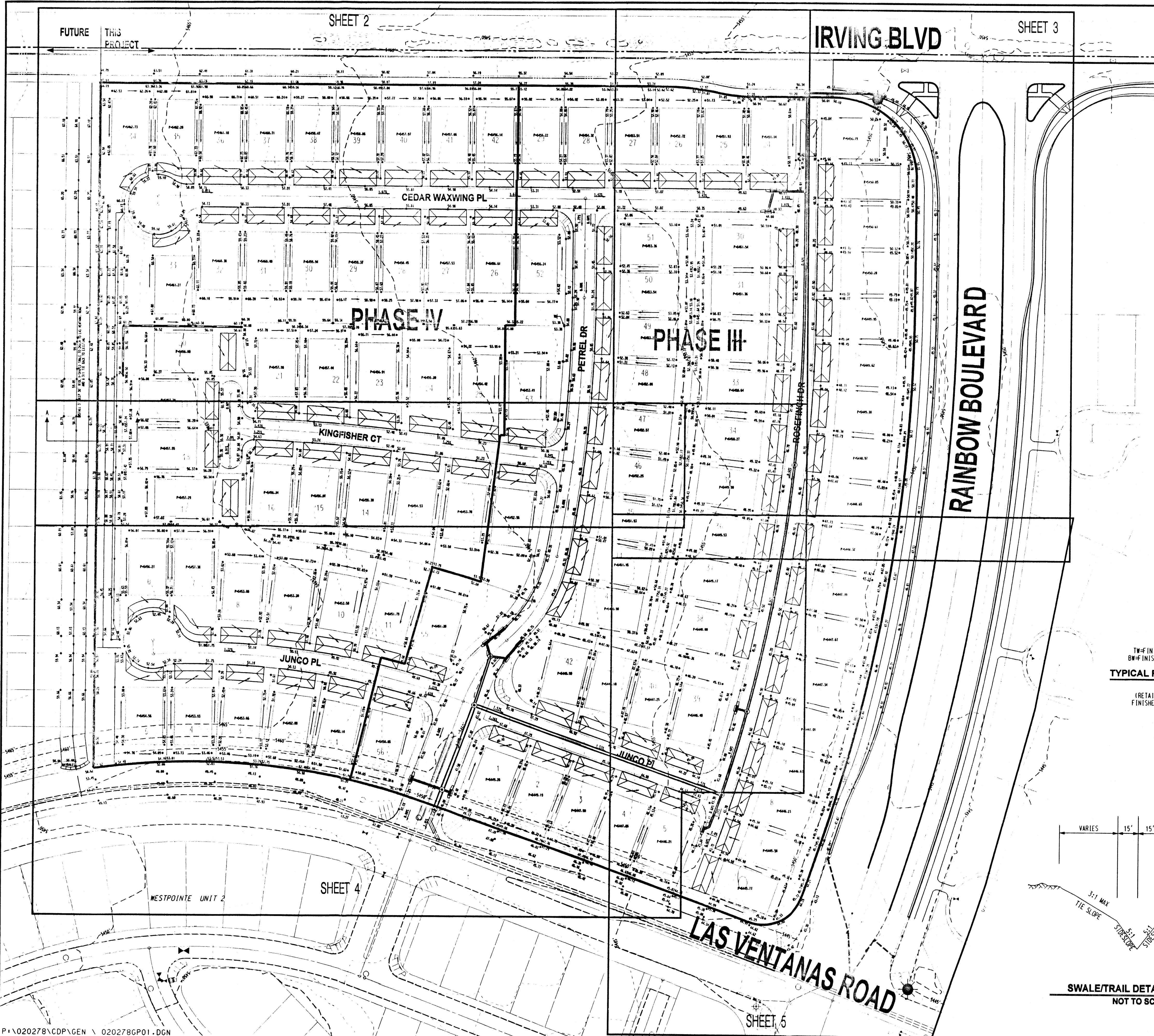
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

ACS BRASS TABLE STAMPED "2-810 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NW STATE PLANE COORDINATES (CENTRAL ZONE)  
X=357,543.73 Y=1,527,976.48  
GROUND TO GRID FACTOR = 0.99966354  
DELTA ALPHA = -00°16'30"  
NGVD 1929 ELEVATION = 5429.35

