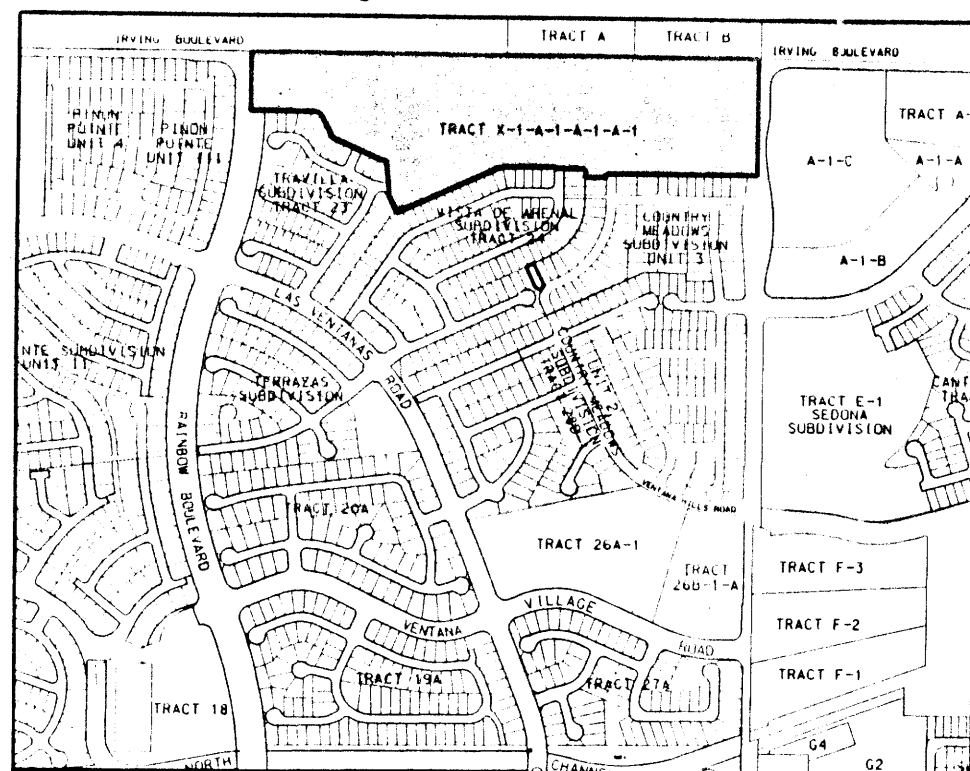


SP- 2003163043



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: 35.2402 Acres.
4. Total Number of Tracts created: Four (4) Tracts.
5. Total mileage of one-half (1/2) width Streets created: 0.5856 mile
6. Date of Survey: March, 2003.
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 X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION, UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699 into Four (4) Tracts and to dedicate additional public street right-of-way to the City of Albuquerque.

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.

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 projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at northeast corner of said Tract X-1-A-1-A-1-A-1, a point on the projected Section line common to Sections 4 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) monument "1-810" a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates Central Zone (NAD 1927) of X=360,239.42 and Y=1,529,014.85 bears S78°38'32"E, a distance of 2815.00 feet and from said point of beginning leaving said Section line and running thence along the easterly boundary line of said Tract X-1-A-1-A-1-A-1, and running thence S00°16'51"W, a distance of 620.68 feet to the southeast corner of said Tract X-1-A-1-A-1-A-1, thence running along the southerly boundary line of said Tract X-1-A-1-A-1-A-1, a distance of 787.86 feet to a point; thence, S00°16'51"W, a distance of 21.67 feet to a point; thence, N89°43'09"W, a distance of 110.00 feet to a point; thence, N00°16'51"E, a distance of 45.00 feet to a point; thence, N00°16'51"E, a distance of 160.00 feet to a point; thence, N89°43'09"W, a distance of 6.67 feet to a point; thence, N89°43'09"W, a distance of 255.00 feet to a point; thence, S78°26'51"W, a distance of 41.08 feet to a point; thence, S65°16'56"W, a distance of 577.58 feet to a point; thence, N24°43'04"W, a distance of 123.65 feet to a point of curvature (non-tangent); thence, 9.52 feet along the arc of a curve to the left having a radius of 205.00 feet and a chord which bears N84°58'36"E, a distance of 9.52 feet to a point of non-tangency; thence, N06°21'15"W, a distance of 161.46 feet to a point; thence, N84°29'17"W, a distance of 23.44 feet to a point; thence, N65°42'47"W, a distance of 285.72 feet to a point; thence, N24°43'04"W, a distance of 132.74 feet to a point; thence, N56°09'06"W, a distance of 28.21 feet to a point; thence, N89°47'00"W, a distance of 269.17 to a point; thence, N89°20'20"W, a distance of 78.00 feet to a point of curvature (non-tangent) being the southwest corner of said Tract X-1-A-1-A-1-A-1, a point on the centerline of a 156 foot wide Public Roadway, Drainage, and Utility Easement, recorded November 30, 1995 in Volume 95C, Folio 430, records of Bernalillo County, New Mexico, thence running along the westerly boundary line of said Tract X-1-A-1-A-1-A-1 and also along said centerline, 12.40 feet along the arc of a curve to the left having a radius of 2250.00 feet and a chord which bears N00°30'11"E, a distance of 12.40 feet to a point of tangency; thence, N00°20'43"E, a distance of 300.00 feet to the northwest corner of said Tract X-1-A-1-A-1-A-1, a point on the Section Line common to projected Sections 4 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of said Tract X-1-A-1-A-1-A-1 and also along said projected Section Line, S89°47'00"E, a distance of 2648.69 feet to the point and place of beginning.

Tract contains 35.2402 acres, more or less.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the PLAT OF COUNTRY MEADOWS SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699
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. Park dedication requirements shall be met with the Park Site within Tract 26B-1-A 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 on January 29, 2001.
6. A temporary Blanket Drainage Easement exists over Tract X-1-A-1-A-1-A-1; recorded by Bulk Land Plat for Tracts 25B-1, 26A, 26B, and X-1-A-1, recorded: May 10, 1999 in Book 99C, Page 109 as Document No. 1999062158. As indicated by that plat the following note applies. In the event Grantor constructs any City-approved temporary improvements (i.e. ponds) within the Temporary Blanket Drainage easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City, if the work affects any Improvements or Encroachments made by the Grantor, 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 Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Maintenance of Grantor temporary improvement is the responsibility of the Grantor.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699, now comprising Tracts 29B, 29C, 29D and 29E VENTANA RANCH, Albuquerque, New Mexico is with 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 streets and public rights-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 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/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 ("work") it deems appropriate without liability to the city, if work affects 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 its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP A NEW EXISTING LIMITED PARTNERSHIP
By: Robert M. Murphy, President Sandia Properties Ltd., Co. Managing Partner
OFFICIAL SEAL CHRISTINA D. BLACK NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7-30-05
State of New Mexico)
County of Bernalillo)
This instrument was acknowledged before me on 17th day of April, 2003, by Robert M. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: July 30, 2005 Christina D. Black Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.
THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.
BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- 1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.
ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

PRELIMINARY PLAT APPROVED BY DRB

ON 5/14/03 BULK PLAT OF

TRACTS 29B, 29C, 29D & 29E VENTANA RANCH

(A REPLAT OF TRACT X-1-A-1-A-1-A-1 COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH) ALBUQUERQUE, NEW MEXICO APRIL, 2003

APPROVALS

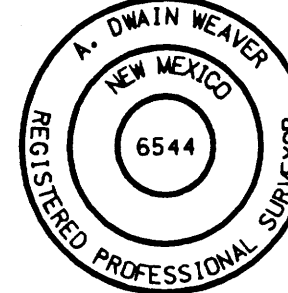
Table with columns for PLAT NUMBER, PLANNING DIRECTOR, CITY ENGINEER, A.M.A.F.C.A., TRAFFIC ENGINEER, CITY SURVEYOR, PROPERTY MANAGEMENT, UTILITY DEVELOPMENT DEPARTMENT, PARKS & RECREATION, QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, NEW MEXICO UTILITIES, INC., VENTANA RANCH COMMUNITY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

TAX CERTIFICATION

Table with columns for PROPERTY OWNER OF RECORD, BERNALILLO COUNTY TREASURER'S OFFICE

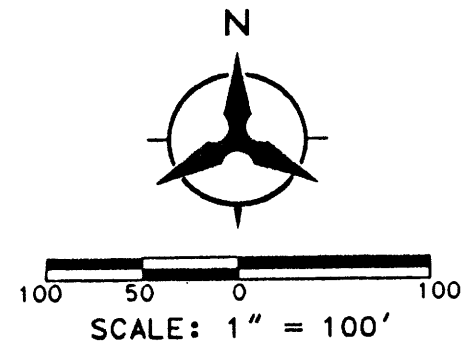
SURVEYOR'S CERTIFICATION

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: APRIL 17, 2003

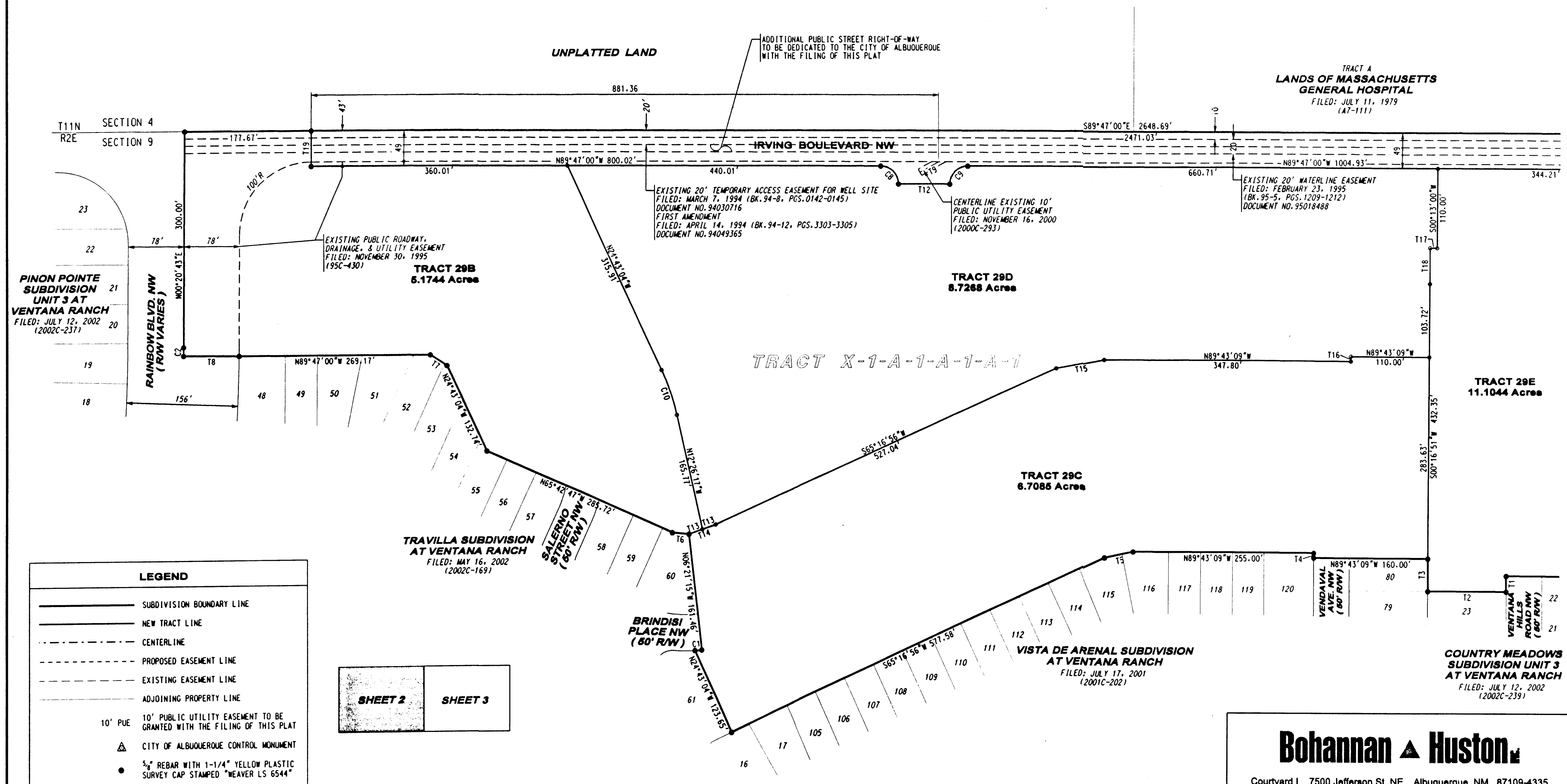
Bohannon & Huston Engineering & Spatial Data & Advanced Technologies
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



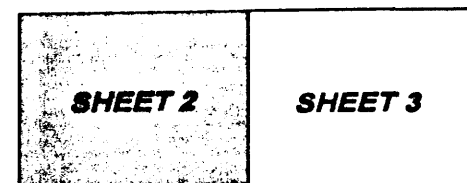
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E
C2	00°18'56"	6.20'	12.40'	2250.00'	12.40'	N00°30'11"E
C3	06°43'22"	64.32'	128.48'	1095.00'	128.41'	N03°38'32"E
C4	00°03'51"	100.11'	157.19'	100.00'	141.50'	N44°45'05"W
C5	10°35'54"	14.93'	29.78'	161.00'	29.74'	N84°29'03"W
C6	10°35'53"	26.53'	52.90'	286.00'	52.83'	N84°29'03"W
C7	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'55"W
C8	89°03'51"	25.03'	39.30'	25.00'	35.38'	N44°45'04"W
C9	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'56"W
C10	12°16'53"	33.89'	67.51'	314.96'	67.38'	S18°34'41"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"W	110.00'
T3	N00°16'51"E	45.00'
T4	N00°16'51"E	6.67'
T5	S78°26'51"W	41.08'
T6	N84°29'17"W	23.44'
T7	N56°09'06"W	28.21'
T8	N89°20'20"W	78.00'
T9	S60°56'21"W	29.93'
T10	N89°43'09"W	50.53'
T11	N89°47'00"W	37.00'
T12	N89°49'40"W	72.00'
T13	S70°34'43"W	19.94'
T14	S70°34'43"W	39.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'
T19	S00°13'00"W	49.00'

BULK PLAT OF
TRACTS 29B, 29C, 29D & 29E
VENTANA RANCH
 (A REPLAT OF TRACT X-1-A-1-A-1-A-1
 COUNTRY MEADOWS SUBDIVISION UNIT 3
 AT VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 APRIL, 2003



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	3/4" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



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

TANGENT DATA

ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"W	110.00'
T3	N00°16'51"E	45.00'
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T8	N89°20'20"W	78.00'
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T10	N89°43'09"W	50.53'
T11	N89°47'00"W	37.00'
T12	N89°49'40"W	72.00'
T13	S70°34'43"W	19.94'
T14	S70°34'43"W	39.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'
T19	S00°13'00"W	49.00'

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E
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C5	10°35'54"	14.93'	29.78'	161.00'	29.74'	N84°29'03"W
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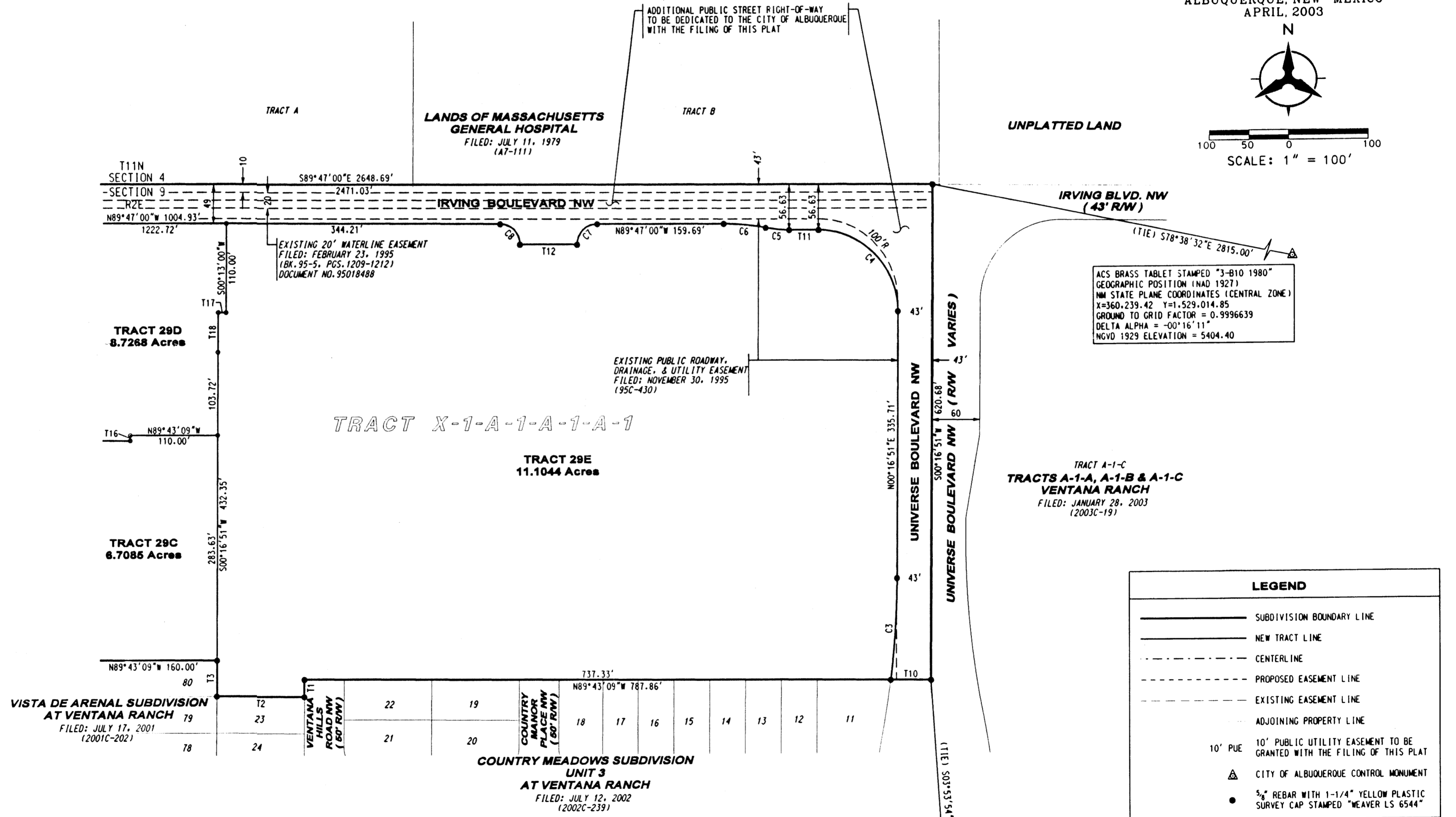
BULK PLAT OF TRACTS 29B, 29C, 29D & 29E VENTANA RANCH

(A REPLAT OF TRACT X-1-A-1-A-1-A-1 COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003



SCALE: 1" = 100'



ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40

TRACT A-1-C
TRACTS A-1-A, A-1-B & A-1-C
VENTANA RANCH
FILED: JANUARY 28, 2003
(2003C-19)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

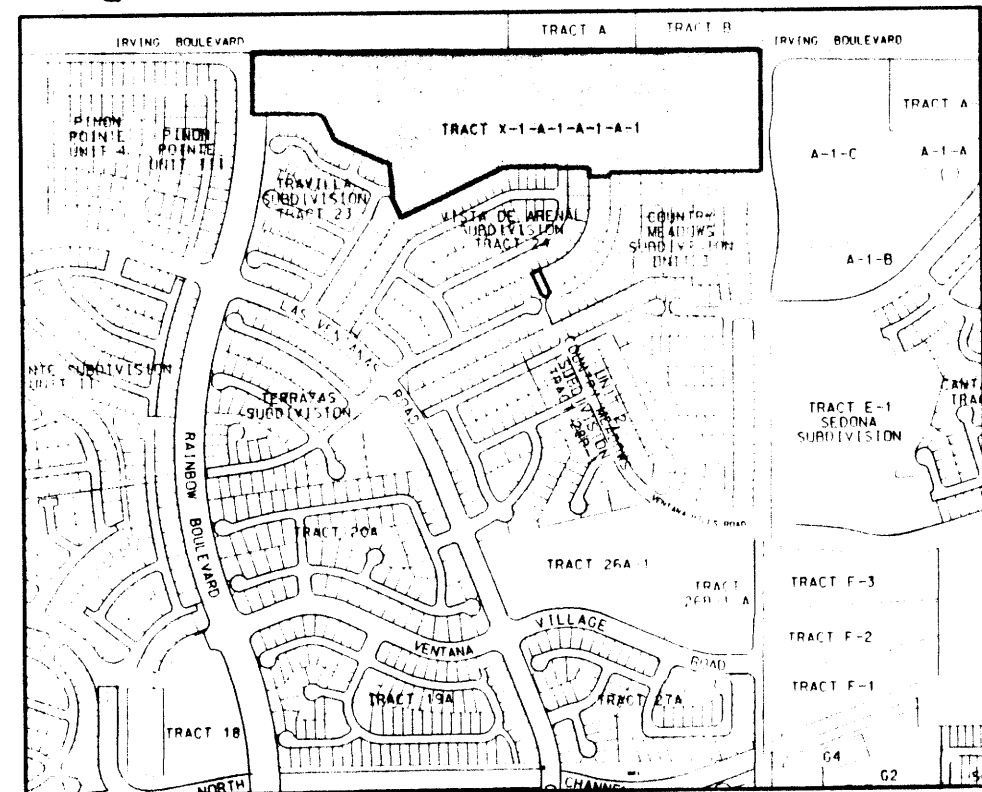
SHEET 2 SHEET 3

ACS BRASS TABLET 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

SHEET 3 OF 3

Bohannon & Huston

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



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: 35.2402 Acres.
4. Total Number of Tracts created: Four (4) Tracts.
5. Total Mileage of one-half (1/2) width Streets created: 0.6549 mile
6. Date of Survey: March, 2003.
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 X-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION, UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699 into Four (4) Tracts and to dedicate additional public street right-of-way to the City of Albuquerque.

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.

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.
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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 projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at northeast corner of said Tract X-1-A-1-A-1-A-1, a point on the projected Section line common to Sections 4 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, whence the Albuquerque City Survey (ACS) monument "3-B10" a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates Central Zone (NAD 1927) of X=360,239.42 and Y=529,014.85 bears S78°38'32"E, a distance of 2815.00 feet and from said point of beginning leaving said Section line and running thence along the easterly boundary line of said Tract X-1-A-1-A-1-A-1, S00°16'51"W, a distance of 620.68 feet to the southeast corner of said Tract X-1-A-1-A-1-A-1, thence running along the southerly boundary line of said Tract X-1-A-1-A-1-A-1, N89°43'09"W, a distance of 787.86 feet to a point; thence, S00°16'51"W, a distance of 21.67 feet to a point; thence, N89°43'09"W, a distance of 110.00 feet to a point; thence, N00°16'51"E, a distance of 45.00 feet to a point; thence, N89°43'09"W, a distance of 160.00 feet to a point; thence, N00°16'51"E, a distance of 6.67 feet to a point; thence, N89°43'09"W, a distance of 255.00 feet to a point; thence, S78°26'51"W, a distance of 41.08 feet to a point; thence, S65°16'56"W, a distance of 577.58 feet to a point; thence, N24°43'04"W, a distance of 123.65 feet to a point of curvature (non-tangent); thence, 9.52 feet along the arc of a curve to the left having a radius of 205.00 feet and a chord which bears N84°58'36"E, a distance of 9.52 feet to a point of non-tangency; thence, N06°21'15"W, a distance of 161.46 feet to a point; thence, N84°29'17"W, a distance of 23.44 feet to a point; thence, N65°42'47"W, a distance of 285.72 feet to a point; thence, N24°43'04"W, a distance of 132.74 feet to a point; thence, N56°09'06"W, a distance of 28.21 feet to a point; thence, N89°47'00"W, a distance of 269.17 feet to a point; thence, N89°20'20"W, a distance of 78.00 feet to a point of curvature (non-tangent) being the southwest corner of said Tract X-1-A-1-A-1-A-1, a point on the centerline of a 156 foot wide Public Roadway, Drainage, and Utility Easement, recorded November 30, 1995 in Volume 95C, Folio 430, records of Bernalillo County, New Mexico, thence running along the westerly boundary line of said Tract X-1-A-1-A-1-A-1 and also along said center line, 12.40 feet along the arc of a curve to the left having a radius of 2250.00 feet and a chord which bears N00°30'11"E, a distance of 12.40 feet to a point of tangency; thence, N00°20'43"E, a distance of 300.00 feet to the northwest corner of said Tract X-1-A-1-A-1-A-1, a point on the Section line common to projected Sections 4 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of said Tract X-1-A-1-A-1-A-1 and also along said projected Section Line, S89°47'00"E, a distance of 2648.69 feet to the point and place of beginning.

