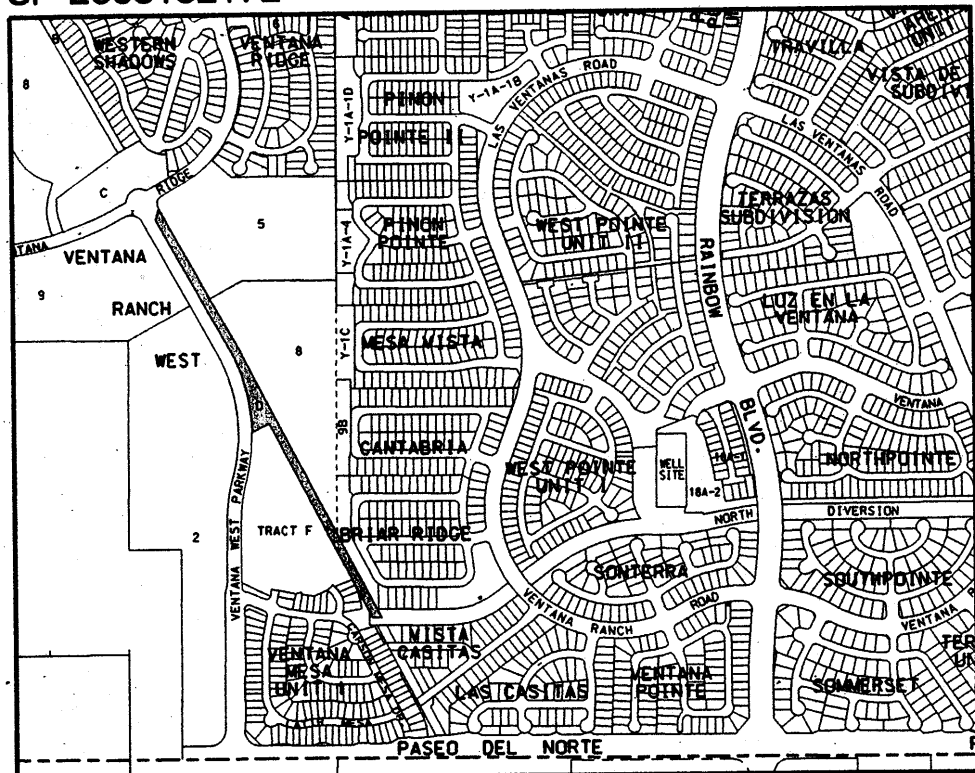


SP-2005152172



LOCATION MAP  
ZONE ATLAS INDEX MAP Nos. B-8 & B-9  
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index Nos. B-8-Z & B-9-Z
3. Gross Subdivision Acreage: 3.7757 Acres
4. Total Number of Tracts Created: Two (2) Tracts
5. No streets were created.
7. Date of Survey: June, 2003.
8. Plat is located within the Town of Alameda Grant within projected Sections 8 & 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tract D, BULK LAND PLAT FOR VENTANA RANCH WEST, 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 March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553 into two (2) tracts and to dedicate right-of-way to AMAFCA.

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 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 transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land being located within the Town of Alameda Grant, within projected Section 8 and 9, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, and being the same as Tract D of the Bulk Land Plat of Ventana Ranch West filed in Book 2004C, Page 84 on March 11, 2004 in the office of the Bernalillo County Clerk, and being more particularly described as follows:

BEGINNING at a found 5/8" rebar and plastic cap stamped "WEAVER LS 6544" for the southeast corner of this tract, WHENCE the brass cap for Albuquerque City Survey (ACS) Monument "Union", having New Mexico State Plane Grid Coordinates Central Zone (NAD 27) of X=353,409.02 and Y=1,523,440.96 bears S28°48'36"E a distance of 1,999.25 feet;

THENCE along the South line of said Tract D N89°39'18"W a distance of 56.43 feet to the southwest corner of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE along the West line of said Tract D N27°16'48"W a distance of 1,384.67 feet to an angle point of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE along a mid southerly line of said Tract D S62°43'12"W a distance of 118.36' to a point of non-tangency of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE along said West line of Tract D along a curve to the left that has an arc length of 583.74 feet, a radius of 1,149.00 feet, a central angle of 28°06'41", and a chord of N15°09'58"W a distance of 558.10 feet to a point of tangency of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE continuing along said West line of Tract D N29°13'18"W a distance of 924.69 feet to the northwest corner of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE along the North line of said Tract D N15°46'42"E a distance of 70.71 feet to the northeast corner of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE along the East line of said Tract D S29°13'18"E a distance of 1,012.09 feet to an angle point of said Tract D, a found rebar and plastic cap stamped "WEAVER LS 6544";

THENCE continuing along said East line of Tract D S27°16'48"E a distance of 1,920.83 feet to the POINT OF BEGINNING.