SHEET 2 OF 2

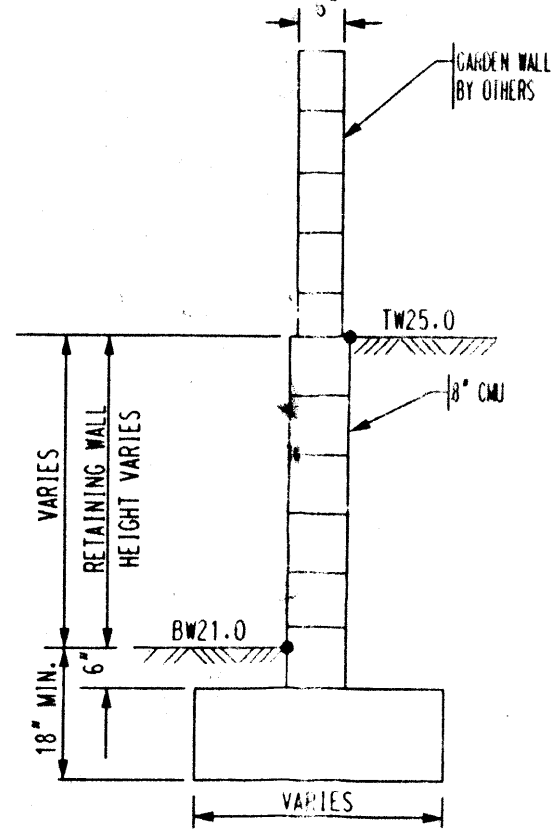
**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



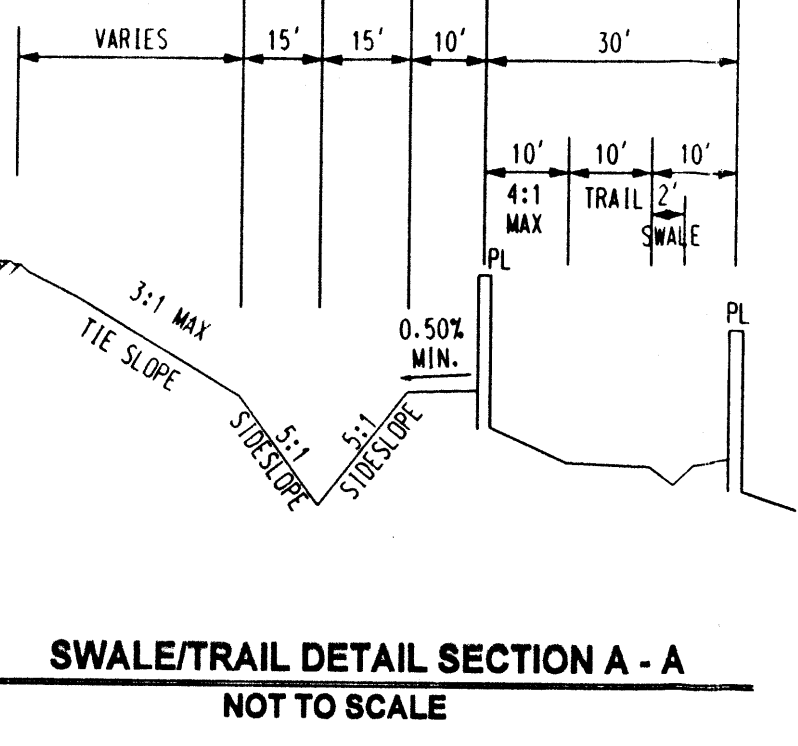


NOTE:  
FOR ALL GRADING DETAILS  
SEE SHEET X

- LEGEND**
- PROPOSED SPOT
  - EXISTING SPOT
  - TEMP. DESILTATION BASIN (SEE DETAIL THIS SHEET)
  - LIMITS OF GRADING
  - EXISTING CONTOUR
  - FLOW DIRECTION ARROW
  - PAD
  - TURNED BLOCK
  - RETAINING WALL