Tract contains 35.2402 acres, more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the PLAT OF COUNTRY MEADOWS SUBDIVISION, UNIT 3 AT VENTANA RANCH, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699
- Distances are ground distances.
- All easements of record are shown.
- 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.
- Park dedication requirements shall be met with the Park Site within Tract 26B-1-A 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 on January 29, 2001.
- A temporary Blanket Drainage Easement exists over Tract X-1-A-1-A-1-A-1; recorded by Bulk Land Plat for Tracts 25B-1, 28A, 28B, and X-1-A-1, recorded: May 10, 1999 in Book 99C, Page 109 as Document No. 1999062158. As indicated by that plat the following note applies. In the event Grantor constructs any City-approved temporary improvements (i.e. ponds) within the Temporary Blanket Drainage easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any Improvements or Encroachments made by the Grantor, 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 Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Maintenance of Grantor temporary improvement is the responsibility of the Grantor.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract X-1-A-1-A-1-A-1 of the PLAT OF COUNTRY MEADOWS SUBDIVISION UNIT 3 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 July 12, 2002 in Book 2002C, Page 239 as Document No. 2002088699, now comprising Tracts 29B, 29C, 29D and 29E VENTANA RANCH, Albuquerque, New Mexico is with 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 streets and public rights-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 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/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 ("Work") it deems appropriate without liability to the City. If Work affects 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 its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: *Robert M. Murphy*
Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Partner



OFFICIAL SEAL
CHRISTINA D. BLACK
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 7-30-05

State of New Mexico)
County of Bernalillo)

This Instrument was acknowledged before me on 17th day of April, 2003, by Robert M. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: July 30, 2005 *Christina D. Black*
Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

BULK PLAT OF TRACTS 29B, 29C, 29D & 29E VENTANA RANCH
(A REPLAT OF TRACT X-1-A-1-A-1-A-1 COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 2003

APPROVALS

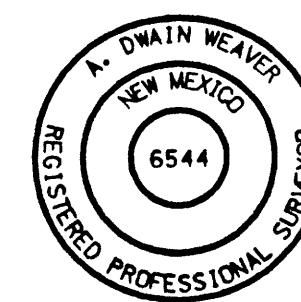
PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES,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

TAX CERTIFICATION

PROPERTY OWNER OF RECORD	DATE
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

SURVEYOR'S CERTIFICATION

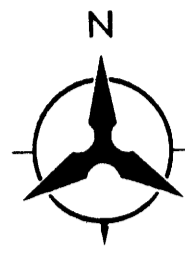
I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers 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: **APRIL 17, 2003**

Bohannon & Huston

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

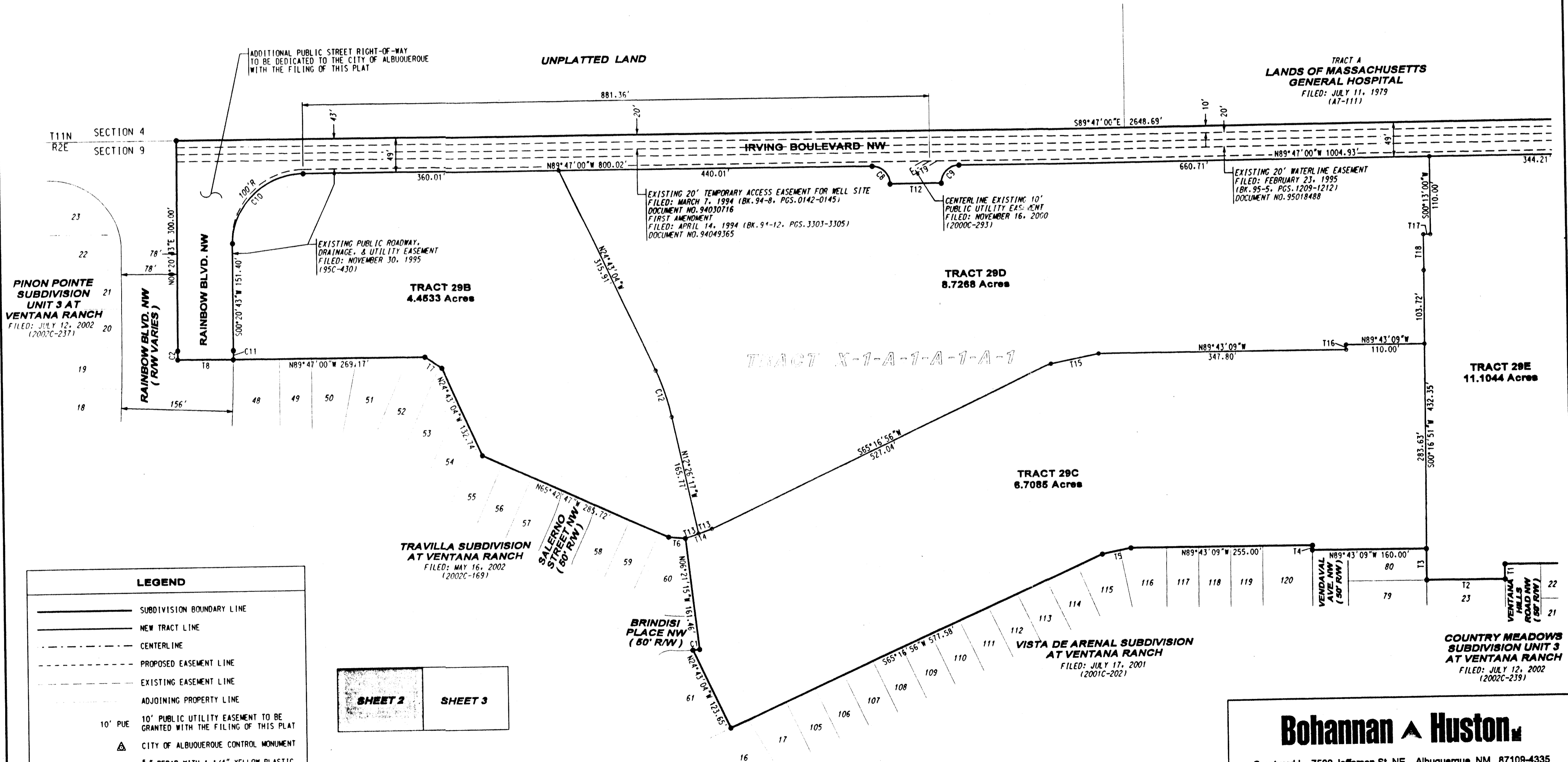


SCALE: 1" = 100'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E
C2	00°18'56"	6.20'	12.40'	2250.00'	12.40'	N00°30'11"E
C3	06°43'22"	64.32'	128.48'	1095.00'	128.41'	N03°38'32"E
C4	90°03'51"	100.11'	157.19'	100.00'	141.50'	N44°45'05"W
C5	10°35'54"	14.93'	29.78'	161.00'	29.74'	N84°29'03"W
C6	10°35'53"	26.53'	52.90'	286.00'	52.83'	N84°29'03"W
C7	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'55"W
C8	90°03'51"	25.03'	39.30'	25.00'	35.34'	S45°14'56"W
C9	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'52"W
C10	89°52'17"	99.78'	156.86'	100.00'	141.26'	S45°16'52"W
C11	00°18'56"	6.41'	12.83'	2328.00'	12.83'	S00°30'11"W
C12	12°16'53"	33.89'	67.51'	314.96'	67.38'	S18°34'41"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"W	110.00'
T3	N00°16'51"E	45.00'
T4	N00°16'51"E	6.67'
T5	S78°26'51"W	41.08'
T6	N84°29'17"W	23.44'
T7	N56°09'06"W	28.21'
T8	N89°20'20"W	78.00'
T9	S60°56'21"W	29.93'
T10	N89°43'09"W	50.53'
T11	N89°47'00"W	37.00'
T12	N89°49'40"W	72.00'
T13	S70°34'43"W	19.94'
T14	S70°34'43"W	39.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'

**BULK PLAT OF
TRACTS 29B, 29C, 29D & 29E
VENTANA RANCH**
(A REPLAT OF TRACT X-1-A-1-A-1-A-1
COUNTRY MEADOWS SUBDIVISION UNIT 3
AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 2003



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

SHEET 2 **SHEET 3**

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

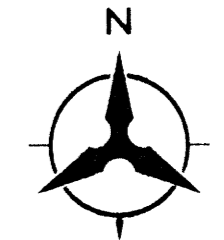
TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"W	110.00'
T3	N00°16'51"E	45.00'
T4	N00°16'51"E	6.67'
T5	S78°26'51"W	41.08'
T6	N84°29'17"W	23.44'
T7	N56°09'06"W	28.21'
T8	N89°20'20"W	78.00'
T9	S60°56'21"W	29.93'
T10	N89°43'09"W	50.53'
T11	N89°47'00"W	37.00'
T12	N89°49'40"W	72.00'
T13	S70°34'43"W	19.94'
T14	S70°34'43"W	39.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
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C8	90°03'51"	25.03'	39.30'	25.00'	35.38'	N44°45'04"W
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C10	89°52'17"	99.78'	156.86'	100.00'	141.26'	S45°16'52"W
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C12	12°16'53"	33.89'	67.51'	314.96'	67.38'	S18°34'41"E

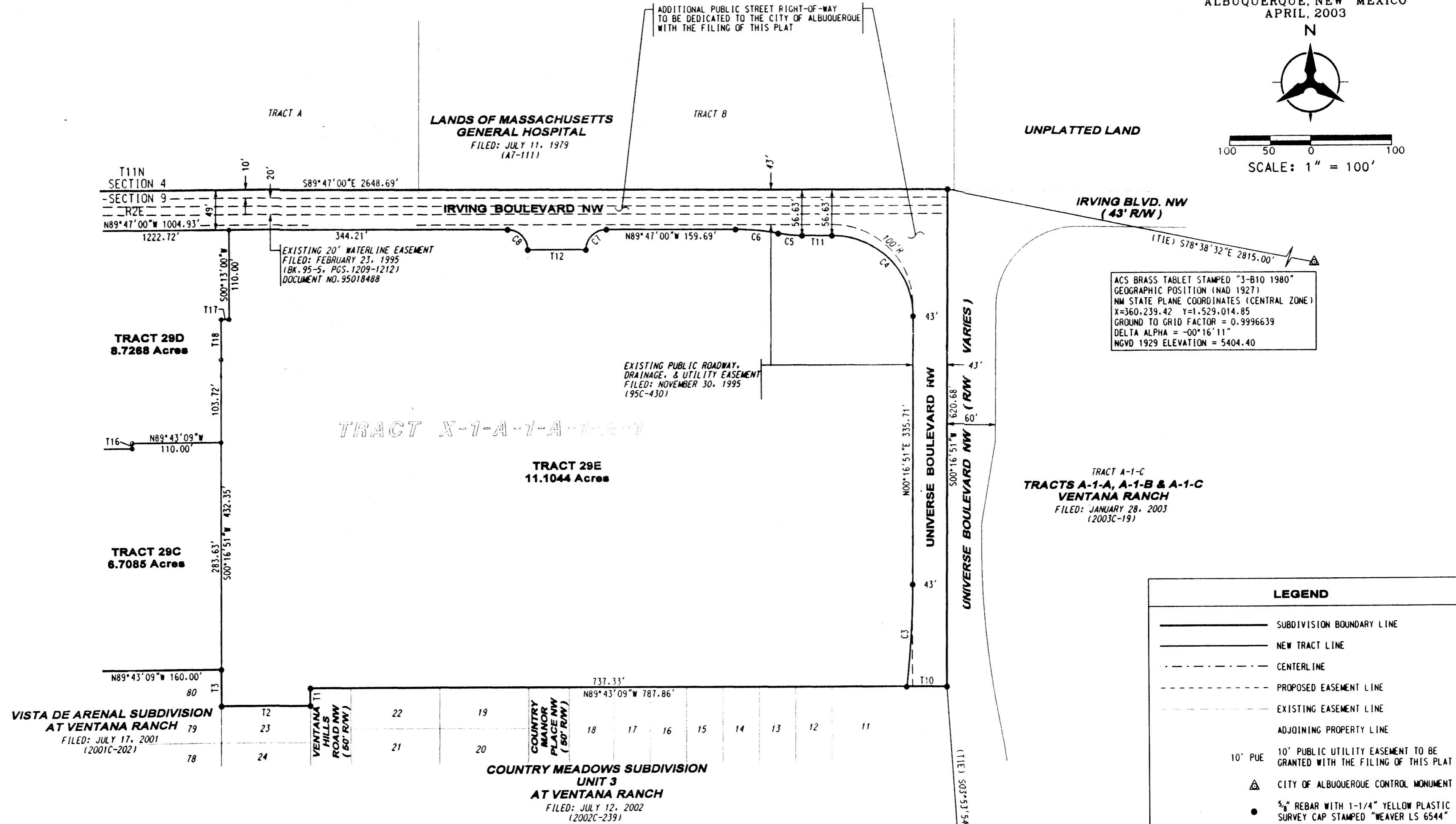
BULK PLAT OF TRACTS 29B, 29C, 29D & 29E VENTANA RANCH

(A REPLAT OF TRACT X-1-A-1-A-1-A-1 COUNTRY MEADOWS SUBDIVISION UNIT 3 AT VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
APRIL, 2003



SCALE: 1" = 100'



ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40

TRACT A-1-C
TRACTS A-1-A, A-1-B & A-1-C VENTANA RANCH
FILED: JANUARY 28, 2003
(2003C-19)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

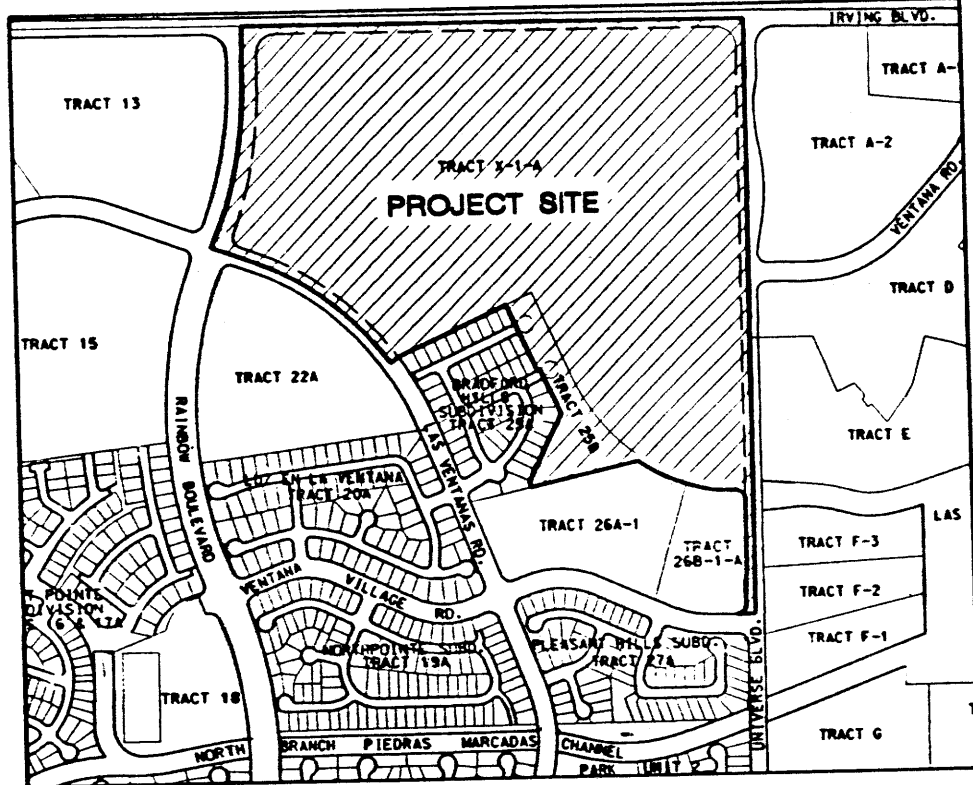
SHEET 2 SHEET 3

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

SP 99040114490443



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

SUBDIVISION DATA

1. DRB No. 98-414
2. Zone Atlas Index Map No. B-9-Z
3. Gross Subdivision Acreage: 115.7254 Acres.
4. Total Number of Tracts created: 4 Tracts
5. Total Mileage of one-half (1/2) width Streets created: 0.3099 Mile.
6. Date of Survey: June, 1998
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, N.M.P.M.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tracts X-1-A and 25B of the BULK LAND PLAT FOR TRACTS 25A, 25B, 26B-1-A & X-1-A 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 September 16, 1998 in Book 98C, Page 281 as Document No. 1998117856 into 4 Tracts, to dedicate additional Public Street right-of-way to the City of Albuquerque, to vacate easements 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 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. U.S. West 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. Jones Intercable 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.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts X-1-A and 25B of the BULK LAND PLAT FOR TRACTS 25A, 25B, 26B-1-A & X-1-A VENTANA RANCH, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 16, 1998 in Book 98C, Page 281 as Document No. 1998117856 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at southeast corner of said Tract X-1-A, a point on the northerly right-of-way line of Ventana Village Road, whence the Albuquerque City Survey (ACS) monument "1-B10" a brass tablet set in top of a concrete post, having New Mexico State Plane Coordinates Central Zone (NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears S00°41'01"E, a distance of 1309.27 feet and from said point of beginning running thence along the southerly boundary line of said Tract X-1-A and also along said right-of-way line, N89°43'09"W, a distance of 100.00 feet to a point of curvature (non-tangent), thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract X-1-A, 78.54 feet along the arc of a curve to the left having a radius of 50.00 feet and a chord which bears M45°16'51"E, a distance of 70.71 feet to a point of tangency; thence, N00°16'51"E, a distance of 113.00 feet to a point of curvature; thence, 34.07 feet along the arc of a curve to the right having a radius of 160.00 feet and a chord which bears N06°22'49"E, a distance of 34.00 feet to a point of reverse curvature; thence, 31.94 feet along the arc of a curve to the left having a radius of 150.00 feet and a chord which bears N06°22'49"E, a distance of 31.88 feet to a point of tangency; thence, N00°16'51"E, a distance of 367.43 feet to a point of curvature; thence, 78.54 feet along the arc of a curve to the left having a radius of 50.00 feet and a chord which bears N44°43'09"W, a distance of 70.71 feet to a point of tangency; thence, N89°43'09"W, a distance of 67.99 feet to a point of curvature; thence, 61.07 feet along the arc of a curve to the right having a radius of 300.00 feet and a chord which bears N83°53'13"W, a distance of 60.97 feet to a point of compound curvature; thence, 399.33 feet along the arc of a curve to the right having a radius of 1050.00 feet and a chord which bears N67°09'34"W, a distance of 396.93 feet to a point of non-tangency being the southeast corner of said Tract 25B, thence running along the southerly boundary line of said Tract 25B, S71°32'19"W, a distance of 591.57 feet to the southwest corner of said Tract 25B, thence running along the westerly boundary line of said Tract 25B, N12°25'29"W, a distance of 34.94 feet to a point; thence, N24°11'55"E, a distance of 388.12 feet to a point; thence, N24°43'04"W, a distance of 256.36 feet to a point; thence, S65°16'56"W, a distance of 15.00 feet to a point; thence, N24°43'04"W, a distance of 380.00 feet to the northwest corner of said Tract 25B, also being a point on the westerly boundary line of said Tract X-1-A, thence running along the westerly boundary line of said Tract X-1-A, S65°16'56"W, a distance of 618.84 feet to a point; thence, S53°59'41"W, a distance of 50.00 feet to a point of curvature (non-tangent); thence, 889.98 feet along the arc of a curve to the left having a radius of 1500.00 feet and a chord which bears N53°00'09"W, a distance of 876.99 feet to a point of tangency; thence, N70°00'00"W, a distance of 245.20 feet to a point; thence, N20°00'00"E, a distance of 100.00 feet to a point of curvature; thence, 771.84 feet along the arc of a curve to the left having a radius of 2250.00 feet and a chord which bears N10°10'22"E, a distance of 768.06 feet to a point of tangency; thence, N00°20'43"E, a distance of 300.00 feet to the northwest corner of said Tract X-1-A, a point on the Section line common to projected Sections 4 and 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the northerly boundary line of said Tract X-1-A and also along said Section line, S89°47'00"E, a distance of 2648.69 feet to the northeast corner of said Tract X-1-A, thence leaving said Section line and running thence along the easterly boundary line of said Tract X-1-A, S00°16'51"W, a distance of 3094.19 feet to the point and place of beginning.

Tract contains 115.7254 Acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
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 infrastructure improvements must be approved by both the City of Albuquerque and NMU, Inc.
5. Temporary easements are in accordance with Las Ventanas Subdivision Drainage Master Plan, April 1995, and the Las Ventanas Interior Drainage Facilities Plan, July, 1995 and the drainage easements are subject to adjustment in size, dimension, and location as plans and designs become more firm. Reversion of any temporary easement or portion of easement not required for the drainage improvements shall require the approval of the City of Albuquerque by way of a vacation action. Reversion by AMAFCA shall be by Duit Claim deed or assignment to the City of Albuquerque.
6. Park dedication requirements shall be met with the Park Site within Tract 26B-1-A in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership Dated: October 23, 1995, or otherwise agreed to.
7. A temporary blanket drainage easement on Tract 25B-1 is granted to the City of Albuquerque with the filing of this plat. Future subdivision actions may further define this easement. Maintenance of this temporary easement will be the responsibility of the property owner.
8. In the event Grantor constructs any City-approved temporary improvements (i.e., ponds) within the Temporary Blanket Drainage easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the work affects any improvements or Encroachments made by the Grantor, 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 Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or Encroachments. Maintenance of any Grantor temporary improvement is the responsibility of the Grantor.

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5222368
Page: 1 of 2
65/16/1999 02:08P
Bk-99C Pg-169

Judy D. Woodward Bern. Co. PLAT R 12.88

BULK LAND PLAT FOR
TRACTS 25B-1, 28A, 28B, & X-1-A-1
VENTANA RANCH
(A REPLAT OF TRACTS 25B & X-1-A, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 1999

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts X-1-A and 25B of the BULK LAND PLAT FOR TRACTS 25A, 25B, 26B-1-A & X-1-A VENTANA RANCH, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 16, 1998 in Book 98C, Page 281 as Document No. 1998117856, now comprising Tracts 25B-1, 28A, 28B and X-1-A-1 of BULK LAND PLAT OF TRACTS 25B-1, 28A, 28B, & X-1-A-1 VENTANA RANCH, Albuquerque, New Mexico is with 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 all streets and public rights-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 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, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any 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 purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: *Cleve Matthews*
Cleve Matthews, Vice-President
Sandia Properties Ltd., Co.
Managing Partner

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 5 day of April, 1999, by Cleve Matthews, Vice-President of Sandia Properties Ltd., Co., a New Mexico limited liability company, Managing Partner of Las Ventanas Limited Partnership.

MARY L SNYDER
Commission Expires 4-13-00
STATE OF NEW MEXICO
Notary Public

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

SHEET 1 OF 2

APPROVALS

PLAT NUMBER	DATE
<i>Janet</i>	5/6/99
PLANNING DIRECTOR	5-5-99
<i>Frank</i>	5-5-99
CITY ENGINEER	5-5-99
<i>Frank</i>	5-05-99
A.M.A.F.C.	042699
<i>Michael</i>	5-5-99
TRAFFIC ENGINEER	5-5-99
<i>Robert</i>	5-5-99
CITY SURVEYOR	5-5-99
<i>Roger</i>	5-5-99
PROPERTY MANAGEMENT	5-5-99
<i>Robert</i>	5-5-99
UTILITY DEVELOPMENT DEPARTMENT	04-28-99
<i>Catherine</i>	4-29-99
PLANNING & POLICY SECTION - CIV	5-6-99
U.S. WEST COMMUNICATIONS	5-6-99
<i>Robert</i>	5-6-99
JONES INTERCABLE	5-6-99
<i>Robert</i>	5-6-99
PHONETIC SERVICES	4-27-99
<i>Robert</i>	5-99-99
PNM GAS SERVICES	
<i>Robert</i>	
NEW MEXICO UTILITIES, INC.	

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1 009 065 916400 10/01

PROPERTY OWNER OF RECORD *Las Ventanas Ltd Partnership*
Henri C. Lucero 5-10-99
BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

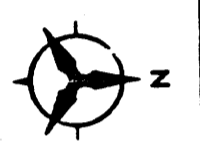
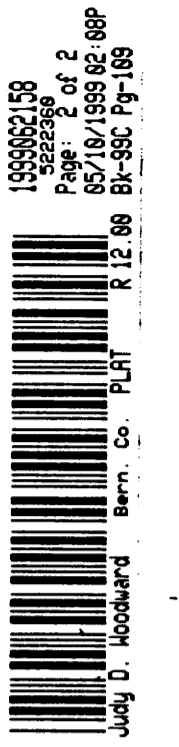
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION:

I, A. Duain 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 February 1994 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.

