

LOCATION MAP

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

SUED VISION DATA

- 1. DRE No.
- 2. Zone Atlas Index No. 8-9-Z
- 3. Gross Subdivision Acreage: 0.1274 Acre. 4. Total Number of Lots/Tracts created: One (1) lot and One (1) Tract.
- 5. No streets were created.
- 6. Date of Survey: September, 2002.
- 8. Plat is located within projected Section 9. Itin. R2E. NAPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to replat Lot 18 and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH. A DUQUERQUE, New Mexico us the some is snown and designated on the plat thereof, recorded in the office of the County Clerk of Bernatitio County: New Mexico on August 31: 2000 in Book 2000C, Page 226 as Document No. 2000086575: vacate public street right-of-way: vacate easements and grant

CURVE DATA

10	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°21′14″	7.50'	15.00°	2428.00°	15.00′	\$21°00′11″w
C2	59°10′19″	14.19'	25.82°	25.00°	24.69′	\$80°24′50″w

TANGENT DATA 10 BEARING DISTANCE

N70*00'00"# 41.66" T2 N70°00'00"W 28.53" 13 S20°00'00"W 15.00

PUBLIC UTILITY EASEMENTS

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

- A. PMM 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. OWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and tacilities reasonably necessary to provide communication services, including but not limited to above ground pedastals and closures.
- D. Compost Cable for the installution, maintenance, and service of such lines, cobie, and other related equipment and facilities reasonably necessary to provide takine IV service.
- E. New Mexico Utilities. Inc. for the installation, maintenance and service of underground water and societary sewer lines across the easement (But not parallel within).

Included is the right to build, rebailed construct, reconstruct, becate, relocate, change, resolve, modify, resolw, operate, and muintain facilities for the purposes described above, together with thee access to, from and over said easements. Including sufficient waking area space for electric transformers, with the right and privilege to trim and remove trees, shrows or bushes which interfere with the purposes set forth herein. No building. sign, pool. (above ground or subsurface), not 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/switchgeons, as installed shall extend ten feet(10') in front of transformers/owitchgeur door and tive feet (5')

DESCRIPTION

A contain tract on load situate within the loan at Alameda Grant, within the his thought dietigue fet shall/4) of projected Section 9. Township 11 North. sige . East, how herr a Principal Meridian bernaillo County. Albuquerque: he was incompletely user concrising all of Lot 18 and Iraci E of the PLAT OF WEST rotate Scould like bear II AT VENTAVA have no Albuquer Que. New Mexico as the some is shown and designated on the plat thereof, recorded in the office of Time County Clerk of Districtillo County, New Mexico on August 31, 2000 in Book 20 Gr. Page 2.6 as Darament No. 2000cse575 tagether with a partion of street Fight of way of Flaguratt Drive NW and being Home particularly described by how Accided Frame Grid Bearings (Central Zone NAD 1927) and ground districes as tollows:

begins any at a point on the southerly right of way of this Ventanas Road, said point also being the normeast corner of said linear E. whence the Albaquerque City has vey (ACS) the repent "1-89 1980", a standard ACS trids tablet set in a Concrete post, hiving hew Mexico State Plane Grid Coundinates. Central Zone 27) of X=555.07.00 and Y=1.529.05c.93 bears N44°19′59″E. a distance or 855 3) test and trust sold point of beginning running along the easterly taxas, by time of said fract E.

15.5a) to it along the arc of a curve to the left having a radius of 2428.00 teet and a chard which bears \$21°00'11'W, a distance or 15.00 feet to a point of non-tangency, also being the southeast corner or said Tract E and a point on the easterly right of may line of flagstaft Drive Nor: thence along the sauthor by boundary time of said fruct E.

Niotes count, a distance of 41.66 feet to a point; thence leaving said southerly bounds, like of fract E and running along the easterny boundary line of the that barein describes.