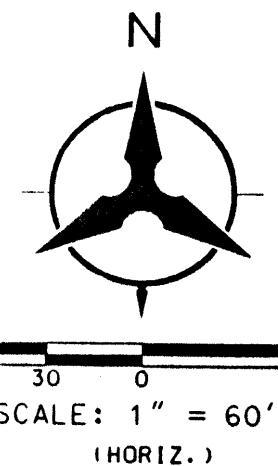


**TYPICAL RETAINING WALL NOMENCLATURE  
NOT TO SCALE**  
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN  
FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



**SWALE/TRAIL DETAIL SECTION A - A  
NOT TO SCALE**

- GENERAL NOTES:**
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
  - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOC. ALL OTHER WORK UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
  - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (1-855-1264) FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR-SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
  - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
  - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
  - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
  - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
  - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1" FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05" FROM BUILDING PLAN ELEVATIONS.
  - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP**  
**PINON POINTE III & IV AT VENTANA RANCH  
 OVERALL GRADING**

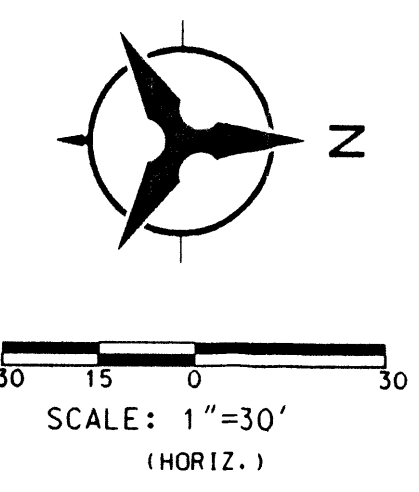
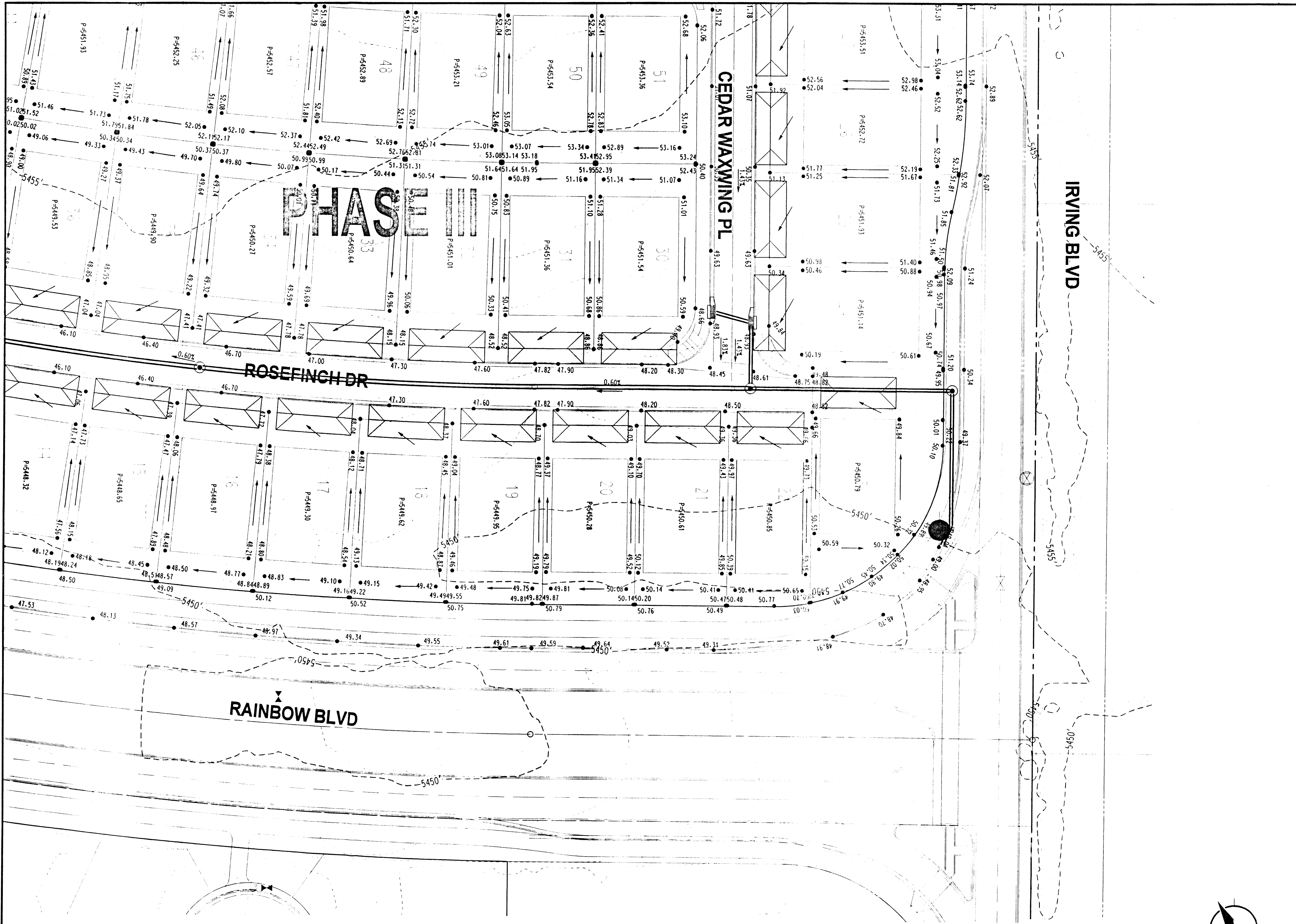
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	1	5