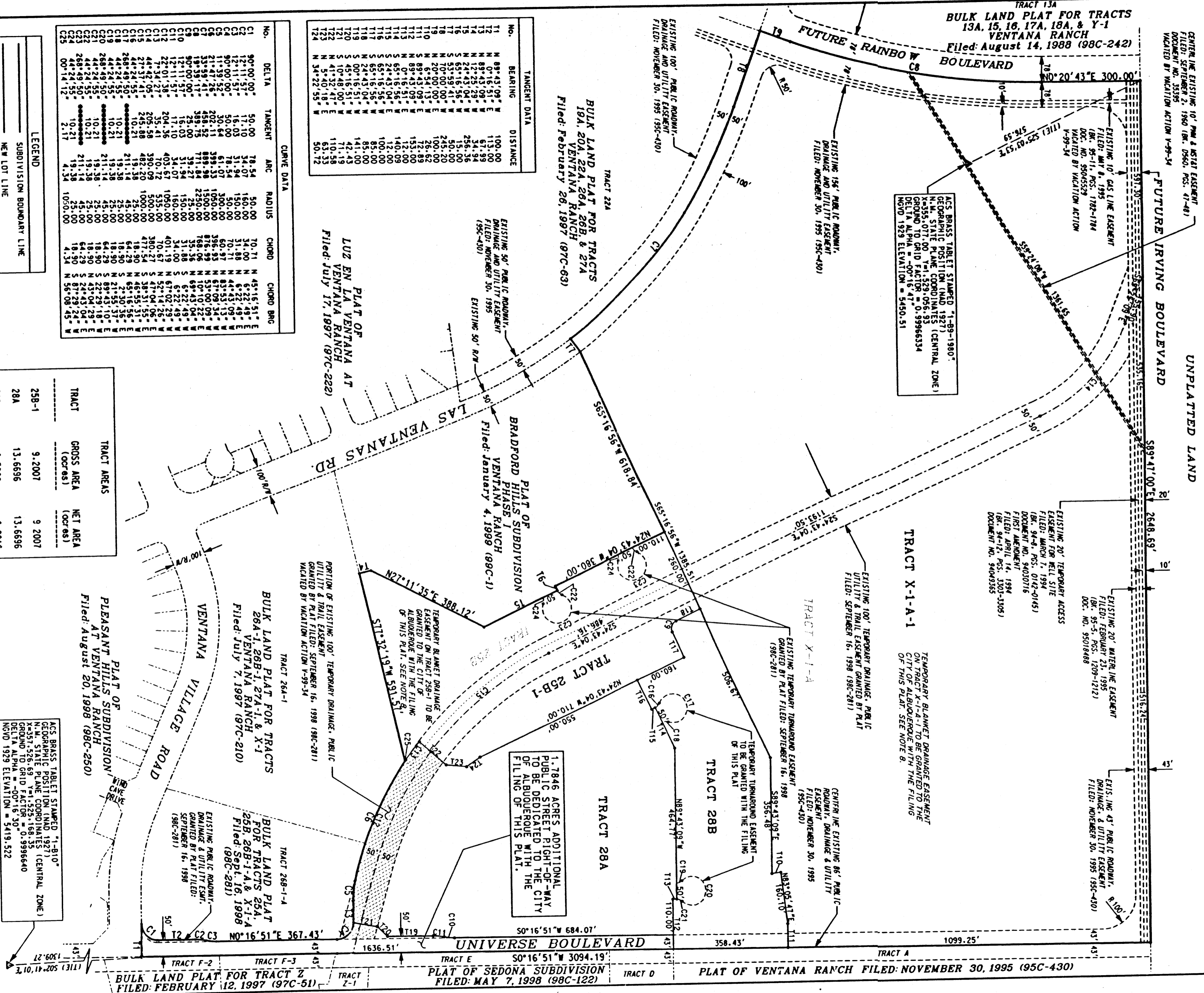
A. Duain Weaver
A. Duain Weaver
New Mexico Professional Surveyor 6544
Date: APRIL 26, 1999
Bahannon Huston
Court yard 1
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

Bohannon & Huston
Court yard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELO. IS



SCALE: 1" = 200'
(HORIZ.)

BULK LAND PLAT FOR TRACTS 25B-1, 28A, 28B, & X-1-A-1 VENTANA RANCH
(A REPLAT OF TRACTS 25B & X-1-A, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 1999



TANGENT DATA

No.	BEARING	DISTANCE
T1	N 88° 32' 09" E	100.00
T2	N 89° 43' 09" E	113.00
T3	N 90° 00' 00" E	67.99
T4	N 90° 00' 00" E	34.94
T5	N 72° 43' 04" W	256.36
T6	S 83° 59' 41" W	15.00
T7	N 70° 00' 00" E	50.00
T8	N 20° 00' 00" E	100.00
T9	N 6° 54' 13" W	225.20
T10	N 89° 43' 09" E	26.62
T11	N 89° 43' 09" E	12.00
T12	N 89° 43' 09" E	133.00
T13	N 0° 16' 51" E	140.09
T14	S 24° 43' 04" E	12.00
T15	S 65° 16' 56" W	100.00
T16	S 65° 16' 56" W	85.00
T17	S 24° 43' 04" E	85.00
T18	S 45° 16' 51" W	141.00
T19	S 45° 16' 51" W	42.43
T20	S 10° 48' 00" E	110.58
T21	S 5° 40' 18" E	63.33
T22	N 5° 40' 18" E	63.33
T23	N 54° 22' 55" W	50.72
T24		

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90° 00' 00"	50.00	18.54	50.00	70.71	N 45° 16' 51" E
C2	12° 11' 57"	17.10	34.07	160.00	34.00	N 6° 32' 49" E
C3	12° 11' 57"	16.03	31.94	150.00	31.88	N 6° 32' 49" E
C4	90° 00' 00"	50.00	18.54	50.00	70.71	N 45° 16' 51" E
C5	11° 39' 52"	30.64	61.07	60.97	60.97	N 83° 53' 13" W
C6	21° 47' 26"	202.11	399.33	1500.00	396.83	N 51° 08' 24" E
C7	33° 59' 17"	189.98	389.75	1050.00	388.99	N 51° 08' 24" E
C8	90° 00' 00"	25.00	39.27	2250.00	38.56	N 67° 10' 22" E
C9	12° 11' 57"	16.03	31.94	150.00	31.88	N 6° 32' 49" E
C10	12° 11' 57"	17.10	34.07	160.00	34.00	N 6° 32' 49" E
C11	22° 01' 38"	35.41	403.67	1050.00	401.19	N 57° 02' 58" E
C12	7° 34' 27"	35.41	10.72	535.00	380.24	N 57° 02' 58" E
C13	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C14	27° 31' 41"	245.88	392.09	1000.00	380.24	N 21° 55' 37" E
C15	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C16	268° 48' 55"	10.21	211.38	42.00	18.90	N 89° 43' 09" E
C17	268° 48' 55"	10.21	211.38	42.00	18.90	N 89° 43' 09" E
C18	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C19	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C20	268° 48' 55"	10.21	211.38	42.00	18.90	N 89° 43' 09" E
C21	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C22	268° 48' 55"	10.21	211.38	42.00	18.90	N 89° 43' 09" E
C23	268° 48' 55"	10.21	211.38	42.00	18.90	N 89° 43' 09" E
C24	44° 42' 05"	205.58	482.20	1000.00	471.56	N 21° 55' 37" E
C25	00° 14' 12"	2.11	4.34	1050.00	4.34	N 56° 08' 45" E

TRACT AREAS

TRACT	GROSS AREA (acres)	NET AREA (acres)
25B-1	9.2007	9.2007
28A	13.6696	13.6696
28B	6.5809	6.0916
X-1-A-1	84.4896	77.4456
UNIVERSE R/W	1.7846	
TOTAL	115.7254	106.4075

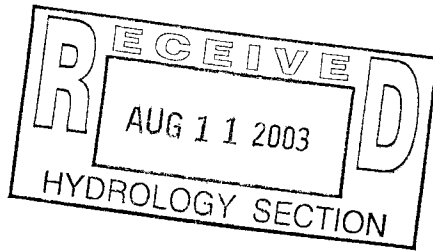
ACS BRASS TABLET STAMPED "1-810"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.69 Y=1,325,168.33
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -0° 16' 30"
NGVD 1929 ELEVATION = 5419.522

1.7846 ACRES ADDITIONAL PUBLIC STREET RIGHT-OF-WAY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

~~Sheridan~~ Wilson

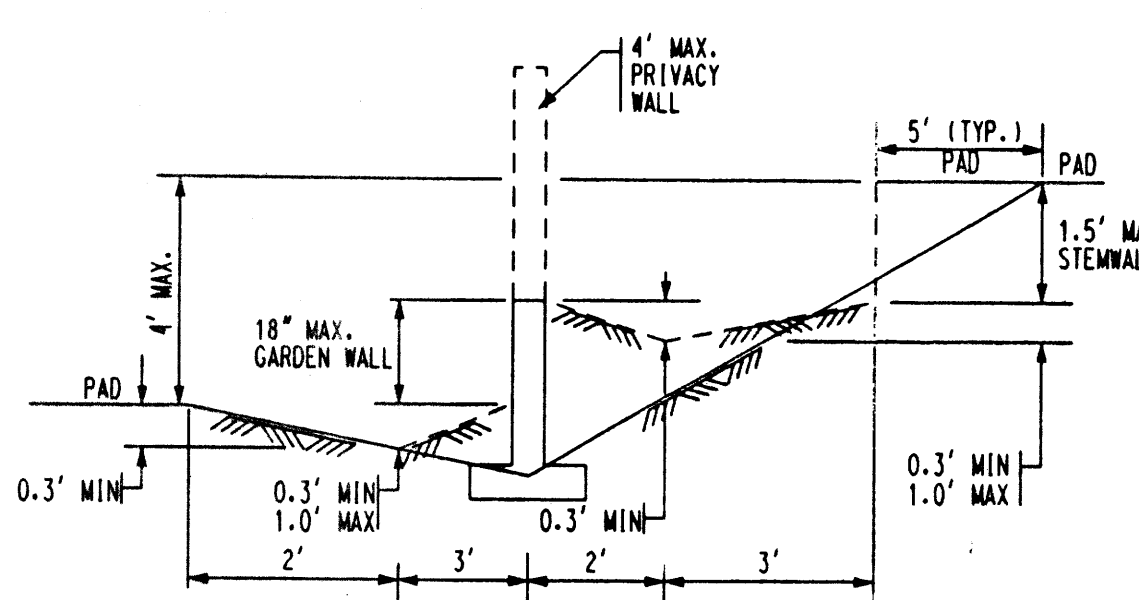
DRB# 1002593

Item 3 meeting Aug 13



LEGEND

- PROPOSED SPOT ● 31.51 FLOW DIRECTION ARROW →
- EXISTING SPOT ○ 30.80
- TEMP. DESILTATION BASIN [Symbol]
- STORM DRAIN MANHOLE [Symbol]
- STORM DRAIN INLET [Symbol]
- PAD [Symbol]
- EXISTING CONTOUR [Symbol]
- RETAINING WALL [Symbol]



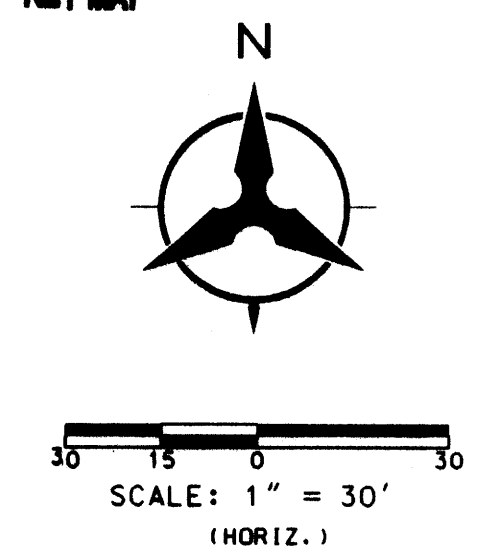
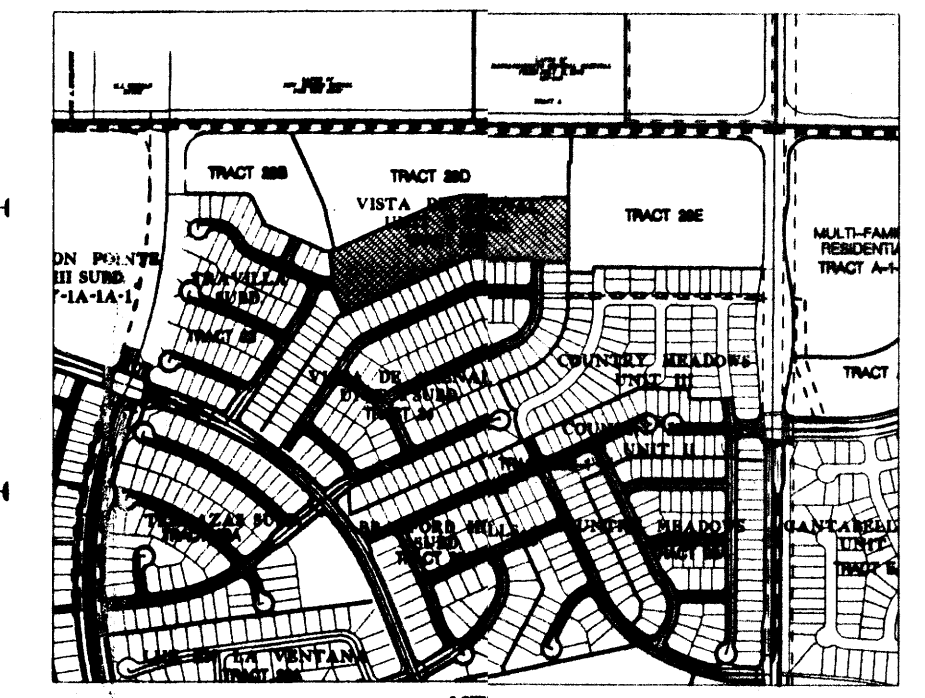
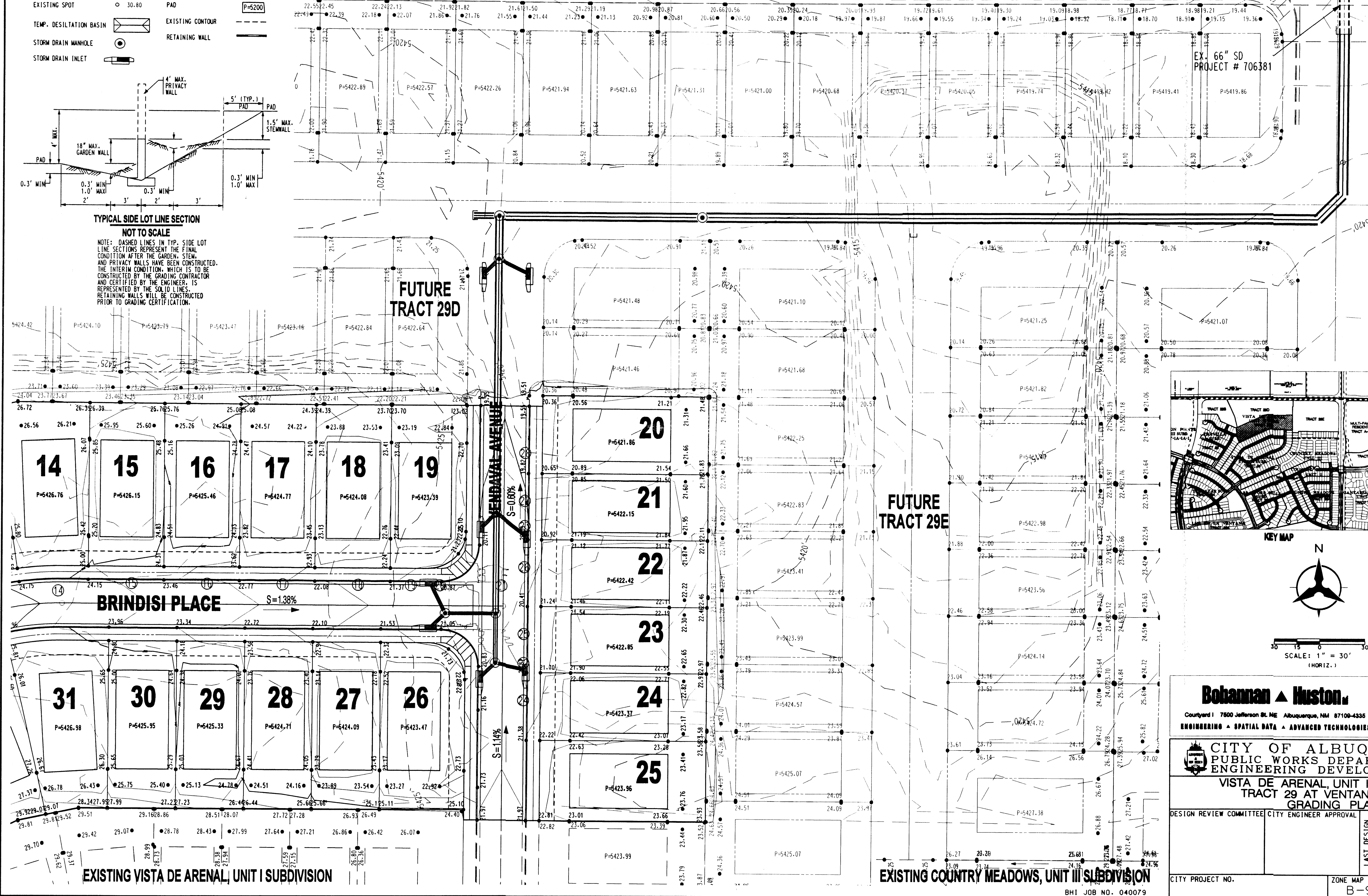
TYPICAL SIDE LOT LINE SECTION

NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

IRVING BLVD.

EX. 66" SD PROJECT # 706381



Bohannon & Huston
 Courtyard 1 7600 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VISTA DE ARENAL, UNIT II SUBDIVISION
 TRACT 29 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	2	2

AS-BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	ACCS BRASS TABLET STAMPED "2-B10 1980"	NO.	DATE		PERMITTED PROFESSIONAL ENGINEER 8/1/05
STAMPED BY	GEOGRAPHIC POSITION (NAD 1927)	BY	DATE		
ACCEPTANCE BY	N.M. STATE PLANE COORD. (CENTRAL ZONE)			ADDED FUTURE GRADING INFO.	REVISIONS
DATE	X=557,543.73 Y=1,527,976.48			NO. DATE	DESIGN
	GROUND TO GRID FACTOR = 0.99866354				
	DELTA ALPHA = +00868 16 MIN 30 SEC				
	NOVD 1929 ELEVATION = 5429.35			DESIGNED BY	DATE
				PLT	07/2003
				DRAWN BY	DATE
				GMI	07/2003
				CHECKED BY	DATE
				PLT	07/2003

GENERAL NOTES

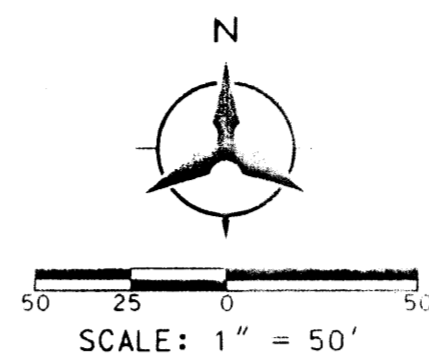
- EXISTING ZONING: RLT
PROPOSED ZONING: RLT
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- GROSS ACREAGE: 6.7 ACRES
TOTAL NUMBER OF LOTS: 44
PROPOSED DENSITY: 6.6 D.U./ACRE
MINIMUM LOT DIMENSIONS 45' x 110'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W AND UTILITY EASEMENT WITHIN TRACT 29C ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- LOT SETBACKS SHALL CONFORM TO RLT ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20' (TYP.)
(15' W/20' TO GARAGE MIN.)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 26B-1A & TRACT 22B IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
- EACH LOT HAS 1200 S.F. OF USABLE OPEN SPACE AS REQUIRED.
- THAT PORTION OF THE EXISTING TEMPORARY BLANKET DRAINAGE FILED: MAY 10 XXXX IN BOOK XC, PAGE XXX OVER TRACT 29C SHALL BE VACATED WITH THE FILING OF THE FINAL PLAT.

LAS VENTANAS LIMITED PARTNERSHIP
A MEMBER OF LAS VENTANAS LIMITED PARTNERSHIP
[Signature] 2/16/03
ROBERT W. MURPHY, PRESIDENT DATE
SANDIA PROPERTIES LTD., MANAGING PARTNER

- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE POINTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
 - THE SUBDIVISION BOUNDARY WILL 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.

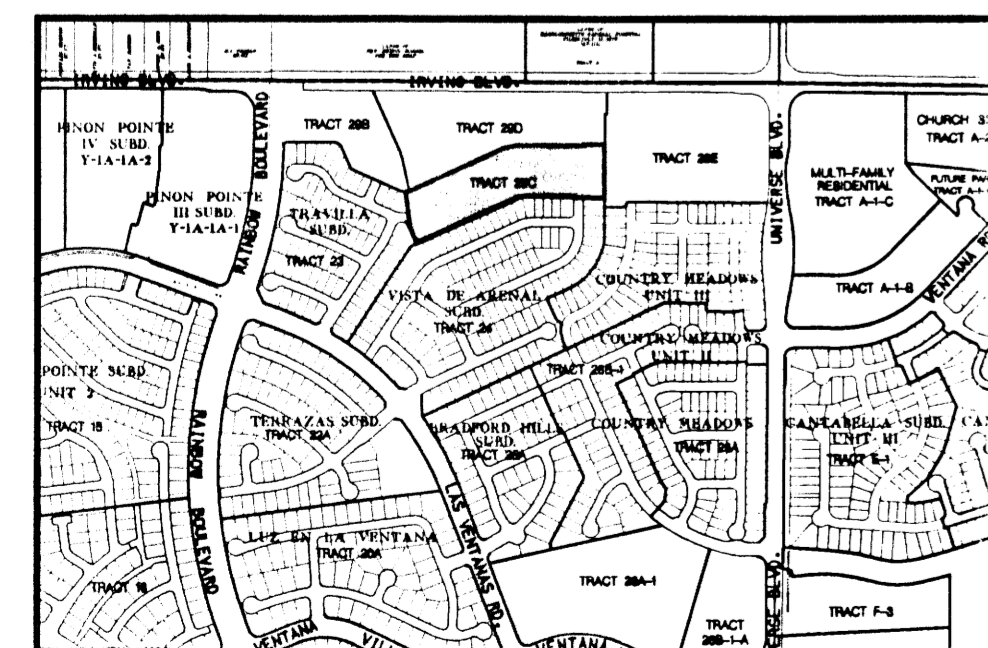
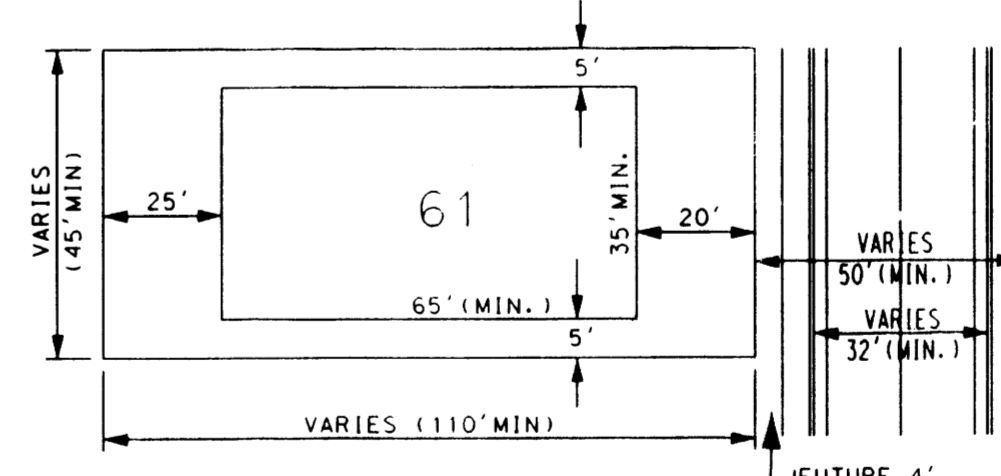
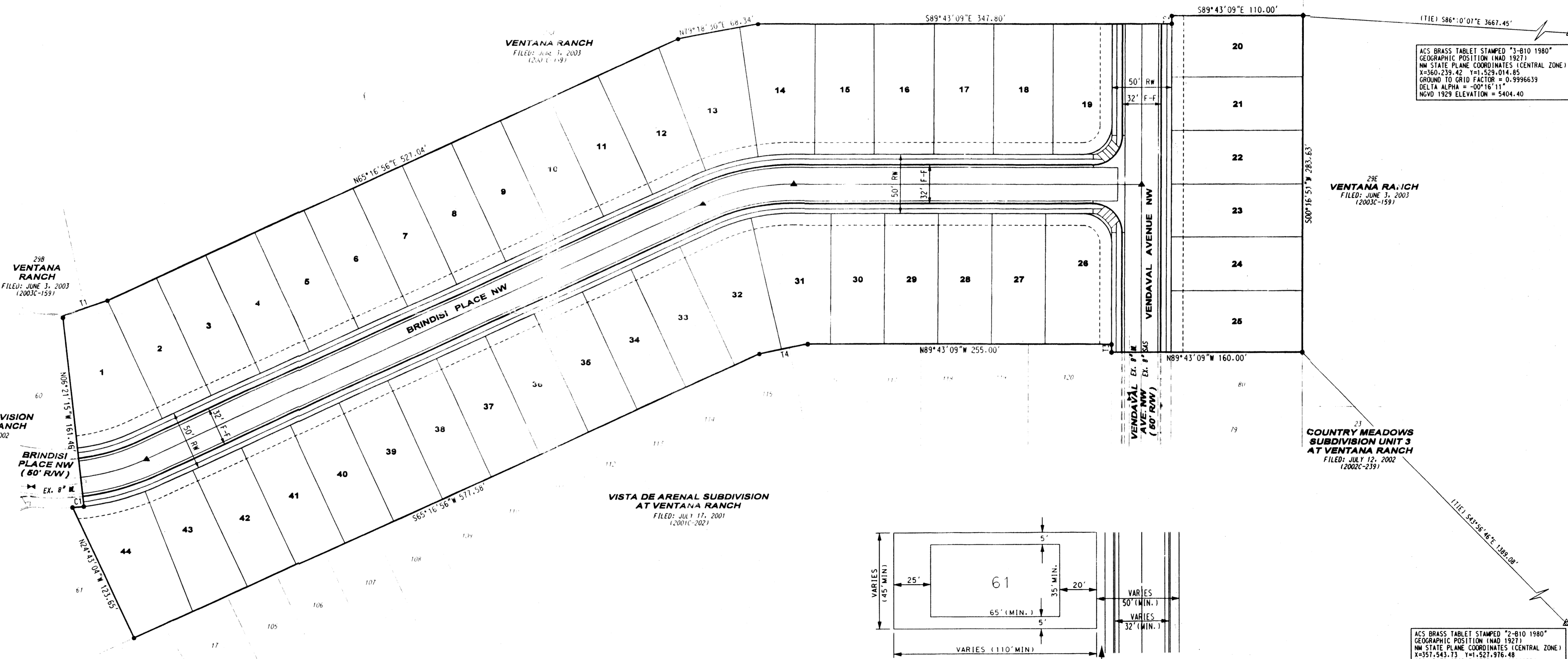
APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 7-17-03
CITY SURVEYOR DATE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	3/4" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	CENTERLINE MONUMENT TO BE INSTALLED



CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N70°34'43"E	39.88'
T2	N00°16'51"E	6.96'
T3	N00°16'51"E	6.67'
T4	S78°26'51"W	41.08'



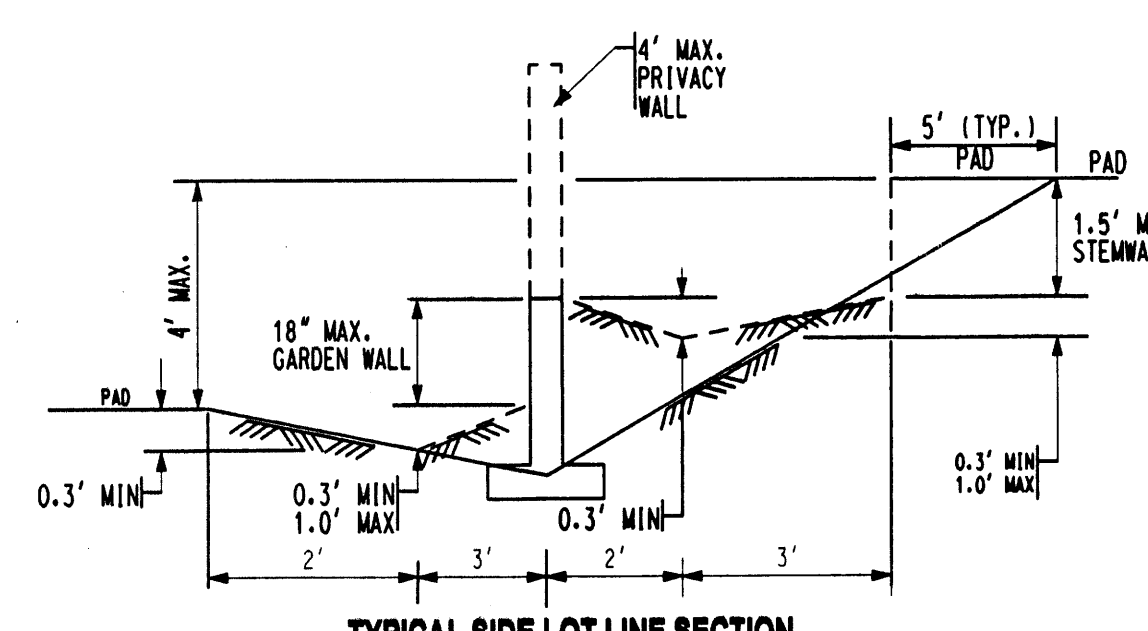
LOCATION MAP
ZONE ATLAS MAP NO. B-9
NOT TO SCALE

PRELIMINARY PLAT
VISTA DE ARENAL UNIT II AT VENTANA RANCH
(REPLAT OF TRACT 29C VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JULY, 2003

PRELIMINARY PLAT
APPROVED BY DRB
ON 8/13/03

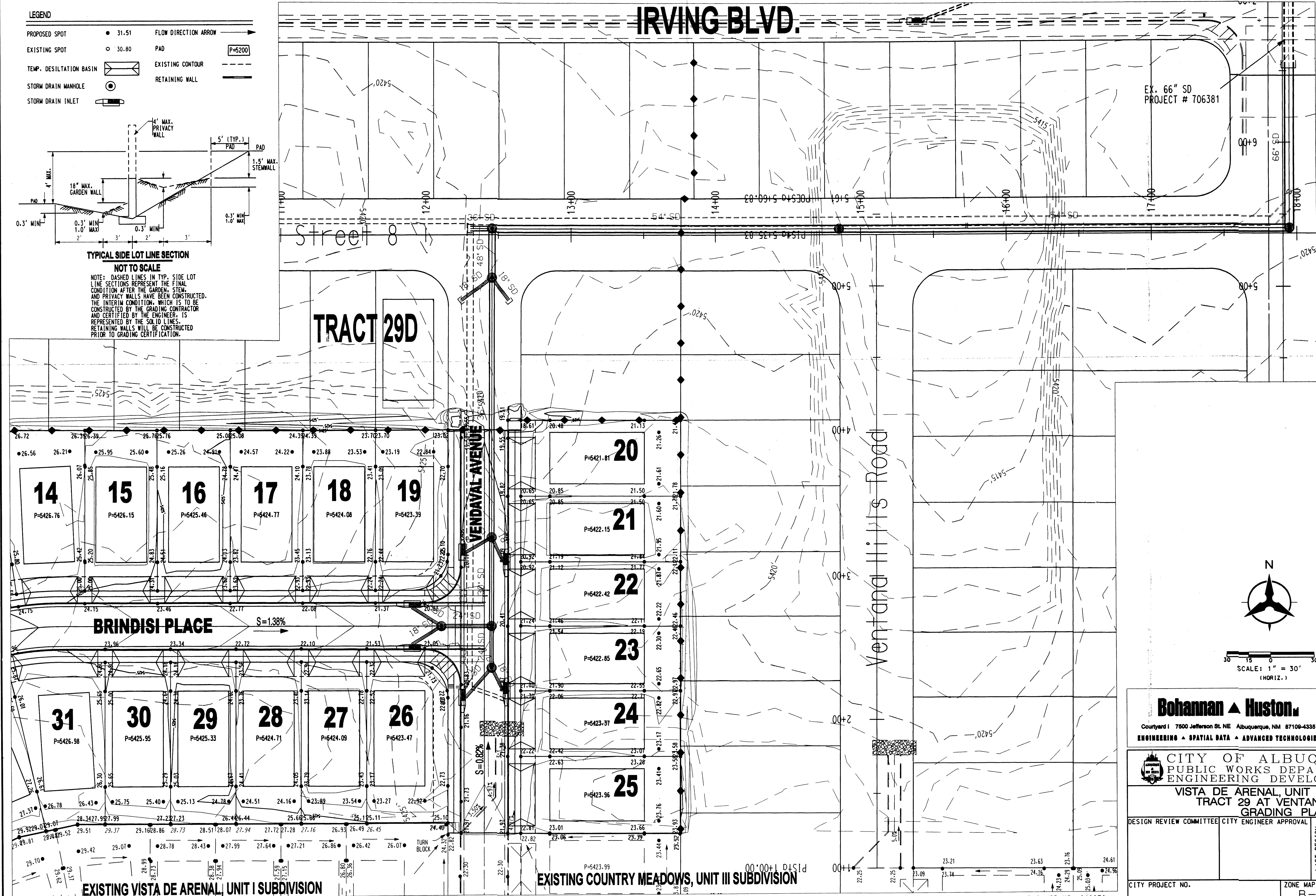
Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

- LEGEND**
- PROPOSED SPOT: ● 31.51
 - EXISTING SPOT: ○ 30.80
 - TEMP. DESILTATION BASIN: [Symbol]
 - STORM DRAIN MANHOLE: [Symbol]
 - STORM DRAIN INLET: [Symbol]
 - FLOW DIRECTION ARROW: [Symbol]
 - PAD: [Symbol]
 - EXISTING CONTOUR: [Symbol]
 - RETAINING WALL: [Symbol]



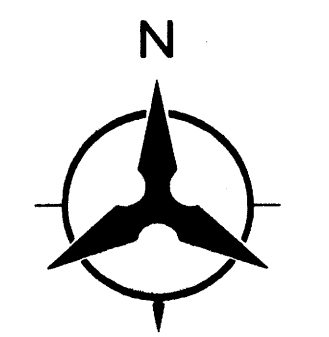
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE
 NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

IRVING BLVD.



EX. 66" SD
PROJECT # 706381

TRACT 29D



SCALE: 1" = 30'
(HORIZ.)

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

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
VISTA DE ARENAL, UNIT II SUBDIVISION
TRACT 29 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. B-9 SHEET 2 OF 2

BHI JOB NO. 040079

ENGINEER'S SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	ACCS BRASS TABLET STAMPED "2-B10 1980"	CONTRACTOR	DATE	NO.
		GEOGRAPHIC POSITION (NAD 1927) <td> </td> <td> </td> <td> </td>			
		N.M. STATE PLANE COORD. (CENTRAL ZONE) <td>INSPECTOR'S ACCEPTANCE BY <td>DATE <td> </td> </td></td>	INSPECTOR'S ACCEPTANCE BY <td>DATE <td> </td> </td>	DATE <td> </td>	
		X=357,543.73 Y=1,527,976.48 <td> </td> <td> </td> <td> </td>			
		GROUND TO GRID FACTOR = 0.9986354 <td>VERIFICATION BY <td>DATE <td> </td> </td></td>	VERIFICATION BY <td>DATE <td> </td> </td>	DATE <td> </td>	
		DELTA ALPHA = -000EG 16 MIN 30 SEC <td> </td> <td> </td> <td> </td>			
		NGVD 1929 ELEVATION = 5429.35 <td>MICRO-FILM INFORMATION <td>DATE <td> </td> </td></td>	MICRO-FILM INFORMATION <td>DATE <td> </td> </td>	DATE <td> </td>	
			RECORDED BY <td>DATE <td> </td> </td>	DATE <td> </td>	



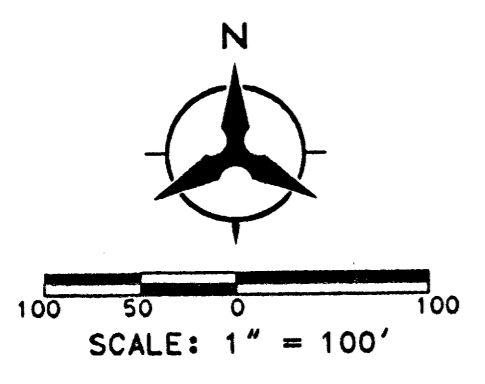
NO.	DATE	REMARKS	BY

DESIGNED BY: PLT DATE 07/08/03
 DRAWN BY: GMM DATE 07/08/03
 CHECKED BY: PLT DATE 07/08/03

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5877276
Page: 2 of 3
06/03/2003 02:08P
Bk-2883C Pg-159

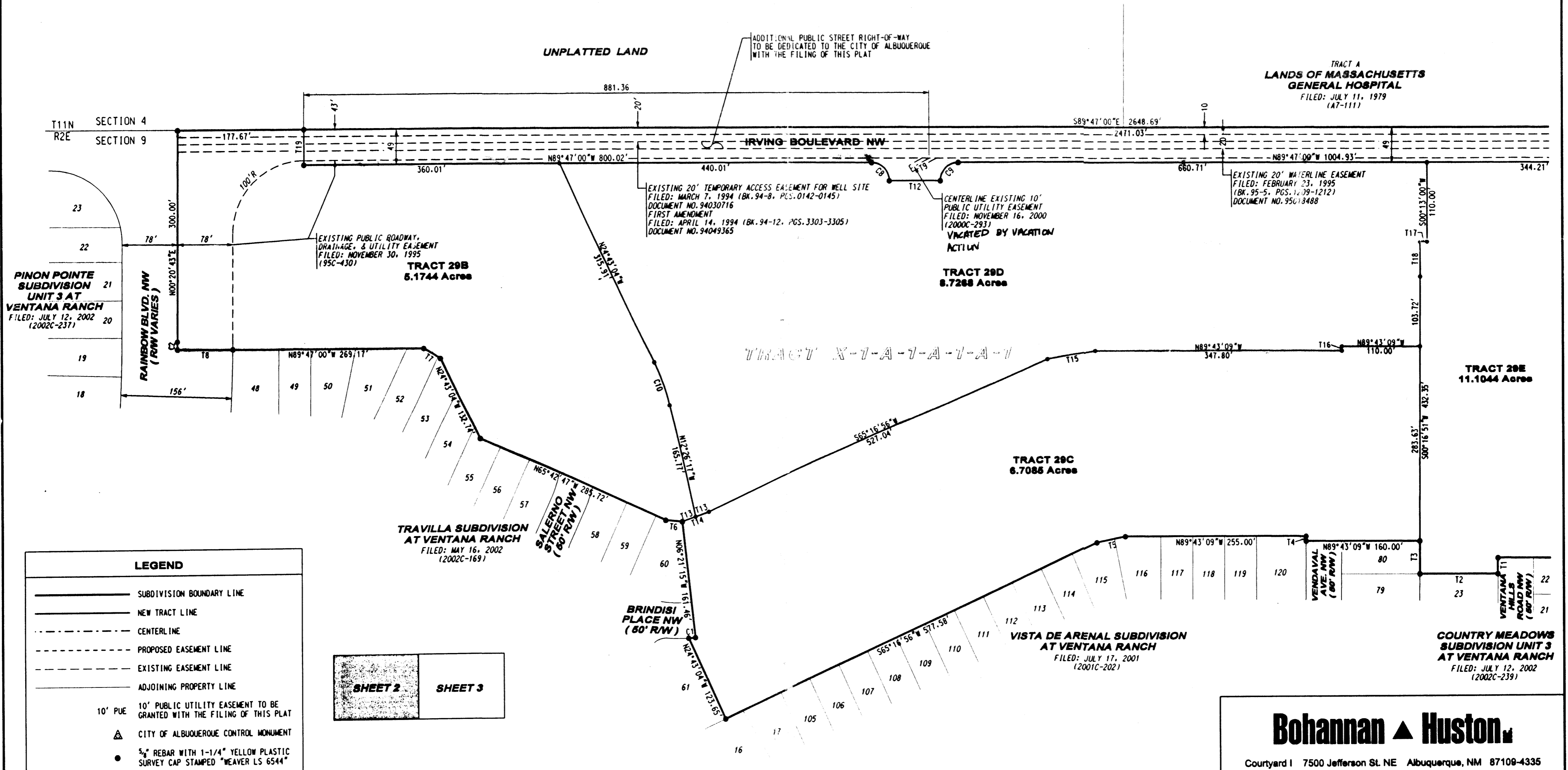
Maru Herrera Bern. Co. PLRT R 17.00

**BULK PLAT OF
TRACTS 29B, 29C, 29D & 29E
VENTANA RANCH**
(A REPLAT OF TRACT X-1-A-1-A-1-A-1
COUNTRY MEADOWS SUBDIVISION UNIT 3
AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 2003



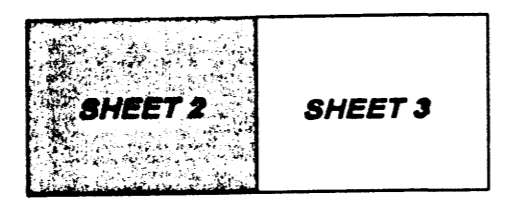
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E
C2	00°18'56"	6.20'	12.40'	2250.00'	12.40'	N00°30'11"E
C3	06°43'22"	64.52'	128.48'	1095.00'	128.41'	N03°38'32"E
C4	90°03'51"	100.11'	157.19'	100.00'	141.50'	N44°45'05"W
C5	10°35'54"	14.93'	29.78'	161.00'	29.74'	N84°29'03"W
C6	10°35'53"	26.53'	52.90'	286.00'	52.83'	N84°29'03"W
C7	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'55"W
C8	90°03'51"	25.03'	39.30'	25.00'	35.38'	N44°45'04"W
C9	89°56'09"	24.97'	39.24'	25.00'	35.34'	S45°14'56"W
C10	12°16'53"	33.89'	67.51'	314.96'	67.38'	S18°34'41"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"W	110.90'
T3	N00°16'51"E	45.00'
T4	N00°16'51"E	6.67'
T5	S78°26'51"W	41.08'
T6	N84°29'17"W	23.44'
T7	N50°09'06"W	28.21'
T8	N89°20'20"W	78.00'
T9	S60°56'21"W	29.93'
T10	N89°43'09"W	50.53'
T11	N89°47'00"W	37.00'
T12	N89°49'40"W	72.00'
T13	S70°34'43"W	19.94'
T14	S70°34'43"W	8.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'
T19	S00°13'00"W	49.00'



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW TRACT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



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

SHEET 2 OF 3

2740

Bohannon & Huston
Court yard | 7500 Jefferson St NE Albuquerque, NM 87109-4335

SHEET 3 OF 3

SHEET 2
SHEET 3

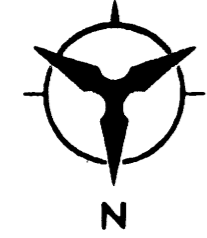
LEGEND

- SURVEY CAP STAMPED "WEAVER LS 6544"
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- 10' PUE GRANTED WITH THE FILING OF THIS PLAT
- 10' PUBLIC UTILITY EASEMENT TO BE ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CENTRAL LINE
- NEW TRACT LINE
- SUBDIVISION BOUNDARY LINE

ACS BRASS TABLET STAMPED "2-810 1980"
GEOGRAPHIC POSITION (MAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=571,543.73 Y=1,527,916.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
MAGD 1929 ELEVATION = 5429.35

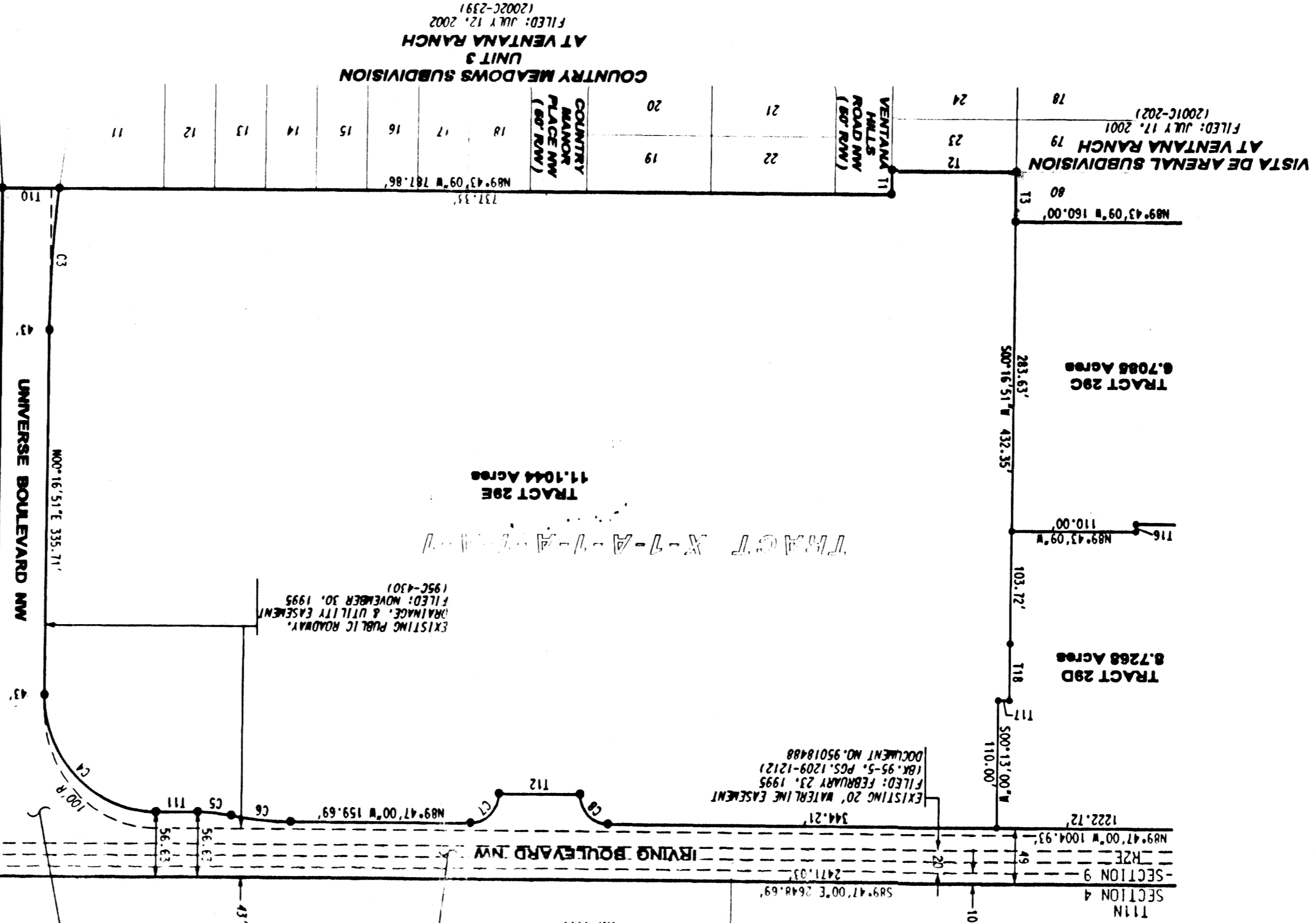
ACS BRASS TABLET STAMPED "3-810 1980"
GEOGRAPHIC POSITION (MAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
MAGD 1929 ELEVATION = 5404.40

SCALE: 1" = 100'



BULK PLAT OF
TRACTS 29B, 29C, 29D & 29E
VENTANA RANCH
(A REPLAT OF TRACT X-1-A-1-A-1-A-1-1
COUNTRY MEADOWS SUBDIVISION UNIT 3
AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
APRIL, 2003

MARU HERRERA
BORN: 06/03/2003
PLAT: R 17, 80 BK-2883C Pg-159
Page: 3 of 3
5672728
2003094268



COUNTRY MEADOWS SUBDIVISION
UNIT 3
FILED: JULY 12, 2002
(2002-2391)

VISTA DE ARENAL SUBDIVISION
AT VENTANA RANCH
FILED: JULY 17, 2001
(2001C-202)

EXISTING PUBLIC ROADWAY
DRAINAGE & UTILITY EASEMENT
FILED: NOVEMBER 30, 1995
(95C-430)

EXISTING 20' WATERLINE EASEMENT
FILED: FEBRUARY 23, 1995
(95-95-5, PGS. 1209-1212)
DOCUMENT NO. 9501848

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

CURVE DATA

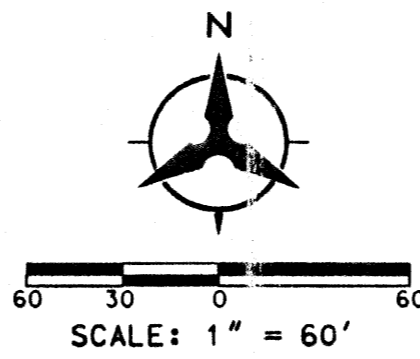
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.16'	9.62'	205.00'	9.52'	N84°58'36"E
C2	06°18'56"	6.20'	12.40'	225.00'	12.40'	N00°30'11"E
C3	06°43'22"	64.32'	128.64'	1095.00'	128.41'	N03°38'32"E
C4	90°03'51"	100.11'	157.19'	100.00'	141.50'	N44°45'05"E
C5	10°35'53"	26.53'	52.90'	286.00'	29.74'	N84°29'03"E
C6	10°35'53"	26.53'	52.90'	286.00'	29.74'	N84°29'03"E
C7	89°56'09"	24.91'	39.24'	25.00'	35.34'	S45°14'55"W
C8	90°03'51"	25.00'	39.24'	25.00'	35.34'	M44°05'04"W
C9	89°56'09"	24.91'	39.24'	25.00'	35.34'	S45°14'55"W
C10	12°16'53"	33.89'	67.51'	314.96'	67.38'	S18°34'41"E