Section of the a distance of 72.81 feet to a point of curvature, non-tangents 25.62 feet along the arc of a curve to the right having a radius of 25.00 feet

and a chard which beer's \$80°24'50"w. a distance of 24.69 feet to a point of tungency on the southerly boundary line of said Lot 18, also being a point on the northerly right-of way line of Cripple Creek Road NW: thence along said southerly boundary line and also along said right-of-way line. N/0.00 00 W. a distance of 28.53 feet to the southwest corner of said Lot 18: thence leaving said right-of-way line and running along the westerly boundary line of said Lot 18.

N20100 000 E. a distance of 100.00 feet to the northwest corner of said Lot 18: therice along the northerty boundary line of suid Lot 18 and suid Tract E and the said southerly right-of-way of Las Ventanas Road. Sid-op Go'E. a distance of 91.92 feet to the point and place of beginning.

That ticentains 0.1274 care, more or less.

CROSS HATCHED AREA DESIGNATES EXISTING PUBLIC RIGHT-OF-WAY FOR

VACATION ACTION

SHADEU AREA DESIGNATES

EXISTING PUBLIC STREET RIGHT-OF-WAY VACATED BY

CRIPPLE

ROADNW

(46' RW)

PUE TO RE CRANTED

WITH THE FILING O

THIS PLAT

NON-VEHICULAR ACCESS VACATED BY

VACATION ACTION

HATCHED AREA DESIGNATES PORTION OF EXISTING 10' PUE

VACATED BY VACATION ACTION

FILED: 4000\$1 31. 2000)

EXISTING 10' PUE

WEST POINTE SUBDIVISION

UNIT II

AT VENTANA RANCH

(2000 20)

fice0: AGUST 31, 2000 (20000-226) 10 REMAIN

FILED: 41/3057 31. 2000 858

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, Bernolillo County, Albuquerque, New Mexico, being and comprising all of Lot 18 and Truct E of the PLAT OF WEST PUINTE SUBDIVISION UNIT II AT 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 August 31, 2000 in Book 2000C. Page 226 as Document No. 2000086575 together with a portion of vacated Flagstaff Drive NW right-of-way: now comprising Lot 18-1 and Tract E-1 PLAT OF WEST PUINTE SUBDIVISION UNIT II AT VENTANA RANCH. Albuquerque. New Mexico is with the tree 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 grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the minimain tacilities therein; and all Public Utility Easements shown hereon for the cummon and joint use of Gas. Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and in the event Grantor, its successors and assigns, construct any improvements other than curb and gutter (Encroactments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintanance and converse including arms of the converse to the converse control of the conver installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroactments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purpose of performing the work. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

2002146072 5753246 Page: 1 of 1 11/12/2002 10:18A Bk-2002C Pg-359

PLAT OF

LOT 1B-1 & TRACT E-1 WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH

(A REPLAT OF LOT 1B & TRACT E, WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH)

> ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2002

SIVAGE-THOMAS HOMES. INC.

John W. Hardin John W. Hardin, President

ACS BRASS TABLET "1-89 1980"

DELTA ALPHA = -00°16'47" NGVD 1929 ELEVATION = 5450.51

GEOGRAPHIC POSITION (NAD 1927)

X=355.077.00 Y=1.529.056.93 GROUND TO GRID FACTOR = 0.99966334

NM STATE PLANE COORDINATES (CENTRAL ZONE)

State of New Mexico 1

Sivage-Thomas Homes, Inc.