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
		ACS BRASS TABLE STAMPED "I-B9 1980" CONTRACTOR STAMPED BY		GEOGRAPHIC POSITION (NAD 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=355,077.00 Y=1,529,056.93		INSPECTOR'S FIELD CHECK BY DATE		MICRO-FILM INFORMATION DATE	
REVISIONS DESIGN		BY DATE 02/02		BY DATE 02/02		BY DATE 02/02		BY DATE 02/02	









APPROVED FOR ROUGH GRADING \_\_\_\_\_ DATE \_\_\_\_\_

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

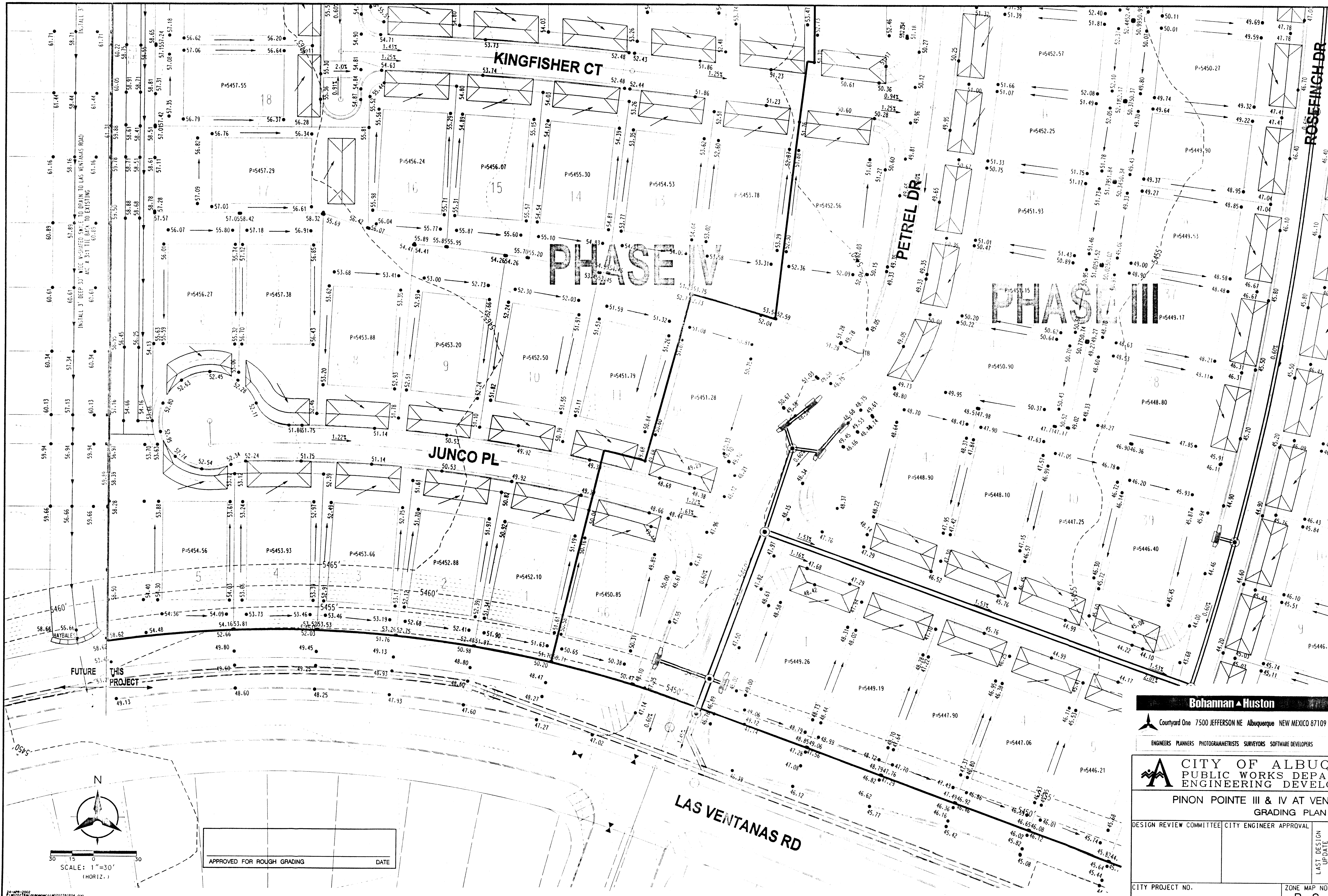
**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
**PINON POINTE III & IV AT VENTANA RANCH**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		B-9	3 OF 5