TANGENT DATA

ID	BEARING	DISTANCE
T1	S00°16'51"W	21.67'
T2	N89°43'09"E	110.00'
T3	N00°16'51"E	45.00'
T4	N00°16'51"E	6.67'
T5	S78°26'51"W	41.08'
T6	N84°29'03"W	23.44'
T7	S66°09'06"W	28.21'
T8	N89°20'20"W	78.00'
T9	S60°56'56"E	29.53'
T10	N89°43'09"W	50.53'
T11	N89°47'00"W	31.00'
T12	N89°48'40"W	72.00'
T13	S70°34'43"W	39.88'
T14	S70°34'43"W	39.88'
T15	S79°18'30"W	68.34'
T16	S00°16'51"W	6.96'
T17	N89°47'00"W	9.79'
T18	S00°13'00"W	50.00'
T19	S00°13'00"W	49.00'

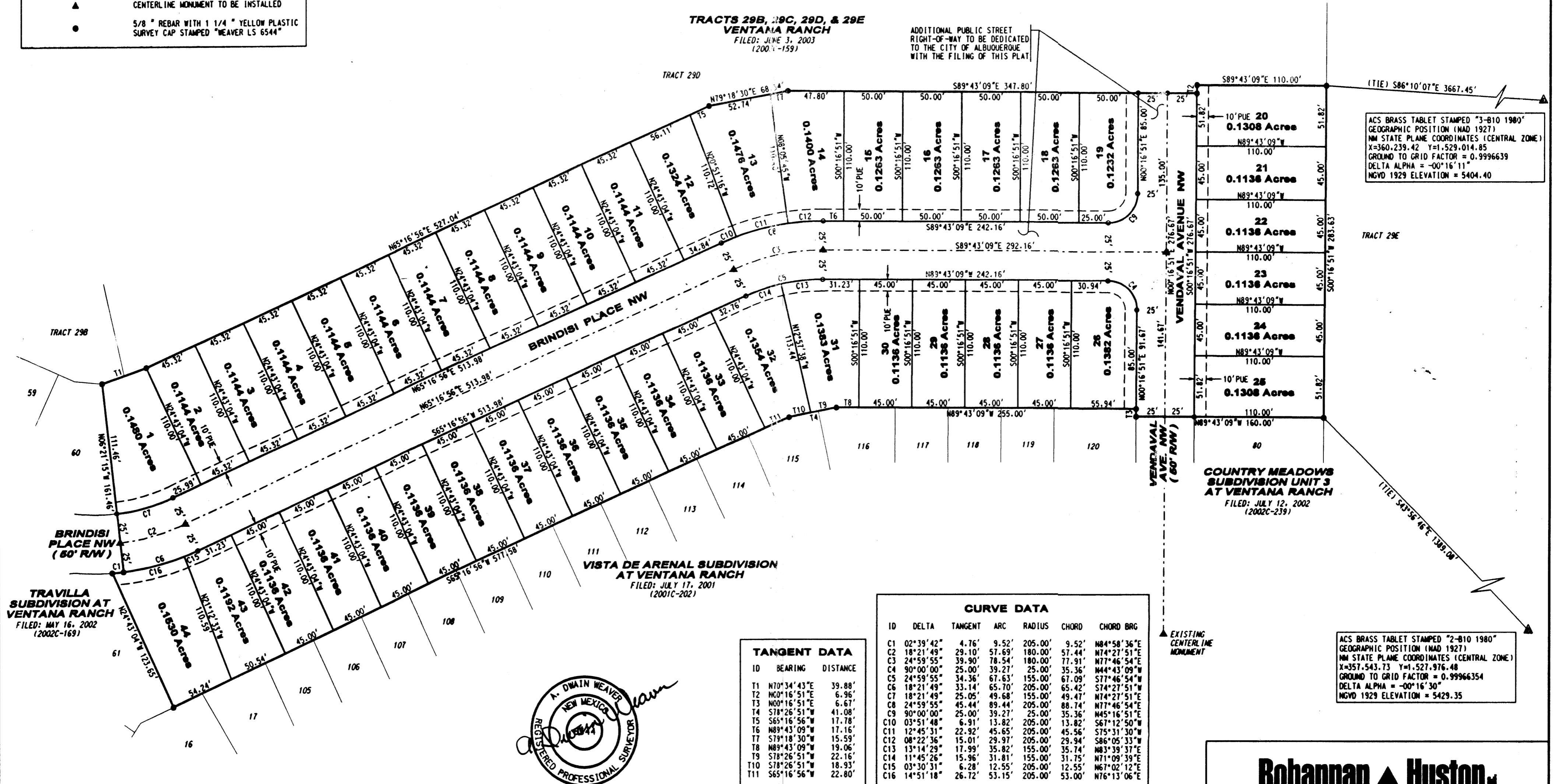
**PLAT OF
VISTA DE ARENAL SUBDIVISION
UNIT 2
AT VENTANA RANCH
(A REPLAT OF TRACT 29C, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2003**

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED 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 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



**TRACTS 29B, 29C, 29D, & 29E
VENTANA RANCH**
FILED: JUNE 3, 2003
(2001-159)

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



ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40

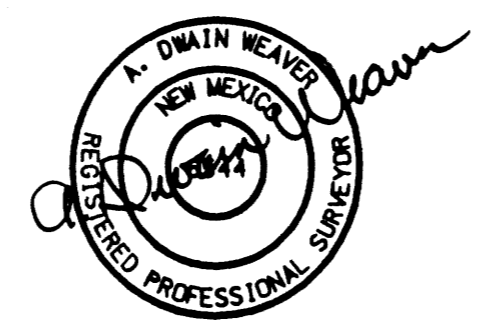
**COUNTRY MEADOWS
SUBDIVISION UNIT 3
AT VENTANA RANCH**
FILED: JULY 12, 2002
(2002C-239)

**TRAVILLA
SUBDIVISION AT
VENTANA RANCH**
FILED: MAY 16, 2002
(2002C-169)

**VISTA DE ARENAL SUBDIVISION
AT VENTANA RANCH**
FILED: JULY 17, 2001
(2001C-202)

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N70°34'43"E	39.88'
T2	N60°16'51"E	6.96'
T3	N00°16'51"E	6.67'
T4	S78°26'51"W	41.08'
T5	S69°16'56"W	17.18'
T6	N89°43'09"W	17.16'
T7	S79°18'30"W	15.59'
T8	N89°43'09"W	19.06'
T9	S78°26'51"W	22.16'
T10	S78°26'51"W	18.93'
T11	S69°16'56"W	22.80'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E
C2	18°21'49"	29.10'	57.69'	180.00'	57.44'	N74°27'51"E
C3	24°59'55"	39.90'	78.54'	180.00'	77.91'	N77°46'54"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°43'09"W
C5	24°59'55"	34.36'	67.63'	155.00'	67.09'	S77°46'54"W
C6	18°21'49"	33.14'	65.70'	205.00'	65.42'	S74°27'51"W
C7	18°21'49"	25.05'	49.68'	155.00'	49.47'	N74°27'51"E
C8	24°59'55"	45.44'	89.44'	205.00'	88.74'	N77°46'54"E
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°16'51"E
C10	03°51'48"	6.91'	13.82'	205.00'	13.82'	S67°12'50"W
C11	12°45'31"	22.32'	45.65'	205.00'	45.56'	S75°31'30"W
C12	08°22'36"	15.01'	29.97'	205.00'	29.94'	S86°05'33"W
C13	13°14'29"	17.99'	35.82'	155.00'	35.74'	N83°39'37"E
C14	11°45'26"	15.96'	31.81'	155.00'	31.75'	N71°09'39"E
C15	03°30'31"	6.28'	12.55'	205.00'	12.55'	N67°02'12"E
C16	14°51'18"	26.72'	53.15'	205.00'	53.00'	N76°13'06"E

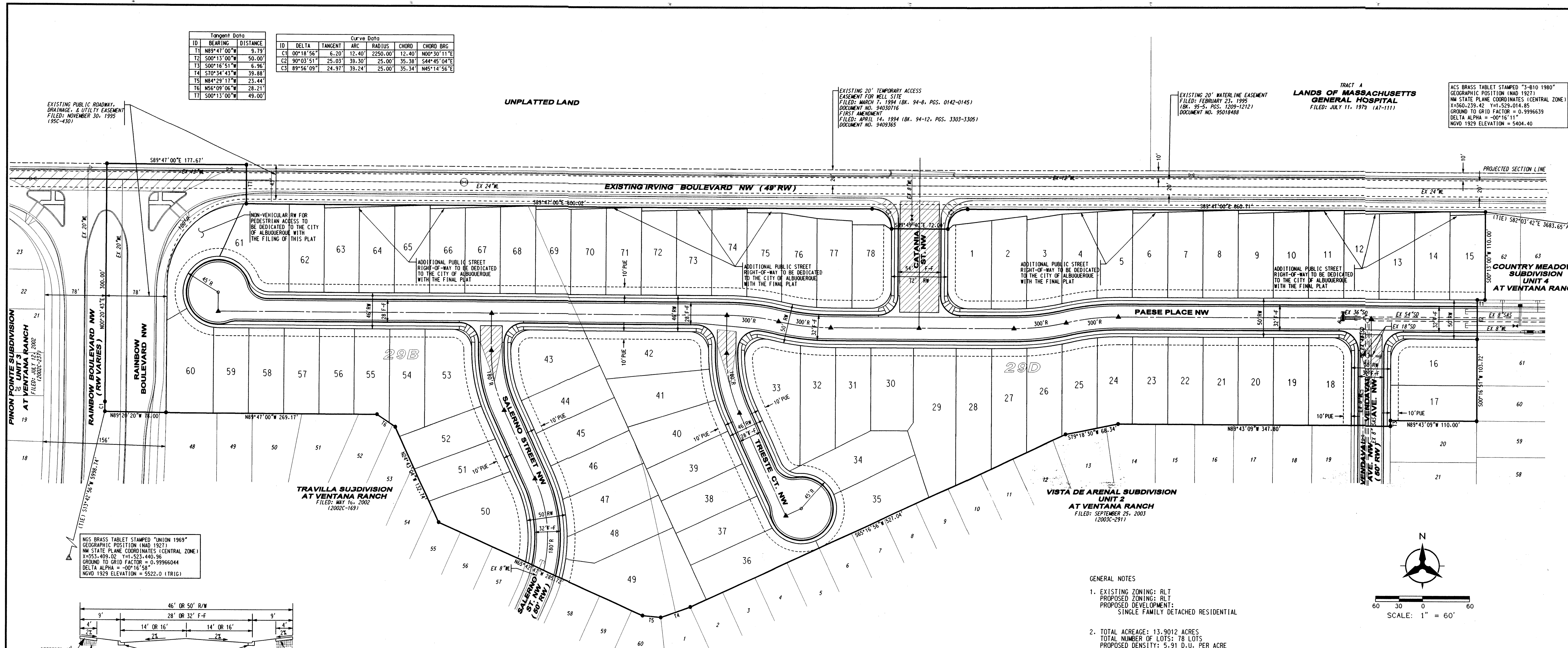


ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND TO GRID FACTOR = 0.99966354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

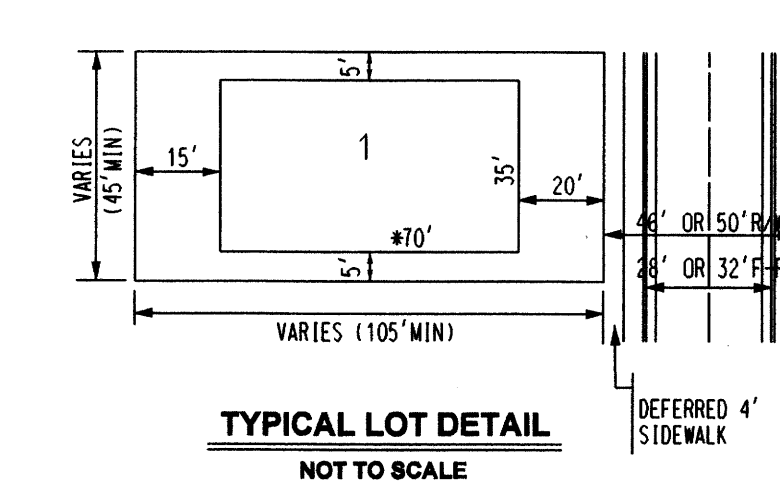
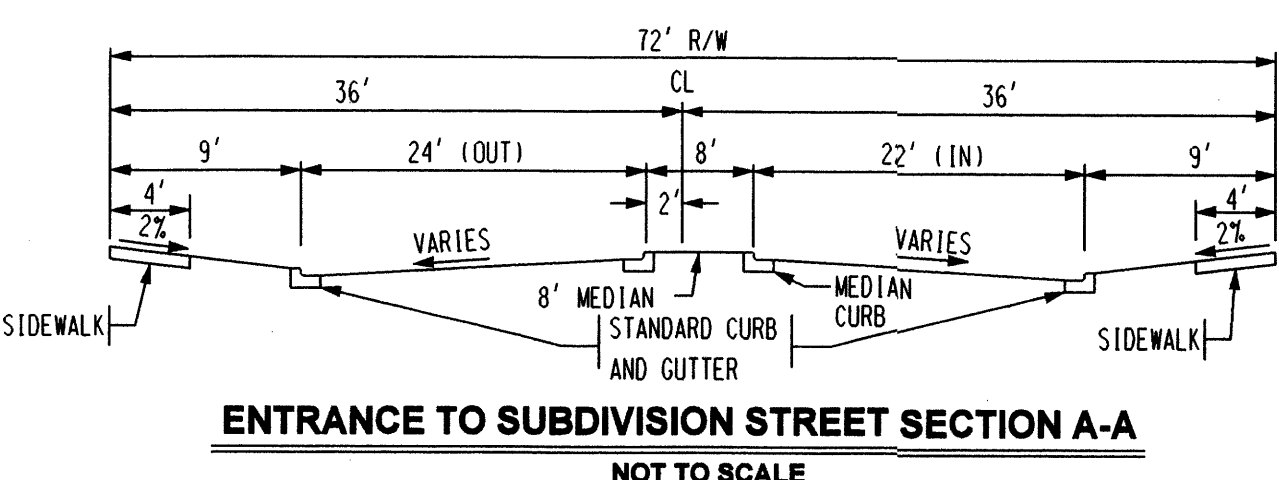
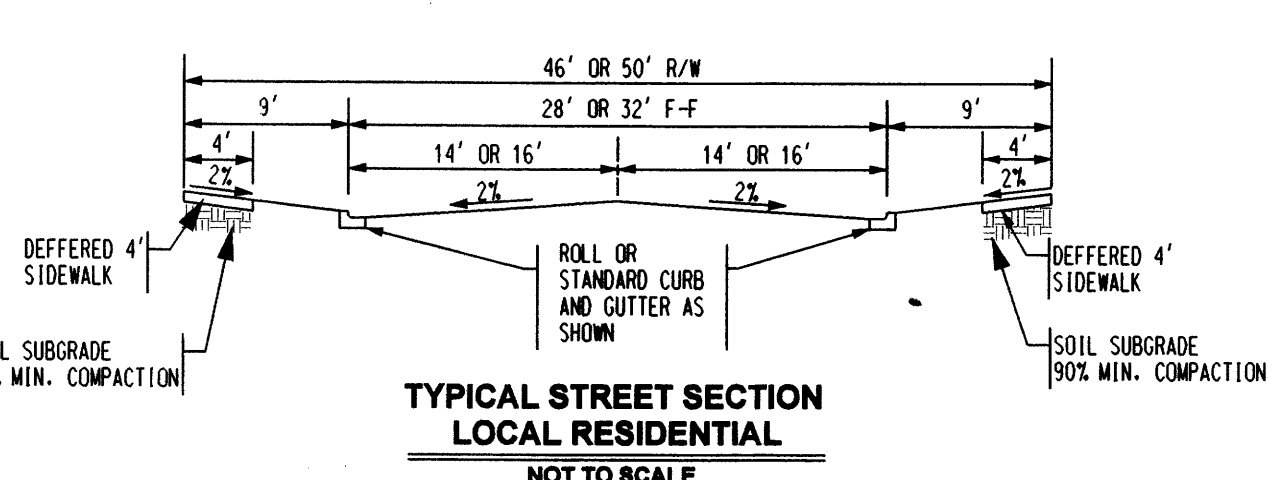
Bohannon & Huston

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

Tangent Data			Curve Data						
ID	BEARING	DISTANCE	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
T1	N89°47'00"W	9.79'	C1	00°18'56"	6.20'	12.40'	2250.00'	12.40'	N00°30'11"E
T2	S00°13'00"W	50.00'	C2	90°03'51"	25.03'	39.30'	25.00'	35.38'	S44°45'04"E
T3	S00°16'51"W	6.96'	C3	89°56'09"	24.97'	39.24'	25.00'	35.34'	N45°14'56"E
T4	S70°34'43"W	39.88'							
T5	N84°29'17"W	23.44'							
T6	N56°09'06"W	28.21'							
T7	S00°13'00"W	49.00'							



NCS BRASS TABLET STAMPED "UNION 1969" GEOGRAPHIC POSITION (MAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=553,409.02 Y=1,523,440.98 GROUND TO GRID FACTOR = 0.99966044 DELTA ALPHA = -00°16'58" NVD 1929 ELEVATION = 5522.0 (TRIG)

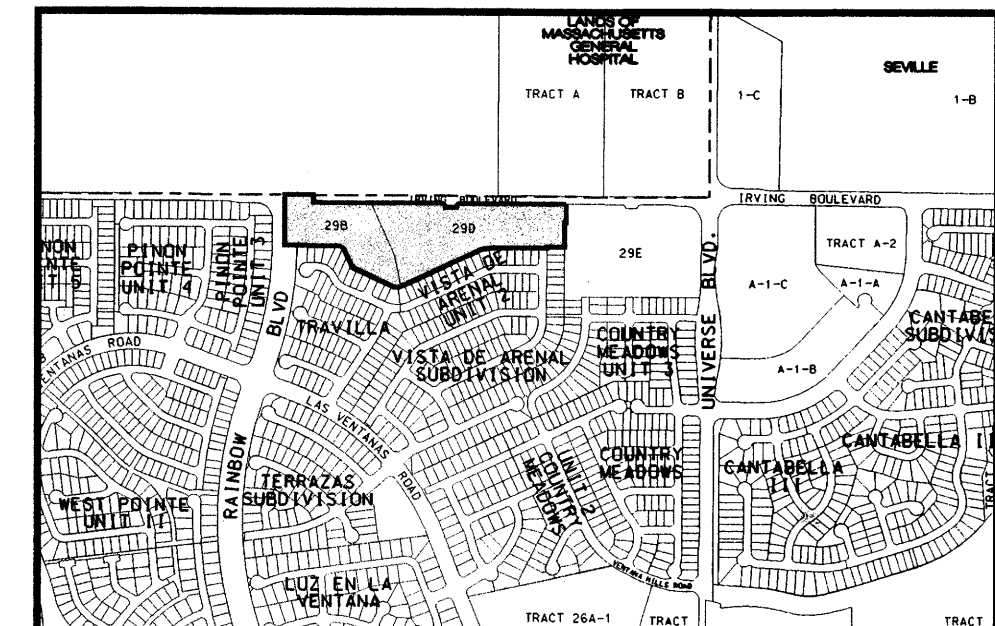


GENERAL NOTES
 1. EXISTING ZONING: RL
 PROPOSED ZONING: RL
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL

- TOTAL ACREAGE: 13.9012 ACRES
 TOTAL NUMBER OF LOTS: 78 LOTS
 PROPOSED DENSITY: 5.91 D.U. PER ACRE
- MINIMUM LOT DIMENSIONS 45' x 105'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD OR RAINBOW BOULEVARD.
- LOT SETBACKS SHALL CONFORM TO RL ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
 FRONT YARD: 20' (TYP.)
 (15' w/20' TO GARAGE MIN.)
 SIDE YARD: 5' (MIN.)
 BACK YARD: 15' (MIN.)
 CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS HAVE BEEN MET WITH PARK SITES WITHIN TRACTS 22-B & 268-1 IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995; DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
- TRACTS 29B & 29D ARE SUBJECT TO AN EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT FILED: MAY 10, 1999 IN BOOK 99C, PAGE 109 AS DOCUMENT NO. 1999062158. EASEMENT TO BE VACATED BY FINAL PLAT.

- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
 - THE SUBDIVISION BOUNDARY WILL 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

[Signature] 3-16-04
 CITY SURVEYOR DATE



LOCATION MAP
 ZONE ATLAS MAP NO. B-9
 NOT TO SCALE

PRELIMINARY PLAT
**VISTA DE ARENAL SUBDIVISION
 UNIT 3 AT VENTANA RANCH**
 (REPLAT OF TRACTS 29B & 29D VENTANA RANCH)
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2004

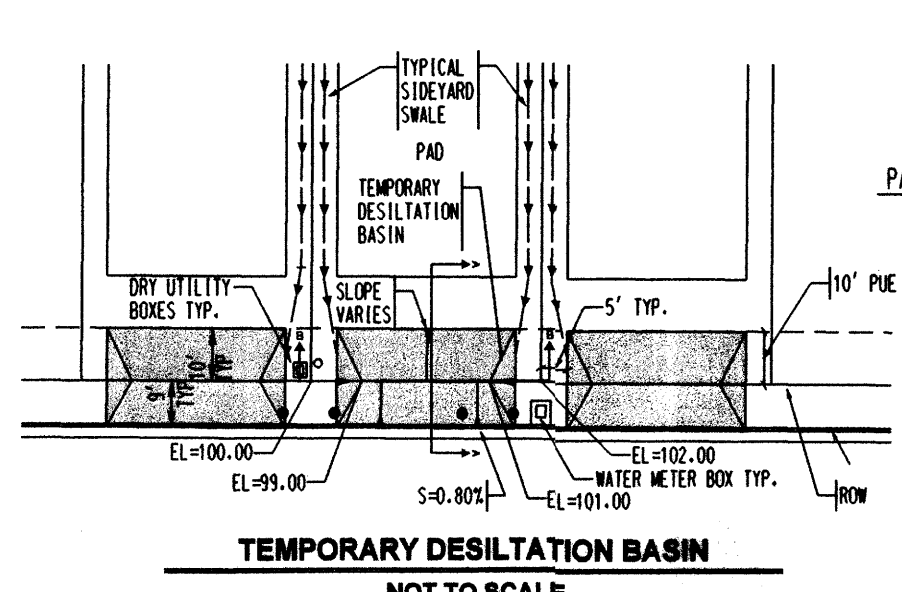
LAS VENTANAS LIMITED PARTNERSHIP
 A NEW MEXICO LIMITED PARTNERSHIP
[Signature] 3-16-04
 ROBERT M. MURPHY, PRESIDENT DATE:
 SANDIA PROPERTIES LTD. CO.
 MANAGING PARTNER

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

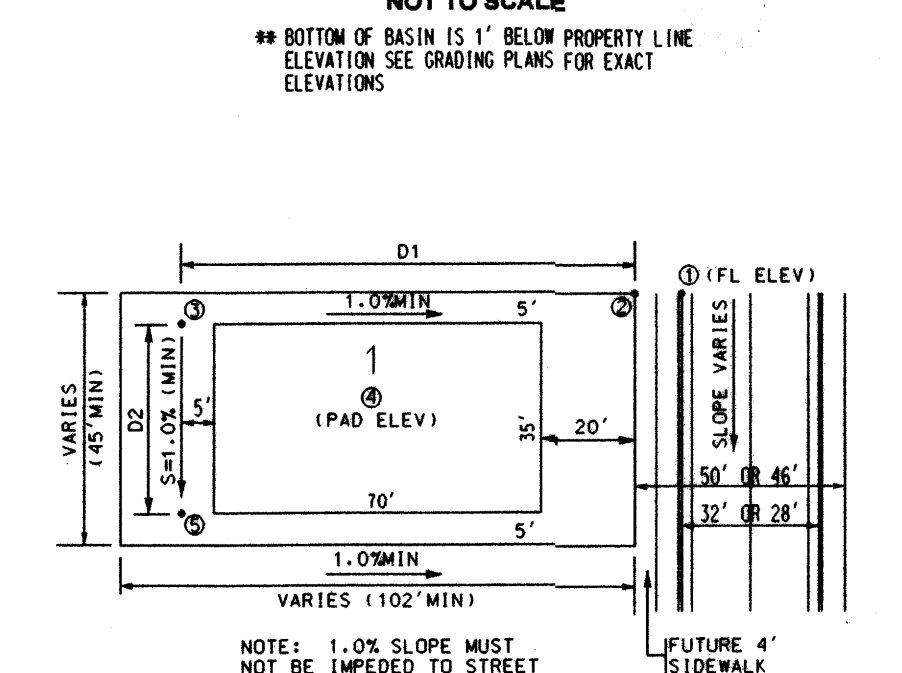


GENERAL NOTES:

- 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 & ASSOCIATES INC. DATED SEPTEMBER, 2003. 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 (765-1264) 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.
- CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
- 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 FRONT YARD DESILTATION BASINS (PER DETAIL THIS SHEET) AND 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 GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
- ALL INTERIOR CURBS ARE STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