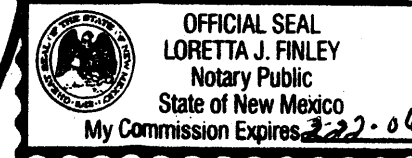
Tract contains 3.7757 acres of land, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Sections 8 & 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D of the BULK LAND PLAT FOR VENTANA RANCH WEST, 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 March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553, now comprising Lots D-1 and D-2 VENTANA RANCH WEST, 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 drainage right-of-way to AMAFCA 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.

VENTANA WEST, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

BY: Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Member



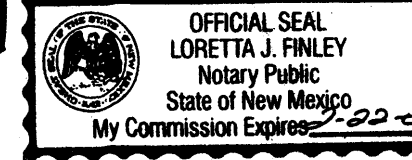
State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 12 day of April 2005, by Robert M. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Member of Ventana West, LLC a New Mexico Limited Liability Company.

My Commission Expires: 2-22-06 Loretta J. Finley, Notary Public

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

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



State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 12 day of April 2005, 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: 2-22-06 Loretta J. Finley, Notary Public

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, 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.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: April 8, 2005



RE 4-12-05

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the Bulk Land Plat For Ventana Ranch West, Albuquerque, New Mexico, recorded on March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553.
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. Tract D is subject to a fifty foot wide Public Service Company of New Mexico Encroachment Agreement Filed: February 24, 2005 in Book A92, Pg. 6249 as Document No. 2005026346.
6. Tract D is subject to a private access & landscape easement owned and maintained by the Ventana Ranch West Community Association filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553.
7. Tract D is subject to a thirty foot wide floating Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553. This easement shall be confined and defined to within future public easements and/or right-of-way dedicated and/or granted by future platting.
8. Tract D is subject to a thirty foot wide floating Public Storm Drain Easement granted to the City of Albuquerque by plat filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.
9. TRACT D TO BE MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY ASSOCIATION AS A PRIVATE OPEN SPACE TRACT.



PLAT OF TRACTS D-1 & D-2 VENTANA RANCH WEST (A REPLAT OF TRACT D, VENTANA RANCH WEST) ALBUQUERQUE, NEW MEXICO APRIL, 2005

PROJECT NUMBER 1002778
APPLICATION NUMBER 05-00606

PLAT APPROVAL

Table with columns for Utility Approval (PNM Electric Services, PNM Gas Services, Comcast Cable, QWEST, City Engineer, etc.), Signature, and Date (e.g., 4-25-05, 4-26-05, 4-12-05).

TAX CERTIFICATION

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

See List
PROPERTY OWNER OF RECORD Dis Two Uel Ventana West
Grady Tom Paradox West
Dany Hilde Bernalillo County Treasurer's Office
28 Apr 05

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



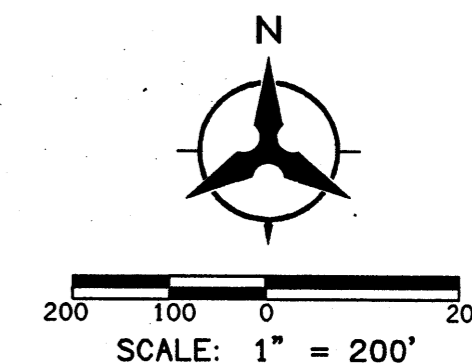
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

ACS BRASS TABLE STAMPED "1-A8 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=350,152.25 Y=1,531,818.60  
 GROUND TO GRID FACTOR = 0.9996593  
 DELTA ALPHA = -00°17'21"  
 NGVD 1929 ELEVATION = 5570.04