SCALE: 1" = 50'

TRACT E-1

LAS VENTANAS ROAD MY

County of Bernalillo 1 This instrument was acknowledged before me or day 2002 by John W. Hardin. President of Sivage-Inland My Commission Expires: 5-1-200 Motory Public

OFFICIAL SEAL NOTARY PUBLIC

LEGEND

NEW LOT LINE

EASEMENT LINE

SUBDIVISION BOUNDARY LINE

ADJOINING PROPERTY LINE

EXISTING (OLD) LOT LINE

PLAT ELIMINATES LOT LINE

CENTERLINE MONUMENT

WITH THE FILING OF THIS PLAT

PUBLIC UTILTY EASEMENT TO BE GRANTED

CITY OF ALBUQUEROUE CONTROL MONUMENT

5 REBAR WITH 114" YELLOW PLASTIC

SURVEY CAP STAMPED "WEAVER LS 6544"

Yolanda M. Lopez STATE OF NEW MEXICO My Commission Expires: 5-8-06

APPROVALS

10-8-02

VENTANA RANCH COMMUNITY ASSOCIATION, INC.

PROPERTY OWNER OF RECORD MULEAU TRANSPORTED TO THE PROPERTY OWNER OWNER OF RECORD MULEAU TRANSPORTED TO THE PROPERTY OWNER OF THE PROPERTY OWNER OF THE PROPERTY OWNER OWNER OF THE PROPERTY OWNER OWNER

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the sum as shown on the PLAT OF WEST POINTE SUBDIVISION UNIT IT AT VENTANA RANCH. Albuquerque. New Mexico us the same is shown and designated on the pist thereof, recorded in the office of the County Clerk of Bernollillo County. New Messico in August 31, 2000 in Book 20000, Page 226 as Document No. 2000086575.
- Distances are ground distances. . All educateurs of record are shown.
- 4. Lot 18:1 is to be P-1 and shall conform to Intermittent Parking Design Criteria.
 5. These properties are within the New Mexico Utilities. Inc. (MAD. Inc.) franchise great Water and Sanitary Sewer Systems capability are based on NWU. Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer Infrastructure Improvements must be approved by both the City of Albuquerque and NMU. Inc.
- 6. Tract E as shown on Plat Of West Pointe Subdivision Unit II At Ventana Ranch. Filed: August 31. 2000 as bocument No. 2000086575 in Volume 20000. Folio 226 was Dedicated as City Right of way for non-vehicular pedestrian access. The westerly 5 is vacuted by Vacation Action V-

SURVEYOR'S CERTIFICATION

I. Thomas C. Klingenhagen, 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 municipalitation and surveys contained in the Albuquerque Subdivision Ordinance. and is true and accurate to the best of my knowledge and belief.

Bohannan-Huston, Inc. Courtyard 1 7500 Jefferson Street, N.E. Albuquerque, New Mexico 87109 (505)823-1000

WEST POINTE SUBDIVISION

UNIT II

AT VENTANA RANCH

FILED: AUGUST 31, 2000 (2000C-226)

ACS BRASS TABLET "1-810"

GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)

X=357.526.690 Y=1.525.168.35 GROUND TO GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16′30″

NGVD 1929 ELEVATION = 5419.522

New Mexico Professional Surveyor 5978 Date: 9-26-02



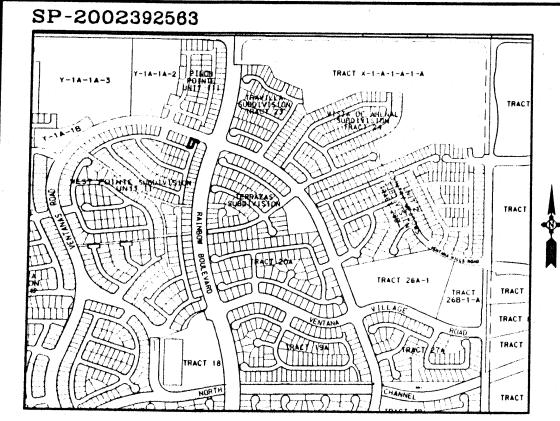
PNM STAMP

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.