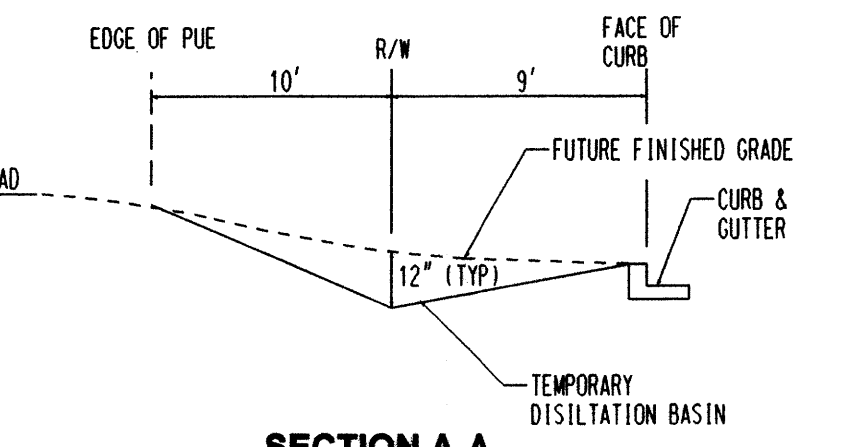


TEMPORARY DESILTATION BASIN
NOT TO SCALE

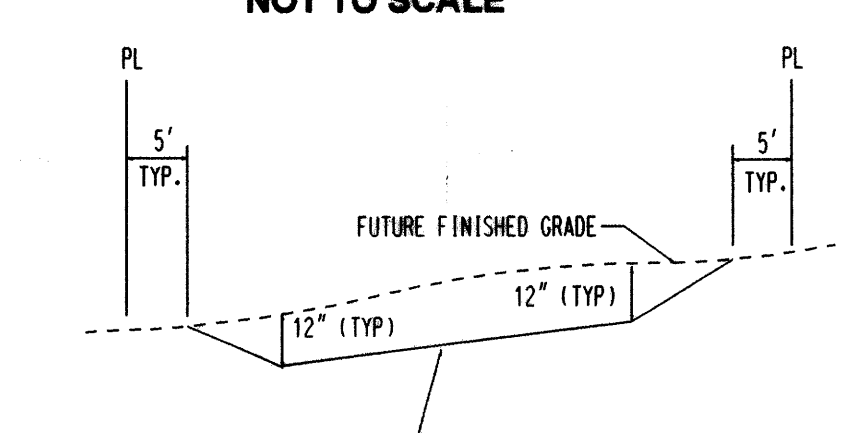


TYPICAL LOT GRADING PLAN
NOT TO SCALE

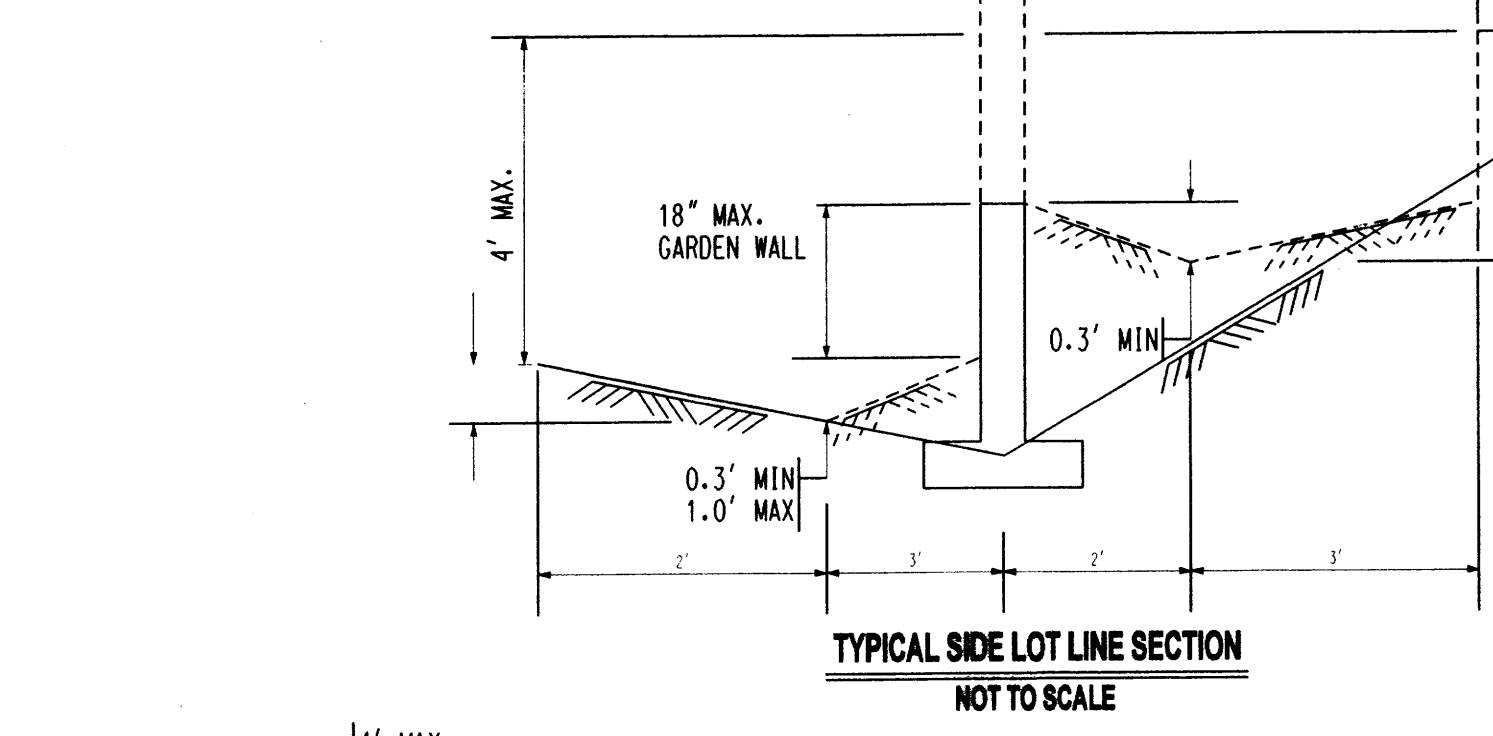
TO SET SPOT ① - ADD 0.85' TO SPOT ①
 TO SET SPOT ② - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
 TO SET SPOT ③ - ADD 0.2' TO SPOT ③
 TO SET SPOT ④ - MULTIPLY D2 BY 1.0% AND SUBTRACT FROM SPOT ④



SECTION A-A
NOT TO SCALE

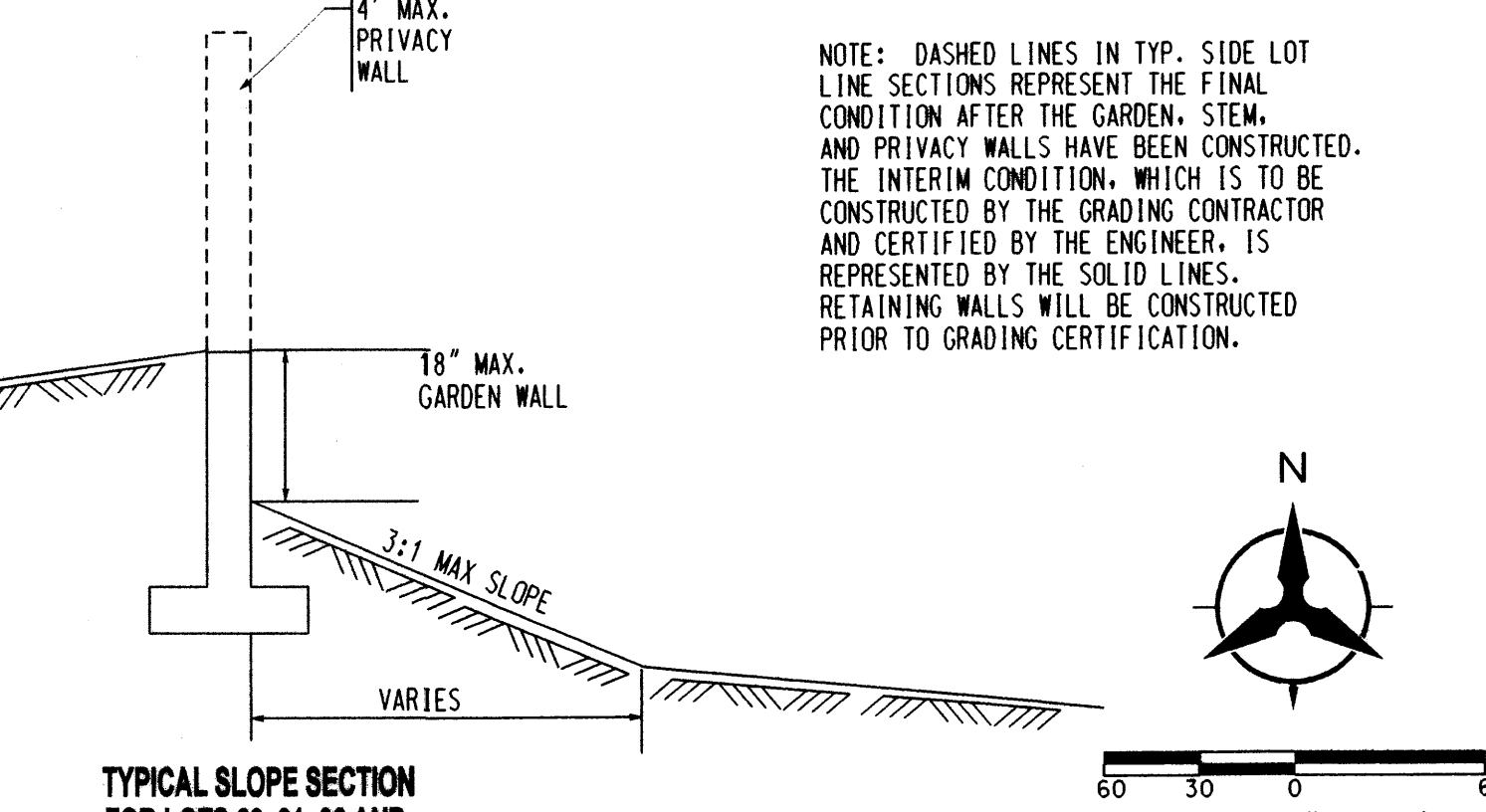


SECTION B-B
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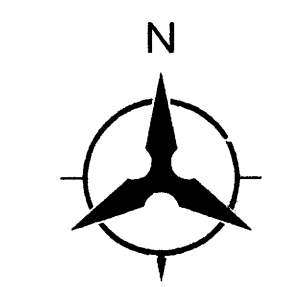


TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TYPICAL SLOPE SECTION
FOR LOTS 29, 31, 32 AND LOTS 36 THRU 42
NOT TO SCALE



BHI JOB NO. 040243

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
		ACS BRASS TABLET STAMPED 1-B9 1980"		CONTRACTOR			
		GEOGRAPHIC POSITION (NAD 1927)		STAMPED BY			
		N.M. STATE PLANE COORDINATES		INSPECTOR'S			
		(CENTRAL ZONE) X=355,077.00		FIELD PACE BY			
		Y=1,529,056.93		DATE			
		GROUND-TO-GRID FACTOR = 999966.334		VERIFICATION BY			
		DELTA ALPHA = 00°16'47"		DATE			
		NGVD 1929 ELEVATION = 5450.51		CORRECTED BY			
				MICRO-FILM INFORMATION			
				RECORDED BY			
				DATE			

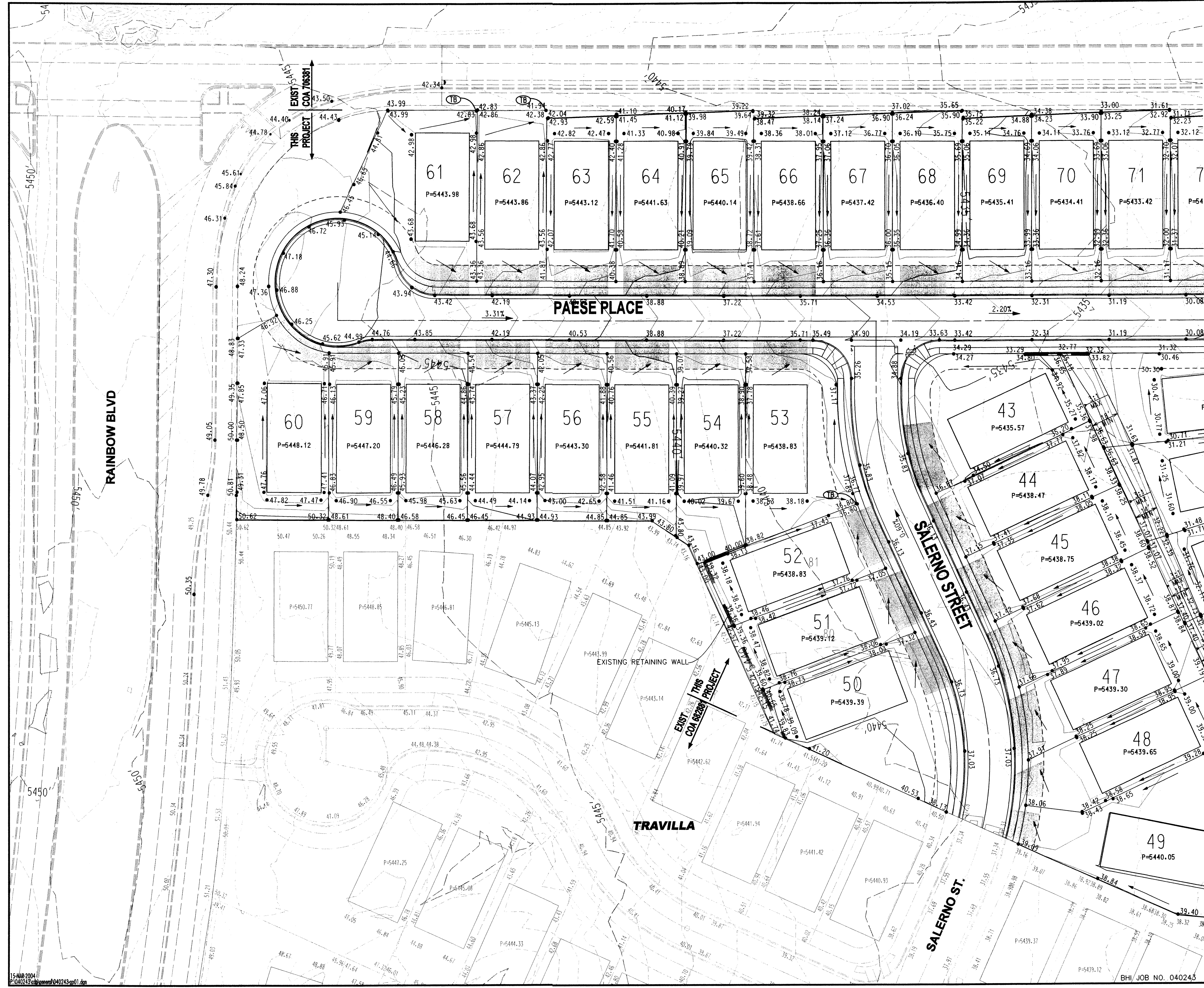


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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

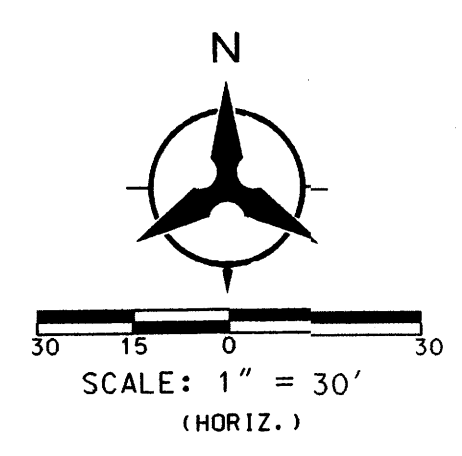
VISTA DE ARENAL UNIT III AT VENTANA RANCH
 OVERALL GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-9	1	4



LEGEND

- TEMP. DESILTATION BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- FLOW ARROW

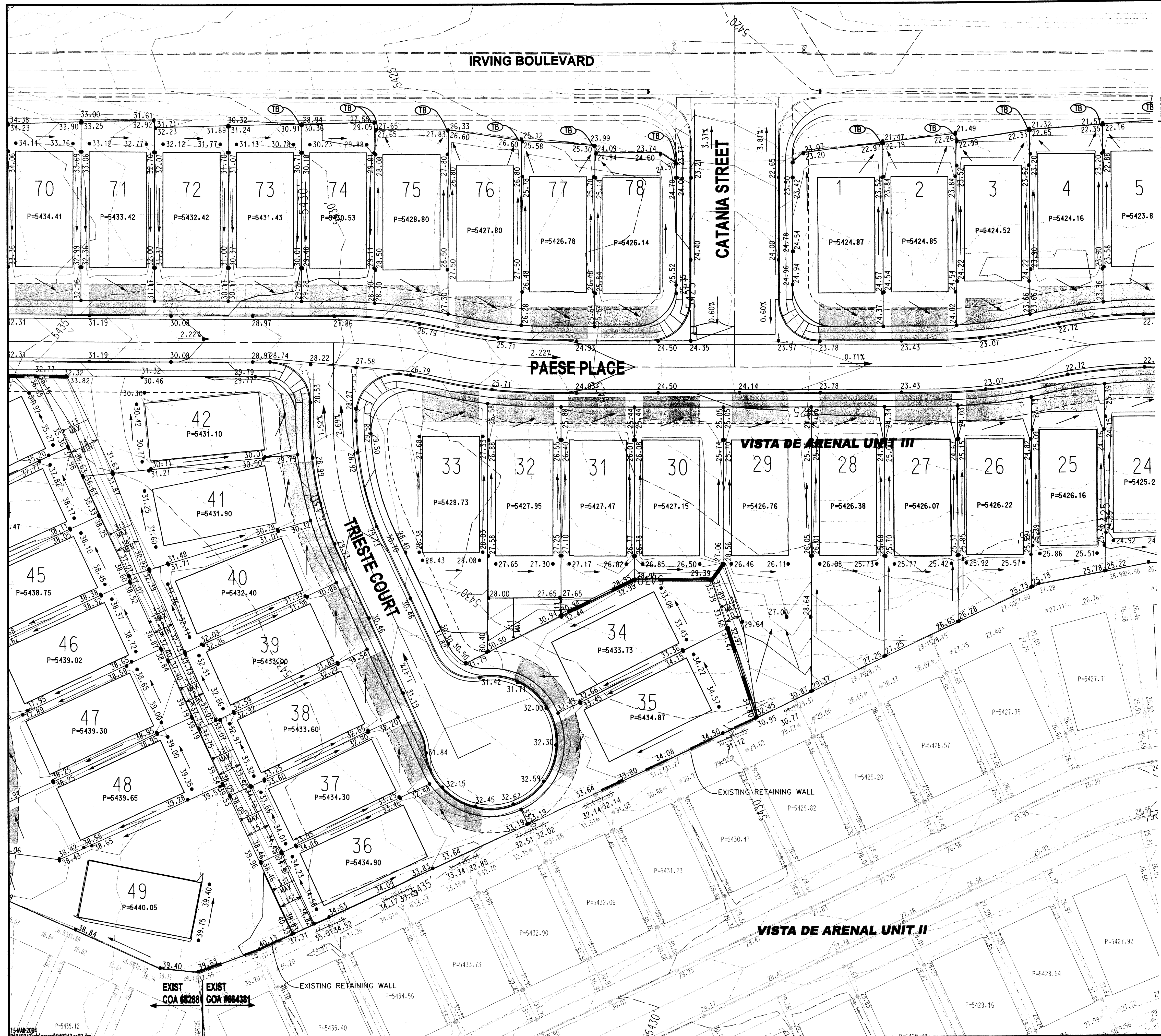


AS-BUILT INFORMATION	
CONTRACTOR	ACB BRASS TABLET STAMPED 1-89 1980"
STAKED BY	INSPECTOR'S POSITION (NAD 1927)
DATE	N.M. STATE PLANE COORDINATES
FIELD DATE BY	(CENTRAL ZONE) X=355,077.00
DATE	Y=1,529,056.83
DATE	GROUND-TO-GRID FACTOR = .99966334
DATE	MICRO-FILM INFORMATION
DATE	DELTA ALPHA -00°16'47"
DATE	NOV 1929 ELEVATION = 5450.51

SURVEY INFORMATION	
FIELD NOTES	NO.
BY	DATE

ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	DATE 12/2003
	DATE 12/2003
	DATE 12/2003

APPROVED BY NMUI		DATE
Bohannon & Huston Courtyard 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES		
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		
VISTA DE ARENAL UNIT III AT VENTANA RANCH GRADING PLAN		
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET
	B-9	2 OF 4



LEGEND

- TEMP. DESILTATION BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- FLOW ARROW

EXIST COA 706381
THIS PROJECT

N
SCALE: 1" = 30'
(HORIZ.)
BHI JOB NO. 040243

APPROVED BY NMUI _____ DATE _____

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

**VISTA DE ARENAL UNIT III AT VENTANA RANCH
 GRADING PLAN**

DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. B-9 SHEET 3 OF 4

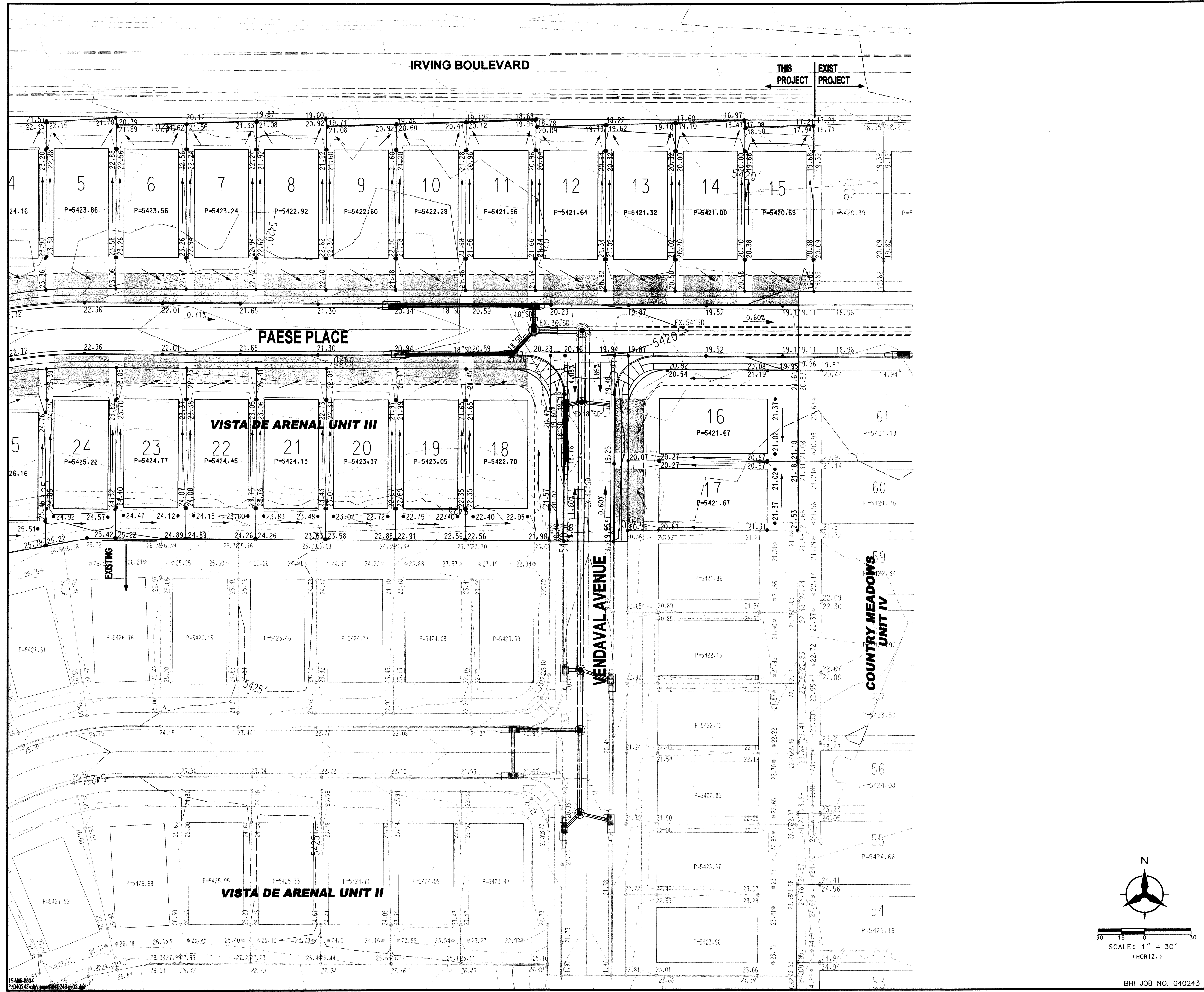
BENCH MARKS		AS-BUILT INFORMATION	
CONTRACTOR	ACCS BRASS TABLE STAMPED "189 1880"	CONTRACTOR	
STARTED BY	GEOGRAPHIC POSITION (NAD 1927)	STARTED BY	
ACCEPTANCE BY	N.M. STATE PLANE COORDINATES	ACCEPTANCE BY	
DATE	(CENTRAL ZONE) X=555,077.00	DATE	
	Y=1,529,056.93		
	GROUND-TO-GRID FACTOR = .99966334		
	DELTA ALPHA = -00°16'47"		
	NSVD 1929 ELEVATION = 5450.51		