2865058453  
 6254961  
 Page 2 of 2  
 04/28/2005 10:13A  
 Bk-2865C Pg-138  
 Harry Herrera Bern. Co. PLRT R 12.08

**PLAT OF  
 TRACTS D-1 & D-2  
 VENTANA RANCH WEST**  
 (A REPLAT OF TRACT D, VENTANA RANCH WEST)

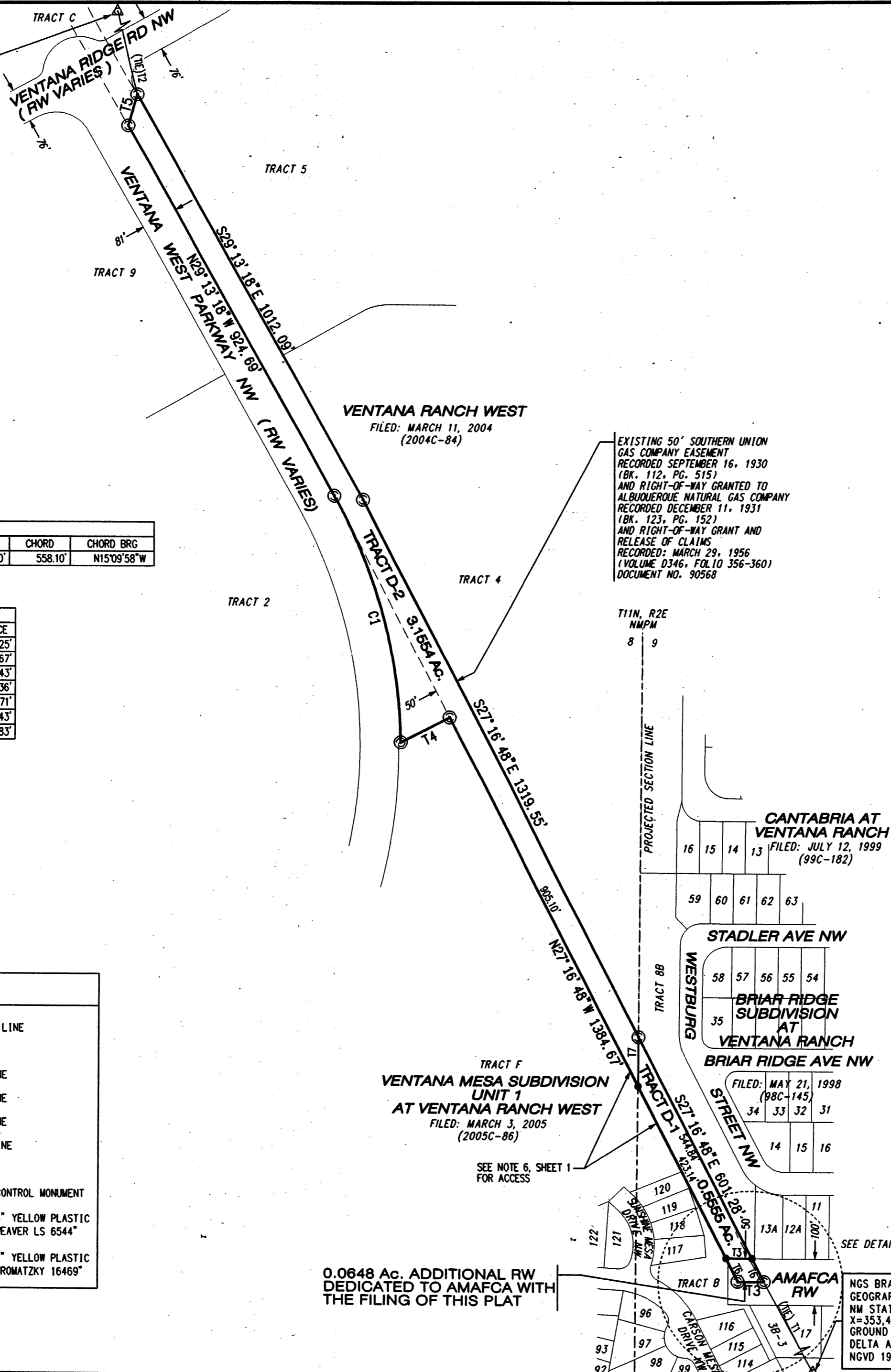
ALBUQUERQUE, NEW MEXICO  
 APRIL, 2005



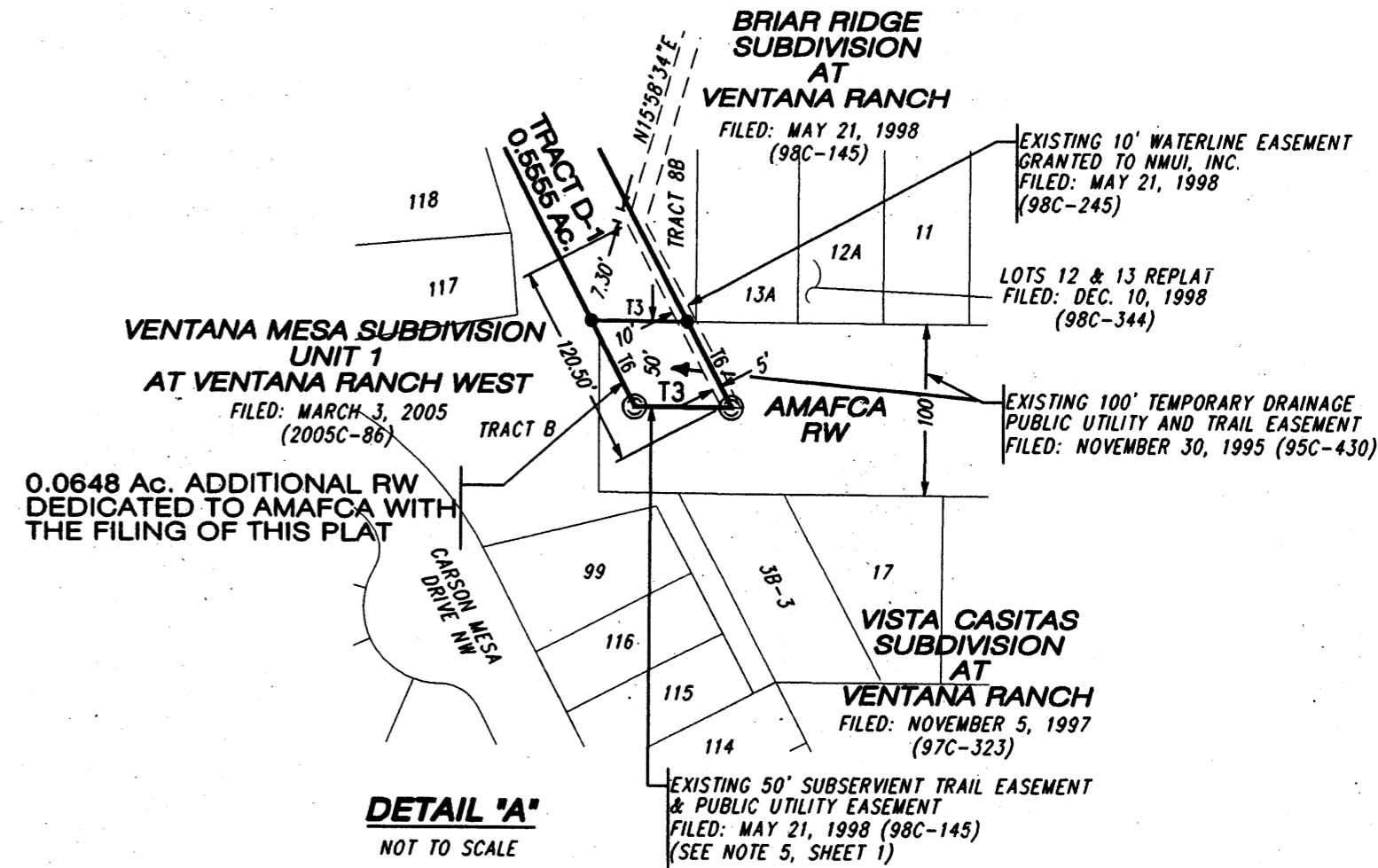
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	28°06'41"	287.66'	563.74'	1149.00'	558.10'	N15°09'58"W