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	BY	DATE	CONTRACTOR	DATE	
		REMARKS	REVISIONS	DESIGN	INSPECTOR'S	DATE	
		NO.	BY	DATE	GEOGRAPHIC POSITION (NAD 1927)		
		DESIGNED BY	YOP	DLM	N.M. STATE PLANE COORDINATES		
		DRAWN BY	YOP	DLM	(CENTRAL ZONE) X=555,077.00		
		CHECKED BY	RGF	DATE	Y=1,529,056.93		
					GROUND-TO-GRID FACTOR = .999966334	MICRO-F I L M INFORMATION	
					DELTA ALPHA = 00°16'47"	RECORDED BY	
					NGVD 1929 ELEVATION = 5450.51	NO.	

24-MPH-2002  
 61-MPH-2002  
 61-MPH-2002  
 14123





**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**PINON POINTE III & IV AT VENTANA RANCH**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	MO. DAY/YR.	MO. DAY/YR.
LAST DESIGN UPDATE		
CITY PROJECT NO.	ZONE MAP NO.	SHEET
	B-9	4 OF 5

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
	NO.	DATE	NO.	DATE	NO.	DATE	NO.
	BY	REMARKS	BY	REMARKS	BY	REMARKS	BY
		DESIGNED BY	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE
		DRAWN BY	DATE	STARTED BY	DATE	STARTED BY	DATE
		CHECKED BY	DATE	FINISHED BY	DATE	FINISHED BY	DATE
				PROJECT NO.		PROJECT NO.	
				CONTRACT NO.		CONTRACT NO.	
				AS-BUILT NO.		AS-BUILT NO.	
				DATE		DATE	
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
				DATE	DATE	DATE	DATE
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				DATE	DATE	DATE	DATE
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
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				REVISIONS		REVISIONS	
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				REVISIONS		REVISIONS	
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				REVISIONS		REVISIONS	
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				REVISIONS		REVISIONS	
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				BY	REMARKS	BY	REMARKS
				DATE	DATE	DATE	DATE
				BY	BY	BY	BY
				DATE	DATE	DATE	DATE
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
				DATE	DATE	DATE	DATE
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				DATE	DATE	DATE	DATE
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
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				BY	BY	BY	BY
				DATE	DATE	DATE	DATE
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
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				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
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				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
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				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
				DATE	DATE	DATE	DATE
				BY	BY	BY	BY
				DATE	DATE	DATE	DATE
				REVISIONS		REVISIONS	
				NO.	DATE	NO.	DATE
				BY	REMARKS	BY	REMARKS
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