SURVEY INFORMATION		FIELD NOTES	
NO.		NO.	
BY		BY	
DATE		DATE	

NO.	DATE	REMARKS	BY



15-MAR-2004 P=5439.12
 P=5439.12
 P=5439.12



LEGEND

TEMP. DESILTATION BASIN

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING RETAINING WALL

PROPOSED RETAINING WALL

FLOW ARROW

APPROVED BY NMIJ _____ DATE _____

Bohannon & Huston
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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

VISTA DE ARENAL UNIT III AT VENTANA RANCH
 OVERALL GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **B-9** SHEET **4** OF **4**

BHI JOB NO. 040243

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY YOP DATE 12/2003
 DRAWN BY DLM DATE 12/2003
 CHECKED BY YOP DATE 12/2003

AS-BUILT INFORMATION

CONTRACTOR	WORK STARTED BY	ACCEPTANCE BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B9 1980"

GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORDINATES

(CENTRAL ZONE) X=355,077.00

Y=1,529,056.93

GROUND-TO-GRID FACTOR = .99966334

DELTA ALPHA = "00"16.47"

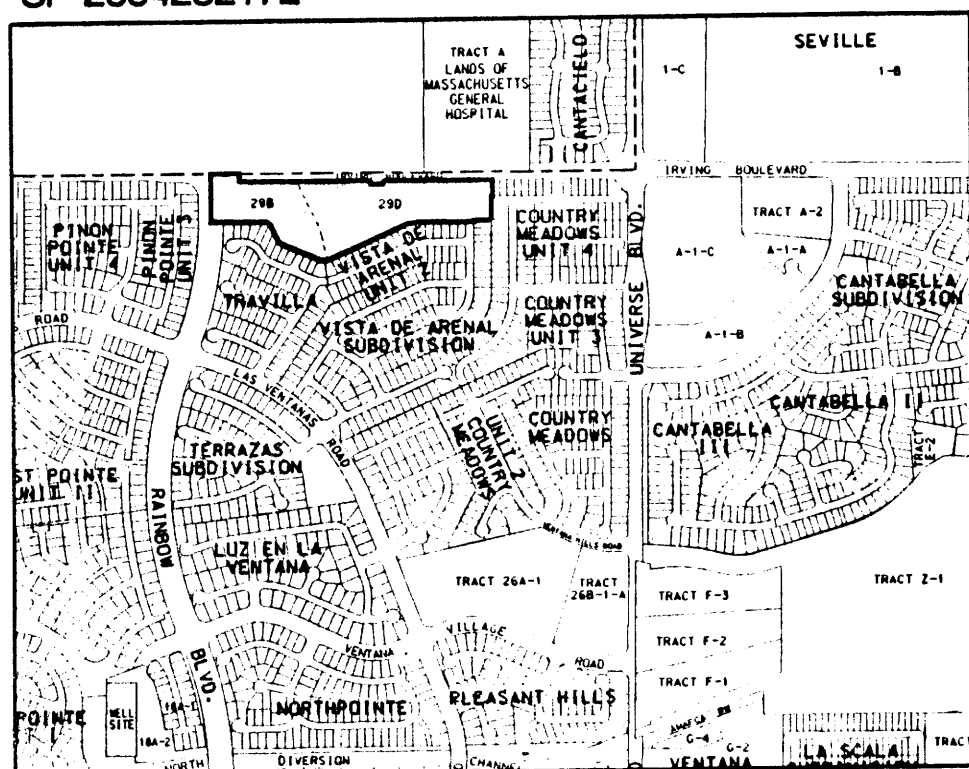
NGVD 1929 ELEVATION = 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

SP-2004232172



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

SUBDIVISION DATA

- 1. DRB No. 1002593
2. Zone Atlas Index Map No. B-9-Z
3. Gross Subdivision Acreage: 13.9012 Acres.
4. Total Number of Lots Created: Seventy-Eight (78) Lots.
5. Total Mileage of Full Width Streets Created: 0.4778 Mile
6. Total Mileage of Partial Width Streets Created: 0.3277 Mile
7. Date of Survey: March, 2004
8. Plat is located within the Town of Alameda Grant, within Projected Section 9, T11N, R2E, N1PM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS 298 AND 29D OF THE BULK PLAT OF TRACTS 298, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260 INTO SEVENTY-EIGHT (78) LOTS, 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 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.

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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF 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 TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACTS 298 AND 29D OF THE BULK PLAT OF TRACTS 298, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260, AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 29D WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT 3-810, A BRASS TABLET SET IN TOP OF A CONCRETE POST, HAVING NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE (NAD 1927) OF X=360,239.42 AND Y=1,529,014.85 BEARS S86°10'07"E, A DISTANCE OF 3667.45 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACTS 29D AND 29B, N89°43'09"W, A DISTANCE OF 110.00 FEET TO A POINT; THENCE, S00°16'51"W, A DISTANCE OF 6.96 FEET TO A POINT; THENCE, N89°43'09"W, A DISTANCE OF 347.80 FEET TO A POINT; THENCE, S79°18'30"W, A DISTANCE OF 68.34 FEET TO A POINT; THENCE, S65°16'56"W, A DISTANCE OF 527.04 FEET TO A POINT; THENCE, S70°34'43"W, A DISTANCE OF 39.88 FEET TO A POINT; THENCE, N84°29'17"W, A DISTANCE OF 23.44 FEET TO A POINT; THENCE, N65°42'47"W, A DISTANCE OF 285.72 FEET TO A POINT; THENCE, N24°13'04"W, A DISTANCE OF 132.74 FEET TO A POINT; THENCE, N56°09'06"W, A DISTANCE OF 28.21 FEET TO A POINT; THENCE, N89°47'00"W, A DISTANCE OF 269.17 FEET TO A POINT; THENCE, N89°20'20"W, A DISTANCE OF 78.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29B, A POINT OF CURVATURE (NON-TANGENT) ON THE CENTERLINE OF RAINBOW BOULEVARD NW, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 29B AND ALSO ALONG SAID CENTERLINE, 12.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2250.00 FEET AND A CHORD WHICH BEARS N00°30'11"E, A DISTANCE OF 12.40 FEET TO A POINT OF TANGENCY; THENCE, N00°29'30"W, A DISTANCE OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 29B, A POINT ON THE PROJECTED SECTION LINE COMMON TO SECTIONS 4 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 29B AND ALSO ALONG SAID SECTION LINE, S89°47'00"E, A DISTANCE OF 177.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD NW, THENCE LEAVING SAID SECTION LINE AND CROSSING SAID RIGHT-OF-WAY LINE, S00°13'00"W, A DISTANCE OF 49.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID TRACT 29B, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD NW, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 29B AND 29D AND ALSO ALONG SAID RIGHT-OF-WAY LINE, S89°47'00"E, A DISTANCE OF 800.02 FEET TO A POINT OF CURVATURE; THENCE, 39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S44°45'04"E, A DISTANCE OF 35.38 FEET TO A POINT OF NON-TANGENCY; THENCE, S89°49'40"E, A DISTANCE OF 72.00 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE, 39.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N45°14'50"E, A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE, S89°47'00"E, A DISTANCE OF 660.71 FEET TO THE NORTHEAST CORNER OF SAID TRACT 29D; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 29D, S00°13'00"W, A DISTANCE OF 110.00 FEET TO A POINT; THENCE, N89°47'00"W, A DISTANCE OF 9.79 FEET TO A POINT; THENCE, S00°13'00"W, A DISTANCE OF 50.00 FEET TO A POINT; THENCE, S00°16'51"W, A DISTANCE OF 103.72 FEET TO THE TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 13.9012 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 AND ARE THE SAME AS SHOWN ON THE BULK PLAT FOR TRACTS 298, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, RECORDED JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260.
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 INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU, INC.
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. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 268-1-A 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 ON JANUARY 29, 2001 OR AS OTHERWISE AGREED TO.
7. A TEMPORARY BLANKET DRAINAGE EASEMENT EXISTS OVER TRACTS 298 AND 29D RECORDED BY BULK LAND PLAT FOR TRACTS 258-1, 28A, 28B, AND X-1-A-1 RECORDED: MAY 10, 1999, BOOK 99C, PAGE 109 AS DOCUMENT NO. 1999062158. EASEMENT TO BE VACATED BY VACATION ACTION NO. 04 DRB-00372.
8. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD NW OR RAINBOW BOULEVARD NW.

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 8, 2004

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACTS 298 AND 29D OF THE BULK PLAT OF TRACTS 298, 29C, 29D AND 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260, NOW COMPRISING LOTS 1 THROUGH 78, INCLUSIVE VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC STREETS RIGHTS-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 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, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. IN THE EVENT GRANTOR, ITS SUCCESSORS AND ASSIGNS, CONSTRUCTS ANY 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 PURPOSES OF PERFORMING THE WORK. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE (IN FEE SIMPLE) TO THE LAND SUBDIVIDED. GRANTOR DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE WITH ITS FREE ACT AND DEED.

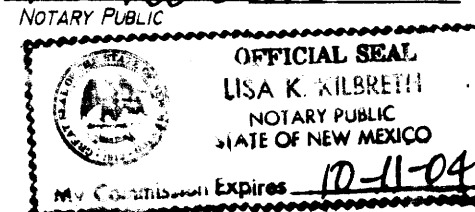
LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: Robert M. Murphy, President
Sandia Properties Ltd., Co.
MANAGING PARTNER

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8th day of June 2004, BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., CO., A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: 10-11-04



PLAT OF
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF TRACTS 298 & 29D VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JUNE, 2004

PROJECT NUMBER 1002593

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

Table with utility approval rows: QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, NEW MEXICO UTILITIES, INC., CITY SURVEYOR, TRAFFIC ENGINEERING, UTILITIES DEVELOPMENT, PARKS & RECREATION DEPARTMENT, A. M. A. F. C. A., CITY ENGINEER, DRB CHAIRPERSON, REAL PROPERTY DIVISION, VENTANA RANCH COMMUNITY ASSOCIATION, INC. Includes dates like 6-9-04 and signatures.

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD

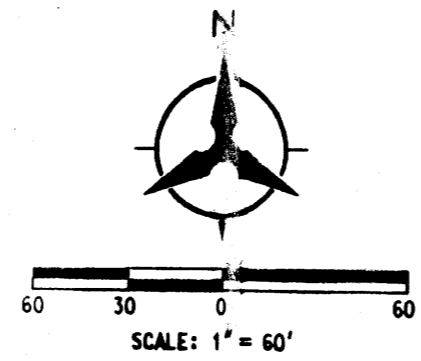
BERNALILLO COUNTY TREASURER'S OFFICE DATE

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.

Bohannon - Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4333
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES



**PLAT OF
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH**
(A REPLAT OF TRACTS 29B & 29D VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JUNE, 2004

TRACT A
**LANDS OF MASSACHUSETTS
GENERAL HOSPITAL**
FILED: JULY 11, 1979 (AT-111)

EXISTING 43' PUBLIC ROADWAY,
DRAINAGE, & UTILITY EASEMENT
FILED: NOVEMBER 30, 1995
(95C-430)

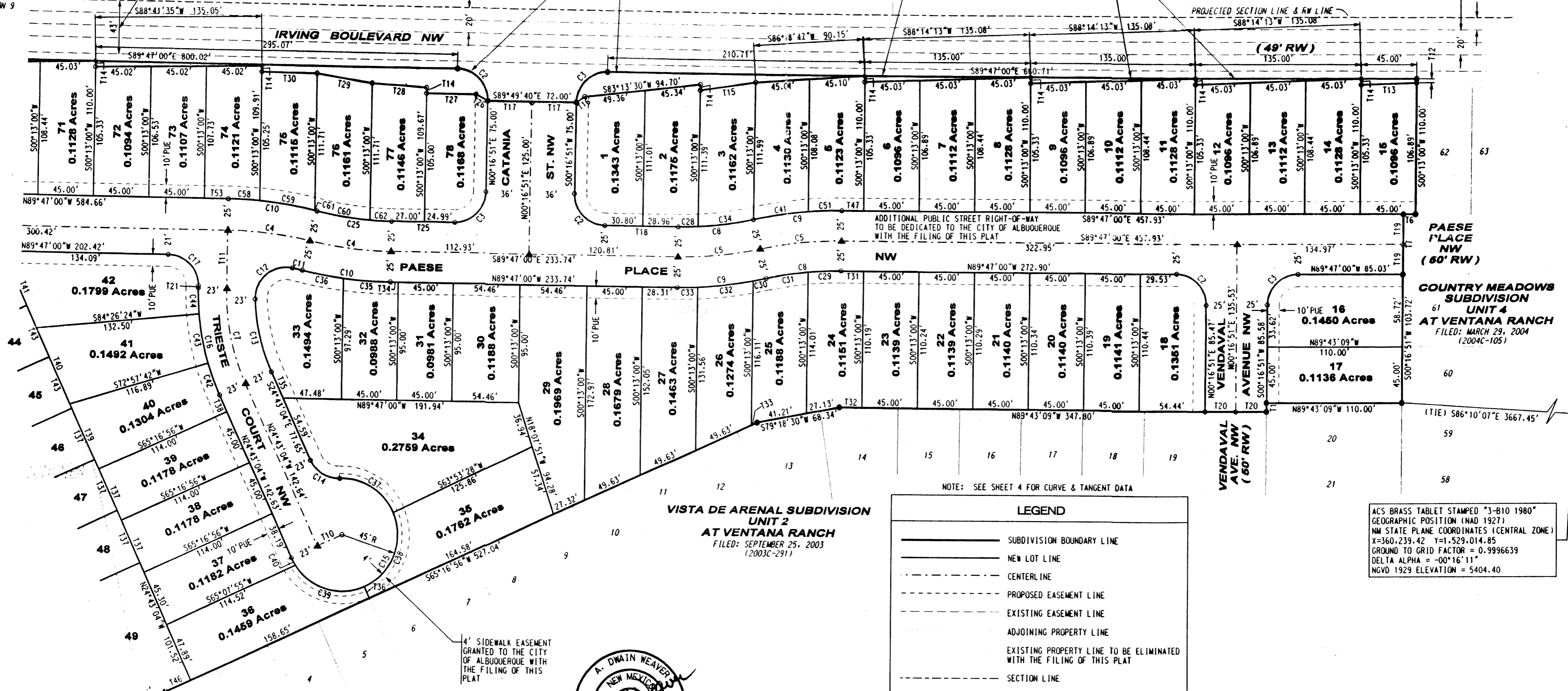
EXISTING 20' TEMPORARY ACCESS EASEMENT FOR WELL SITE
FILED: MARCH 7, 1994 (BK. 94-8, PGS. 0142-0145)
DOCUMENT NO. 94030716
FIRST AMENDMENT
FILED: APRIL 14, 1994 (BK. 94-12, PGS. 3303-3305)
DOCUMENT NO. 9409365

SHADED AREAS DESIGNATED ADDITIONAL
PUBLIC STREET RIGHT-OF-WAY FOR IRVING
BOULEVARD NW TO BE DEDICATED TO THE
CITY OF ALBUQUERQUE WITH THE FILING
OF THIS PLAT

SHADED AREAS DESIGNATED ADDITIONAL
PUBLIC STREET RIGHT-OF-WAY FOR IRVING
BOULEVARD NW TO BE DEDICATED TO THE
CITY OF ALBUQUERQUE WITH THE FILING
OF THIS PLAT

EXISTING 20' WATERLINE EASEMENT
FILED: FEBRUARY 23, 1995
(BK. 95-5, PGS. 1209-1212)
DOCUMENT NO. 95018488

T11N
R2E
SECTION 4 PROJECTED SECTION LINE
SECTION 9



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

**PAESE
PLACE
NW
(60' RW)**

**COUNTRY MEADOWS
SUBDIVISION
UNIT 4
AT VENTANA RANCH**
FILED: MARCH 29, 2004
(2004C-105)

**VISTA DE ARENAL SUBDIVISION
UNIT 2
AT VENTANA RANCH**
FILED: SEPTEMBER 25, 2003
(2003C-291)

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	SECTION 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 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

ACS BRASS TABLET STAMPED "3-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=360,239.42 Y=1,529,014.85
GROUND TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40



Bohannon - Huston

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

**PLAT OF
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF TRACTS 29B & 29D VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JUNE, 2004**



SCALE: 1" = 60'

UNPLATTED LAND

SHADED AREAS DESIGNATED ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR IRVING BOULEVARD NW TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

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. 9409365

EXISTING PUBLIC ROADWAY, DRAINAGE, & UTILITY EASEMENT FILED: NOVEMBER 30, 1995 (95C-430)

0.1197 Acre NON-VEHICULAR RW FOR PEDESTRIAN ACCESS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 20' WATERLINE EASEMENT FILED: FEBRUARY 23, 1995 (BK. 95-5, PGS. 1209-1212) DOCUMENT NO. 95018488

0.7211 Acre ADDITIONAL PUBLIC STREET RW FOR RAINBOW BOULEVARD TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

4' SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

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

4' SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

T11N
R2E
SECTION 4
SECTION 9

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

TRAVILLA SUBDIVISION
AT VENTANA RANCH
FILED: MAY 16, 2002
(2002C-169)

VISTA DE ARENAL SUBDIVISION
UNIT 2
AT VENTANA RANCH
FILED: SEPTEMBER 25, 2003
(2003C-291)

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	SECTION 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 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"



NGS BRASS TABLET STAMPED "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 = 5522.0 (TRIG)

Bohannon - Huston

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

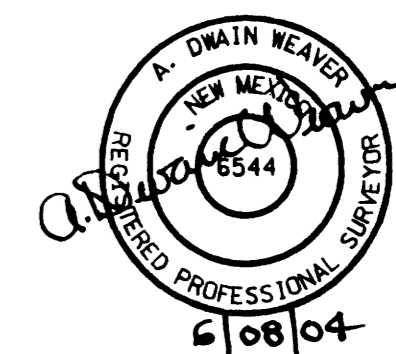
PLAT OF
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF TRACTS 29B & 29D VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JUNE, 2004

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°18'56"	6.20'	12.40'	2250.00'	12.40'	N00°30'11"E
C2	90°03'51"	25.03'	39.30'	25.00'	35.36'	S44°45'04"E
C3	89°56'09"	24.97'	39.24'	25.00'	35.34'	N45°14'56"E
C4	12°50'19"	33.75'	67.22'	300.00'	67.02'	S83°21'50"E
C5	12°50'19"	33.75'	67.22'	300.00'	67.02'	N83°47'51"E
C6	38°03'36"	62.08'	119.57'	180.00'	117.39'	N05°41'17"W
C7	24°56'04"	39.80'	78.33'	180.00'	77.72'	N12°15'02"W
C8	12°50'19"	30.94'	61.62'	275.00'	61.49'	N83°47'51"E
C9	12°50'19"	36.57'	72.82'	325.00'	72.67'	N83°47'51"E
C10	12°50'19"	36.57'	72.82'	325.00'	72.67'	N83°21'50"W
C11	01°43'42"	4.15'	8.30'	275.00'	8.26'	N77°48'32"W
C12	104°03'27"	32.03'	45.40'	25.00'	39.42'	S49°17'54"W
C13	21°59'14"	30.50'	60.25'	157.00'	59.88'	S13°43'27"E
C14	68°11'47"	16.93'	29.76'	25.00'	28.03'	S58°48'57"E
C15	248°12'12"	-----	194.94'	45.00'	74.52'	S31°11'15"W
C16	24°56'04"	44.89'	88.34'	203.00'	87.63'	N12°15'02"E
C17	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°47'00"W
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°13'00"W
C19	24°56'04"	34.27'	67.45'	155.00'	66.92'	S12°15'02"E
C20	39°24'28"	73.42'	141.00'	205.00'	138.24'	S05°00'50"E
C21	36°16'00"	50.76'	98.11'	155.00'	96.48'	N06°35'04"W
C22	24°56'04"	45.32'	89.21'	205.00'	88.51'	N12°15'02"W
C23	248°11'47"	-----	194.93'	45.00'	74.53'	N34°18'53"E
C24	68°11'47"	16.93'	29.76'	25.00'	28.03'	S55°41'07"E
C25	12°50'19"	30.94'	61.62'	275.00'	61.49'	S83°21'50"E
C26	89°52'17"	99.78'	156.86'	100.00'	141.26'	S45°16'52"W
C27	00°18'56"	6.41'	12.83'	2328.00'	12.83'	S00°30'11"W
C28	03°20'41"	8.03'	16.05'	275.00'	16.05'	S88°32'40"W
C29	05°33'29"	13.35'	26.68'	275.00'	26.67'	N87°26'16"E
C30	01°53'49"	5.38'	10.76'	325.00'	10.76'	N79°19'36"E
C31	07°16'50"	17.50'	34.94'	275.00'	34.92'	N81°01'06"E
C32	07°59'54"	22.72'	45.37'	325.00'	45.33'	N83°16'27"E
C33	02°56'36"	8.35'	16.70'	325.00'	16.69'	N88°44'42"E
C34	09°29'38"	22.84'	45.57'	275.00'	45.52'	S82°07'30"W
C35	06°48'02"	19.31'	38.57'	325.00'	38.55'	S86°22'59"E
C36	06°02'17"	17.14'	34.25'	325.00'	34.23'	S79°57'50"E
C37	69°35'04"	31.27'	54.65'	45.00'	51.35'	N58°07'18"W
C38	89°03'13"	44.26'	69.94'	45.00'	63.11'	N21°11'50"E
C39	80°51'38"	38.34'	63.51'	45.00'	58.37'	S73°50'44"E
C40	08°42'16"	3.42'	6.84'	45.00'	6.83'	S29°03'47"E
C41	08°01'26"	22.79'	45.51'	325.00'	45.49'	S81°23'24"W
C42	07°43'40"	13.71'	27.38'	203.00'	27.36'	S20°51'14"E
C43	11°21'46"	20.20'	40.26'	203.00'	40.19'	S11°18'31"E
C44	05°50'38"	10.36'	20.71'	203.00'	20.70'	S02°42'19"E
C45	24°22'56"	33.49'	65.96'	155.00'	65.46'	N11°58'28"W
C46	00°33'08"	0.75'	1.49'	155.00'	1.49'	N24°26'30"W
C47	11°03'04"	19.83'	39.54'	205.00'	39.48'	N19°11'32"W
C48	13°13'44"	23.77'	47.33'	205.00'	47.23'	N07°03'09"W
C49	08°02'12"	14.40'	28.75'	205.00'	28.73'	N03°34'50"E
C50	07°05'28"	12.70'	25.37'	205.00'	25.36'	N11°08'40"E
C51	04°48'53"	13.66'	27.31'	325.00'	27.30'	S87°48'34"W
C52	04°41'03"	8.38'	16.76'	205.00'	16.75'	S22°22'33"E
C53	20°15'01"	36.61'	72.45'	205.00'	72.08'	S09°54'31"E
C54	06°58'02"	2.74'	5.47'	45.00'	5.47'	S86°17'59"E
C55	55°23'11"	23.62'	43.50'	45.00'	41.83'	S55°07'23"E
C56	01°51'31"	1.62'	3.24'	100.00'	3.24'	N89°17'15"E
C57	66°24'38"	29.45'	52.16'	45.00'	49.29'	N54°47'32"W
C58	04°28'06"	12.68'	25.35'	325.00'	25.34'	N87°32'57"W
C59	08°01'39"	22.80'	45.53'	325.00'	45.50'	N81°18'04"W
C60	09°05'06"	21.85'	43.61'	275.00'	43.56'	N81°29'14"W
C61	00°20'34"	0.97'	1.94'	325.00'	1.94'	N77°06'58"W
C62	03°45'13"	9.01'	18.02'	275.00'	18.01'	N87°54'24"W
C63	88°00'46"	96.59'	153.61'	100.00'	138.95'	N44°21'06"E
C64	119°25'56"	77.06'	93.80'	45.00'	77.72'	S32°17'11"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	S00°16'51"W	6.96'
T2	S70°34'43"W	39.88'
T3	N84°29'17"W	23.44'
T4	N56°09'06"W	28.21'
T5	S00°13'00"W	49.00'
T6	N89°47'00"W	9.79'
T7	S00°13'00"W	50.00'
T8	S00°13'00"W	24.00'
T9	N00°13'00"E	46.90'
T10	S65°16'56"W	22.00'
T11	N00°13'00"E	47.90'
T12	S00°13'00"W	3.11'
T13	S88°14'13"W	45.03'
T14	N00°13'00"E	4.67'
T15	S81°23'04"W	45.60'
T16	S53°42'48"W	8.36'
T17	S89°49'40"E	36.00'
T18	S89°47'00"E	59.75'
T19	S00°13'00"W	25.00'
T20	N89°43'09"W	25.00'
T21	N00°13'00"E	1.90'
T22	S00°13'00"W	0.90'
T23	N65°42'47"W	25.41'
T24	N65°42'47"W	25.54'
T25	S89°47'00"E	51.99'
T26	N62°02'12"W	10.80'
T27	N89°47'00"W	40.51'
T28	N86°25'58"W	45.08'
T29	N81°18'04"W	45.50'
T30	N89°28'17"W	45.00'
T31	N89°47'00"W	18.36'
T32	N89°43'09"W	18.36'
T33	S65°16'56"W	5.00'
T34	N89°47'00"W	6.52'
T35	N24°43'04"W	23.06'
T36	N24°43'04"W	10.00'
T37	N24°43'04"W	45.00'
T38	N24°43'04"W	14.45'
T39	N24°43'04"W	57.36'
T40	N24°43'04"W	66.96'
T41	N24°43'04"W	67.16'
T42	N24°43'04"W	47.99'
T43	N24°43'04"W	45.09'
T44	N24°43'04"W	5.71'
T45	N82°24'04"W	36.85'
T46	S65°16'56"W	22.61'
T47	N89°47'00"W	17.72'
T48	N24°43'04"W	20.90'
T49	N24°43'04"W	13.24'
T50	N56°09'06"W	9.30'
T51	N56°09'06"W	18.92'
T52	S59°22'07"W	29.37'
T53	N89°47'00"W	19.68'



Bohannon - Huston

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

SP-2004400879

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004-C, PAGE 193 AS DOCUMENT NO. 2004088215.