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

SHEET 1 OF 1

ENGINEERING A SPATIAL DATA A ADVANCED TECHNOLOGIES



LOCATION MAP

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

SUBDIVISION DATA

- Zone Atlas Index No. B-9-Z
- Gross Subdivision Acreage: 0.1274 Acre.
- 4. Total Number of Lots/Tracts created: One (1) lot and One (1) Tract.
- No streets were created.
- Date of Survey: September, 2002.
- 8. Plat is located within projected Section 9. T11N. R2E. NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to replat Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT 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 August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575, vacate public street right-of-way, vacate easements and grant

CURVE DATA ID DELTA TANGENT ARC RADIUS CHORD CHORD BRG C1 00°21′14″ 7.50′ 15.00′ 2428.00′ 15.00′ \$21°00′11″W C2 59°10′19″ 14.19′ 25.82′ 25.00′ 24.69′ \$80°24′50″W

TANGENT DATA ID BEARING DISTANCE T1 N70°00'00"W 41.66" T2 N70°00'00"W 28.53' T3 S20°00'00"W 15.00'

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
- C. OWEST 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. Compast 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. sian. 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 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 Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico as the some is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C. Page 226 as Document No. 2000086575 together with a portion of street right-of-way of Flagstaff Drive NW and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground

Beginning at a point on the southerly right-of-way of Las Ventanas Road, said point also being the northeast corner of said Tract E, whence the Albuquerque City Survey (ACS) Monument "1-89 1980", a standard ACS brass tablet set in a concrete post. having New Mexico State Plane Grid Coordinates. Central Zone (NAD 1927) of X=355.077.00 and Y=1.529.056.93 bears N44*19'59"E, a distance of 858.31 feet and from said point of beginning running along the easterly boundary line of said Tract E.

15.00 feet along the arc of a curve to the left having a radius of 2428.00 feet and a chard which bears \$21°00′11″W, a distance of 15.00 feet to a point of non-tangency. also being the southeast corner of said Tract E and a point on the easterly right-of-way line of Flagstaff Drive NW; thence along the southerly boundary line of said Tract E.

N70°00′00″W. a distance of 41.66 feet to a point; thence leaving said southerly boundary line of Tract E and running along the easterly boundary line of the tract herein described.

\$20°00'00"W. a distance of 72.81 feet to a point of curvature. non-tangents thence.

25.82 feet along the arc of a curve to the right having a radius of 25.00 feet and a chard which bears S80°24′50″W. a distance of 24.69 feet to a point of tangency on the southerly boundary line of said Lot 18, also being a point on the northerly right-of-way line of Cripple Creek Road NW: thence along said southerly boundary line and also along said right-of-way line. N70°00'00"W, a distance of 28.53 feet to the southwest corner of said Lot 18; thence leaving said right-of-way line and running along the westerly boundary

N20°00'00"E. a distance of 100.00 feet to the northwest corner of said Lot 1B: thence along the northerly boundary line of said Lot 18 and said Tract E and the said southerly right-of-way of Las Ventanas Road. \$70°00'00"E. a distance of 91.92 feet to the point and place of beginning.

Tract contains 0.1274 acre, more or less.

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, North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT 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 August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575 together with a portion of vacated Flagstaff Drive NW right-of-way; now comprising Lot 1B-1 and Tract E-1 PLAT OF WEST POINTE SUBDIVISION UNIT II 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 grant: all access, utility and drainage easements shown hereon including the right to construct, operate, 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 distribution lines, conduits, pipes for underground utilities where shown or indicated, and in the event Grantor, its successors and assigns, construct any improvements other than curb and auther (Engropements) within any easement area improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purpose of performing the Work. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

SIVAGE-THOMAS HOMES. INC.

John W. Hardin, President Sivage-Thomas Homes. Inc. State of New Mexico) County of Bernalillo)

This instrument was acknowledged before me on ____ day of _____ . 2002 by John W. Hardin, President of Sivage-Thomas Homes, Inc.