Tangent Data		
ID	BEARING	DISTANCE
T1	S28°48'36"E	1999.25'
T2	N12°50'00"W	4141.67'
T3	N89°39'18"W	56.43'
T4	S62°43'12"W	118.36'
T5	N15°46'42"E	70.71'
T6	N27°16'48"W	56.43'
T7	S00°20'43"W	107.83'

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	PROJECTED SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY 16469"

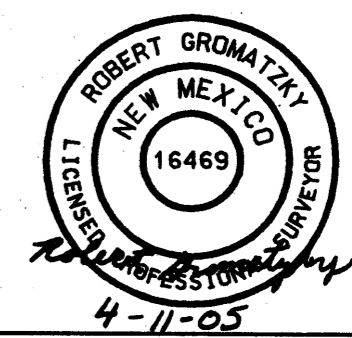


EXISTING 50' SOUTHERN UNION  
 GAS COMPANY EASEMENT  
 RECORDED SEPTEMBER 16, 1930  
 (BK. 112, PG. 515)  
 AND RIGHT-OF-WAY GRANTED TO  
 ALBUQUERQUE NATURAL GAS COMPANY  
 RECORDED DECEMBER 11, 1931  
 (BK. 123, PG. 152)  
 AND RIGHT-OF-WAY GRANT AND  
 RELEASE OF CLAIMS  
 RECORDED: MARCH 29, 1956  
 (VOLUME D346, FOLIO 356-360)  
 DOCUMENT NO. 90568



0.0648 Ac. ADDITIONAL RW  
 DEDICATED TO AMAFCA WITH  
 THE FILING OF THIS PLAT

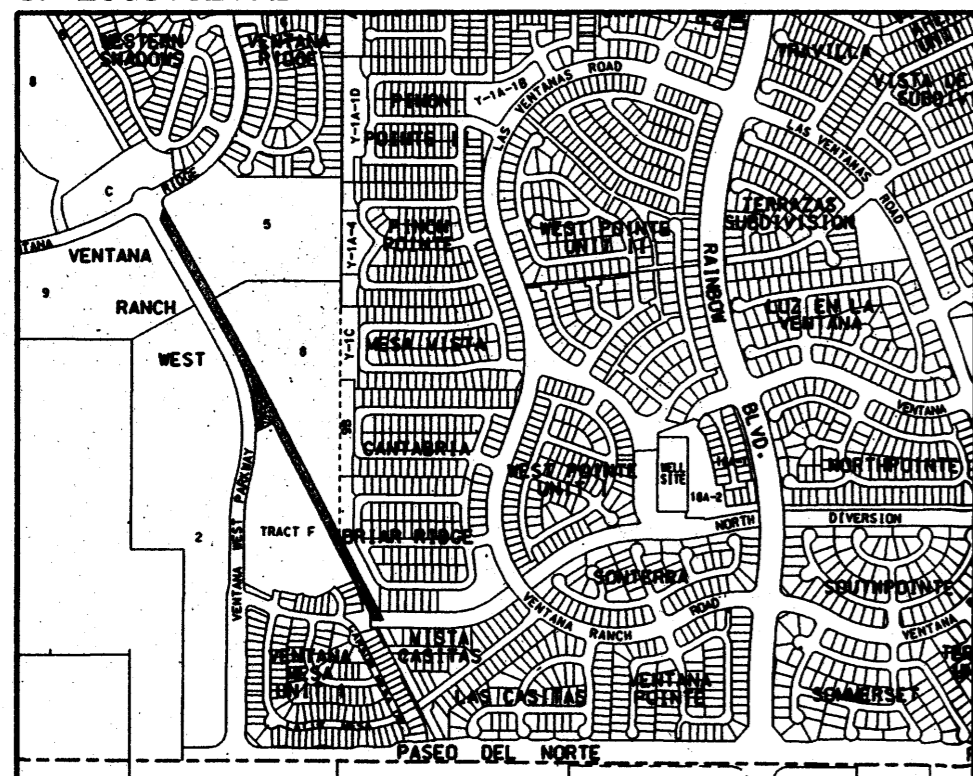
NGS BRASS TABLE STAMPED "UNION 1969"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=353,409.02 Y=1,523,440.96  
 GROUND TO GRID FACTOR = 0.99966044  
 DELTA ALPHA = -00°16'58"  
 NGVD 1929 ELEVATION = 5522.0 (TRIG)