TRACT CONTAINS 1.1141 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE FOREGOING PART OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004-C, PAGE 193 AS DOCUMENT NO. 2004088215, NOW COMPRISING LOTS 29-A THROUGH 35-A, INCLUSIVE VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO IS WITH 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 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, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, IN THE EVENT GRANTOR, ITS SUCCESSORS AND ASSIGNS, CONSTRUCTS ANY 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 PURPOSES OF PERFORMING THE WORK. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. GRANTOR DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE WITH ITS FREE ACT AND DEED.

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Page: 1 of 1
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BX-2884C Pg-316

Mary Herrera
Bernalillo Co PLAT R 7 89

**PLAT OF
LOTS 29-A THRU 35-A
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF LOTS 29 THRU 35
VISTA DE ARENAL SUBDIVISION, UNIT 3
AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2004**

PROJECT NUMBER: 1002593
APPLICATION NUMBER: OADR B-01502

PLAT APPROVAL

CITY APPROVALS	DATE
CITY SURVEYOR	9-28-04
ENGINEERING	10-2-04
PLANNING DIVISION	10/6/04
UTILITIES DEPARTMENT	10/6/04
PARKS & RECREATION DEPARTMENT	10/6/04
W.A.F.C.A.	10/6/04
CITY ENGINEER	10/6/04
CITY MANAGER	10/6/04
PLANNING DEPARTMENT	9-28-04
VENTANA RANCH HOMEOWNERS ASSOCIATION, INC.	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC 1009 65 348 84 129 01 Las Ventanas Ltd Partnership

PROPERTY OWNER'S RECORD: Danny Vigil Sr
BERNALILLO COUNTY TREASURER'S OFFICE: 06 Oct 04

SURVEYOR'S CERTIFICATION

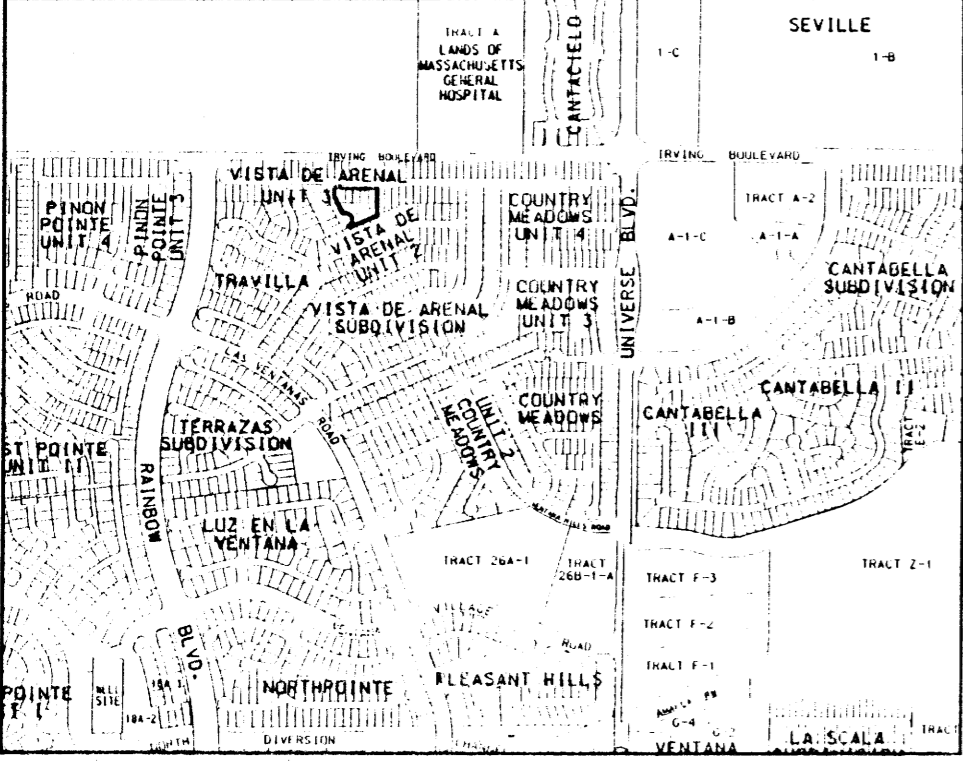
I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS 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
NEW MEXICO PROFESSIONAL SURVEYOR 6544
DATE: SEPTEMBER 28, 2004



Burman - Maston

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



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

SUBDIVISION DATA

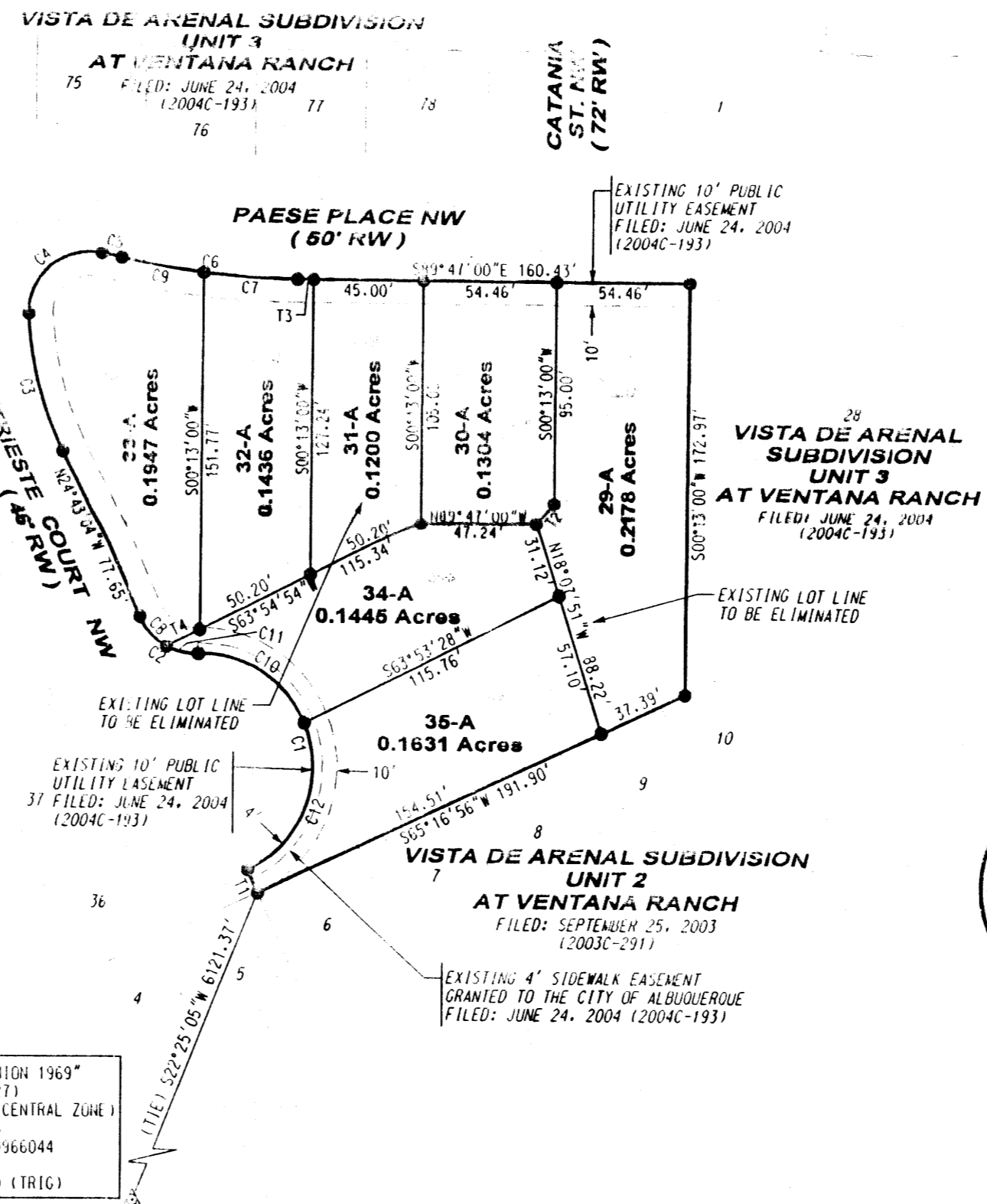
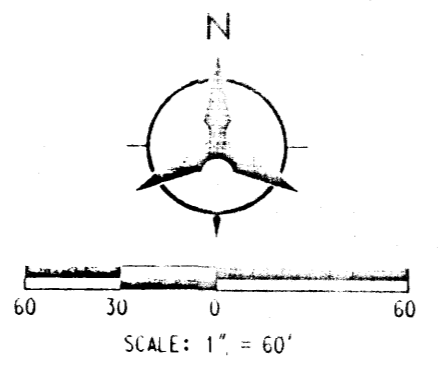
- DRB NO.
- ZONE ATLAS INDEX MAP No. B-9-Z
- GROSS SUBDIVISION ACREAGE: 1.1141 ACRES.
- TOTAL NUMBER OF LOTS CREATED: SEVEN (7) LOTS.
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILE
- TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0 MILE
- DATE OF SURVEY: SEPTEMBER, 2004
- PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, T11N, R2E, N11PM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004-C, PAGE 193 AS DOCUMENT NO. 2004088215 INTO SEVEN (7) LOTS.

NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 AND ARE THE SAME AS SHOWN ON THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, RECORDED JUNE 24, 2004, IN BOOK 2004-C, PAGE 193 AS DOCUMENT NO. 2004088215.
- DISTANCES ARE GROUND DISTANCES.
- ALL EASEMENTS OF RECORD ARE SHOWN.
- THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMI, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMI, INC. FACILITY NOT THE CITY OF ALBUQUERQUE.
- PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT Y-1A-1B IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 8916157 OR OTHER AGREEMENTS AGREED TO.



Curve Data

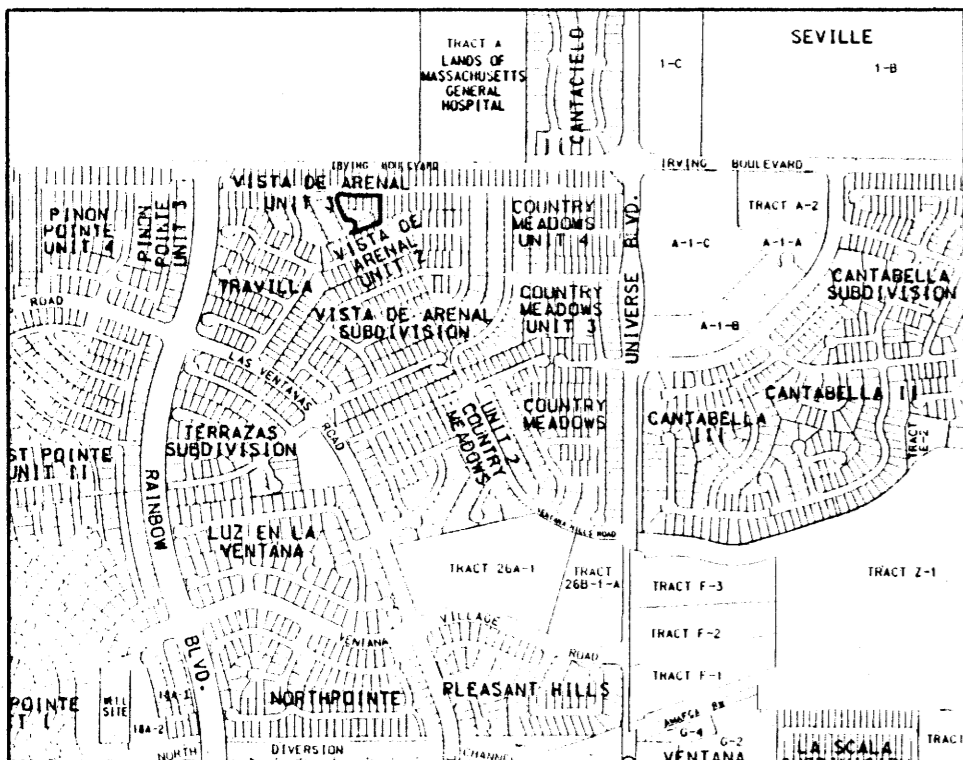
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BGC
C1	158°38'17"	238.59'	124.59'	45.00'	88.44'	N13°35'42"W
C2	68°11'47"	16.33'	29.76'	25.00'	28.03'	N58°48'57"W
C3	21°59'14"	30.50'	60.25'	157.00'	59.88'	N13°43'27"W
C4	104°03'27"	32.03'	45.40'	25.00'	39.42'	N49°17'54"E
C5	01°43'42"	4.15'	8.30'	275.00'	8.29'	S77°48'32"E
C6	12°50'19"	36.57'	72.82'	325.00'	72.67'	S83°21'50"E
C7	06°48'02"	19.31'	38.57'	325.00'	38.55'	S86°22'59"E
C8	37°25'45"	8.47'	16.33'	25.00'	16.04'	N43°25'57"W
C9	06°02'17"	17.14'	34.25'	325.00'	34.23'	S79°57'50"E
C10	69°35'04"	31.27'	54.65'	45.00'	51.35'	N58°07'18"W
C11	30°46'01"	6.98'	13.42'	25.00'	13.26'	N77°31'50"W
C12	89°03'13"	44.26'	69.94'	45.00'	63.11'	N21°11'50"E

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

NDS BRASS TABLET STAMPED "UNION 1969" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=353,403.02 Y=1,523,440.96 GROUND TO GRID FACTOR = 0.99966044 DELTA ALPHA = -00°16'58" NGVD 1929 ELEVATION = 5522.0 (TRIG)

SP-2004400879



LOCATION MAP

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

SUBDIVISION DATA

1. DRB No.
2. ZONE ATLAS INDEX MAP No. B-9-Z
3. GROSS SUBDIVISION ACREAGE: 1.1141 ACRES.
4. TOTAL NUMBER OF LOTS CREATED: SEVEN (7) LOTS.
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILE
6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0 MILE
7. DATE OF SURVEY: SEPTEMBER, 2004
8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, T11N, R2E, N11PM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004C, PAGE 193 AS DOCUMENT NO. 2004088215 INTO SEVEN (7) LOTS.

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 AND ARE THE SAME AS SHOWN ON THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, RECORDED JUNE 24, 2004 IN BOOK 2004C, PAGE 193 AS DOCUMENT NO. 2004088215.
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMI, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMI, INC. FACILITY NOT THE CITY OF ALBUQUERQUE.
5. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT Y-1A-1B IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995, DOCUMENT NO. 95114157 OR OTHERWISE AGREED TO.

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	158°38'17"	238.59'	124.59'	45.00'	88.44'	N13°35'42"W
C2	68°11'47"	16.93'	29.76'	25.00'	28.03'	N58°48'57"W
C3	21°59'14"	30.50'	60.25'	157.00'	59.88'	N13°43'21"W
C4	104°03'27"	32.03'	45.40'	25.00'	39.42'	N49°17'54"E
C5	01°43'42"	4.15'	8.30'	275.00'	8.29'	S77°48'32"E
C6	12°50'19"	36.57'	72.82'	325.00'	72.67'	S83°21'50"E
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C12	89°03'13"	44.26'	69.94'	45.00'	63.11'	N21°11'50"E

ID	BEARING	DISTANCE
T1	N24°43'04"W	10.00'
T2	S36°02'35"W	12.33'
T3	N89°47'00"W	6.52'
T4	S63°54'54"W	14.94'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

NGS BRASS TABLET STAMPED "UNION 1969" GEOGRAPHIC POSITION (NAD 1927) NW 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 = 5522.0 (TRIG)

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004C, PAGE 193 AS DOCUMENT NO. 2004088215.

TRACT CONTAINS 1.1141 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 29 THROUGH 35 INCLUSIVE OF THE PLAT OF VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2004 IN BOOK 2004C, PAGE 193 AS DOCUMENT NO. 2004088215, NOW COMPRISING LOTS 29-A THROUGH 35-A, INCLUSIVE VISTA DE ARENAL SUBDIVISION UNIT 3 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO IS WITH 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 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, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE; AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. IN THE EVENT GRANTOR, ITS SUCCESSORS AND ASSIGNS, CONSTRUCTS ANY 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 PURPOSES OF PERFORMING THE WORK. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. GRANTOR DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE WITH ITS FREE ACT AND DEED.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

By: *Robert M. Murphy*
ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD., CO.
MANAGING PARTNER

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 28 DAY OF September 2004, BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., CO., A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: 02-24-07 *Stephanie L. Stratton*
NOTARY PUBLIC

FINAL
PRELIMINARY PLAT
APPROVAL DRB
ON 10/6/04

PLAT OF
LOTS 29-A THRU 35-A
VISTA DE ARENAL SUBDIVISION
UNIT 3
AT VENTANA RANCH
(A REPLAT OF LOTS 29 THRU 35
VISTA DE ARENAL SUBDIVISION, UNIT 3
AT VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2004

PROJECT NUMBER _____

APPLICATION NUMBER _____

PLAT APPROVAL

CITY APPROVAL: *Stephanie L. Stratton* 9-28-04
CITY SUPERVISOR: _____ DATE: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____

UTILITIES DEVELOPMENT DATE _____

PARKS & RECREATION DEPARTMENT DATE _____

A.M.A.F.C.A. DATE _____

CITY ENGINEER DATE _____

DRB CHAIRPERSON: _____ DATE: 9-28-04

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 _____

SURVEYOR'S CERTIFICATION

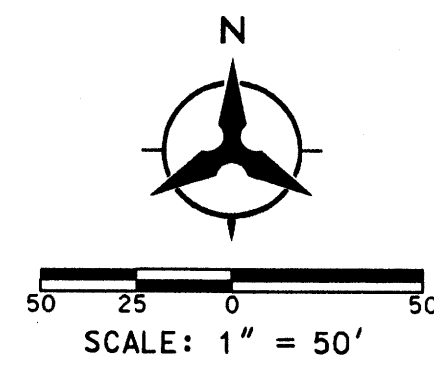
I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS 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: SEPTEMBER 28, 2004

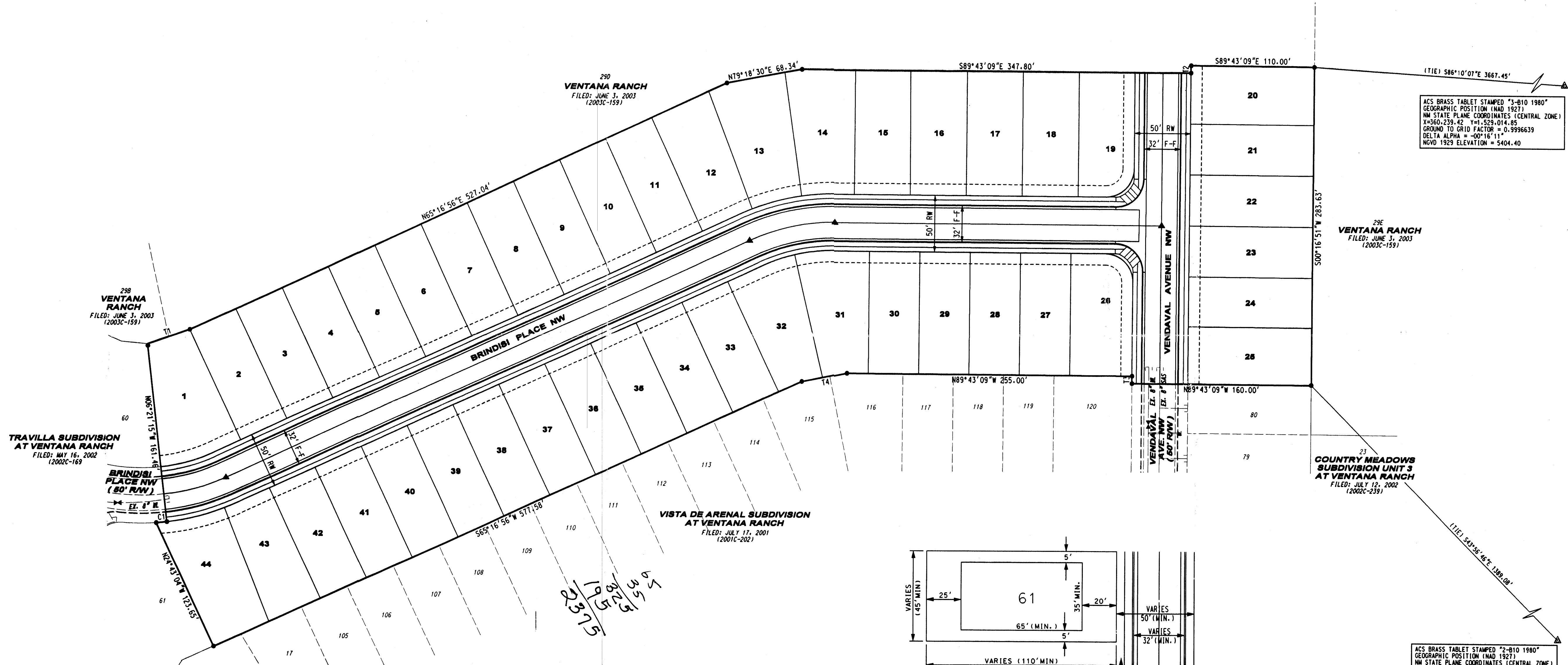
Behanman - Houston
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FINAL PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	3/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	CENTERLINE MONUMENT TO BE INSTALLED



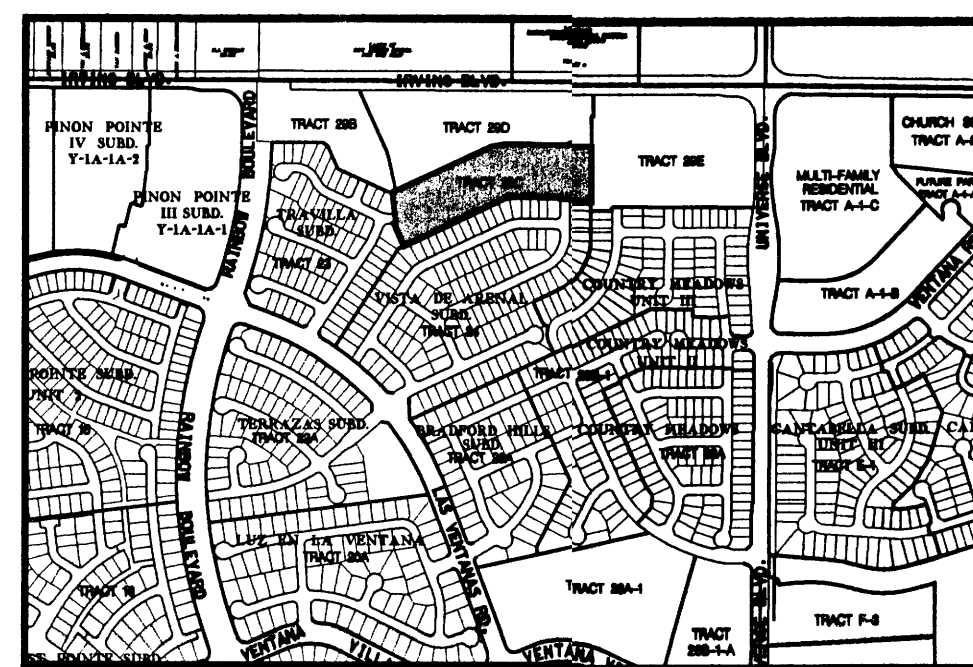
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°39'42"	4.76'	9.52'	205.00'	9.52'	N84°58'36"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N70°34'43"E	39.88'
T2	N00°16'51"E	6.96'
T3	N00°16'51"E	6.67'
T4	S18°26'51"W	41.98'



ACS BRASS TABLE STAMPED "3-B10 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=360,239.42 Y=1,529,014.85
 GROUND TO GRID FACTOR = 0.9996639
 DELTA ALPHA = -00°16'11"
 NGVD 1929 ELEVATION = 5404.40

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°16'10"
 NGVD 1929 ELEVATION = 5429.35



SKETCH PLAT
VISTA DE ARENAL UNIT II AT VENTANA RANCH
 (REPLAT OF TRACT 29C VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
 JULY, 2003

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

014040079.dwg
 07/15/2003
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 02/16