My Commission Expires: _____

ACS BRASS TABLET "1-B9 1980" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) SCALE: 1'' = 50'GROUND TO GRID FACTOR = 0.99966334 TRACT E-1 DELTA ALPHA = -00°16'47" NGVD 1929 ELEVATION = 5450.51 CROSS HATCHED AREA DESIGNATES -LAS VENTANAS ROAD NING EXISTING PUBLIC RIGHT-OF-WAY FOR NON-VEHICULAR ACCESS VACATED BY VACATION ACTION LEGEND SHADED AREA DESIGNATES EXISTING PUBLIC STREET RIGHT-OF-WAY VACATED BY SUBDIVISION BOUNDARY LINE VACATION ACTION NEW LOT LINE HATCHED AREA DESIGNATES PORTION OF EXISTING 10' PUE EASEMENT LINE FILED: AUGUST 31. 2000 0.1730 0.1730 (2000C-226) ADJOINING PROPERTY LINE VACATED BY VACATION ACTION EXISTING (OLD) LOT LINE PLAT ELIMINATES LOT LINE PUBLIC UTILTY EASEMENT TO BE GRANTED CRIPPLE CREEK ROAD NW WITH THE FILING OF THIS PLAT EXISTING 10' PUE WEST POINTE SUBDIVISION CITY OF ALBUQUERQUE CONTROL MONUMENT FILED: AUGUST 31, 2000 (2000C-226) TO REMAIN UNIT II (48 RW) A " VENTANA RANCH 5'8" REBAR WITH 11'4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544" FILED: AUGUST 31, 2000 WEST POINTE SUBDIVISION (2000C-226) CENTERLINE MONUMENT UNIT II AT VENTANA RANCH FILED: AUGUST 31. 2000 888 PUE TO BE GRANTED (2000C-226) WITH THE FILING OF ACS BRASS TABLET "1-B10" THIS PLAT *928*

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown on the PLAT OF WEST POINTE SUBDIVISION UNIT II AT 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 August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575.
- 2. Distances are ground distances. 3. All easements of record are shown.
- 4. Lot 18-1 is to be P-1 and shall conform to Intermittent Parking Design Criteria. 5. 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, Water and Sanitary Sewer Infrastructure
- Improvements must be approved by both the City of Albuquerque and NMU. Inc.
 6. Tract E as shown an Plat Of West Pointe Subdivision Unit II At Ventana Ranch. Filed: August 31. 2000 as Document No. 2000086575 in Volume 2000C. Folio 226 was Dedicated as City Right-of-Way for non-vehicular pedestrian access. The westerly 5' is vacated by Vacation Action V-

SURVEYOR'S CERTIFICATION

NM STATE PLANE COORDINATES (CENTRAL ZONE)

X=357.526.690 Y=1.525.168.35 GROUND TO GRID FACTOR = 0.9996640

DELTA ALPHA = -00°16'30" NGVD 1929 ELEVATION = 5419.522

1. Thomas G. Klingenhagen, 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. ural is true and accurate to the best of my knowledge and belief.

out thingshope Bottunnan-Huston. Inc. Countyard I Thomas G. Ki'ingenh@en New Mexico Professional Surveyor 5978 7500 Jefferson Street, N.E. Altenquerque. New Mexico 87109 (505)823-1000

Date: 9-26-02

AT VENTANA RANCH

PLAT OF

LOT 1B-1 & TRACT E-1

WEST POINT SUBDIVISION

UNIT II

(A REPLAT OF LOT 1B & TRACT E, WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2002

APPROVALS

PLAT NUMBER PLANNING DIRECTOR CITY ENGINEER A.M.A.F.C.A. TRAFFIC ENGINEER CITY SURVEYOR PROPERTY MANAGEMENT UTILITY DEVELOPMENT DEPARTMENT PARKS & RECREATION PNM ELECTRIC SERVICES PNM GAS SERVICES NEW MEXICO UTILITIES, INC. VENTANA RANCH COMMUNITY ASSOCIATION. INC.

PNM STAMP

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

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."

Bohannan 🔺 Huston 2

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

SHEET 1 OF 1

p:\00349\survey\Lot1Breplat\00349replat.BkU 26-5EP-2002 11:56