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



SP-2005152172



LOCATION MAP  
ZONE ATLAS INDEX MAP Nos. B-8 & B-9  
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index Nos. B-8-Z & B-9-Z
3. Gross Subdivision Acreage: 3.7757 Acres
4. Total Number of Tracts Created: Two (2) Tracts.
5. No streets were created.
6. Date of Survey: June, 2003.
7. Plat is located within the Town of Alameda Grant within projected Sections 8 & 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide all of Tract D, BULK LAND PLAT FOR VENTANA RANCH WEST, 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 March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553 into two (2) tracts and to dedicate right-of-way to AMAFCA.

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- 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.
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BEGINNING at a found 5/8" rebar and plastic cap stamped "WEAVER LS 6544" for the southeast corner of this tract, WHENCE the brass cap for Albuquerque City Survey (ACS) Monument "Union", having New Mexico State Plane Grid Coordinates Central Zone (NAD 27) of X=353,409.02 and Y=1,523,440.96 bears S28°48'36"E a distance of 1,999.25 feet;

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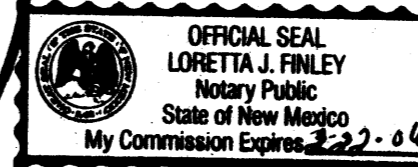
Tract contains 3.7757 acres of land, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within projected Sections 8 & 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D of the BULK LAND PLAT FOR VENTANA RANCH WEST, 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 March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553, now comprising Lots D-1 and D-2 VENTANA RANCH WEST, 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 drainage right-of-way to AMAFCA 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.

VENTANA WEST, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

BY: Robert M. Murphy, President
Sandia Properties Ltd., Co.
Managing Member



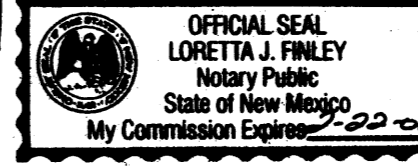
State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 12 day of April 2005, by Robert M. Murphy, President of Sandia Properties Ltd., Co. a New Mexico limited liability company, Managing Member of Ventana West, LLC a New Mexico Limited Liability Company.

My Commission Expires: 2-22-06 Loretta J. Finley
Notary Public

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

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



State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 12 day of April 2005, 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: 2-22-06 Loretta J. Finley
Notary Public

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, 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.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: April 8, 2005



NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and are the same as shown on the Bulk Land Plat For Ventana Ranch West, Albuquerque, New Mexico, recorded on March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553.
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. Tract D is subject to a fifty foot wide Public Service Company of New Mexico Encroachment Agreement Filed: February 24, 2005 in Book A92, Pg. 6249 as Document No. 2005026348.
6. Tract D is subject to a private access & landscape easement owned and maintained by the Ventana Ranch West Community Association filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553.
7. Tract D is subject to a thirty foot wide floating Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553. This easement shall be confined and defined to within future public easements and/or right-of-way dedicated and/or granted by future platting.
8. Tract D is subject to a thirty foot wide floating Public Storm Drain Easement granted to the City of Albuquerque by plat filed: March 11, 2004 in Book 2004C, Page 84 as Document No. 2004032553. This easement shall be confined and defined to within future public right-of-way dedicated by future platting.

PLAT APPROVED BY DRB ON PLAT OF TRACTS D-1 & D-2 VENTANA RANCH WEST (A REPLAT OF TRACT D, VENTANA RANCH WEST) ALBUQUERQUE, NEW MEXICO APRIL, 2005

PROJECT NUMBER
APPLICATION NUMBER
PLAT APPROVAL

Table with columns for Utility Approvals (QWEST, Comcast Cable, PNM Electric Services, PNM Gas Services, New Mexico Utilities, Inc., City of Albuquerque, City Surveyor, Traffic Engineering, Utilities Development, Parks & Recreation Department, A.M.A.F.C.A., City Engineer, DRB Chairperson, Planning Department, Ventana Ranch West Community Association, Ventana Ranch Community Association) and Date.

TAX CERTIFICATION

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

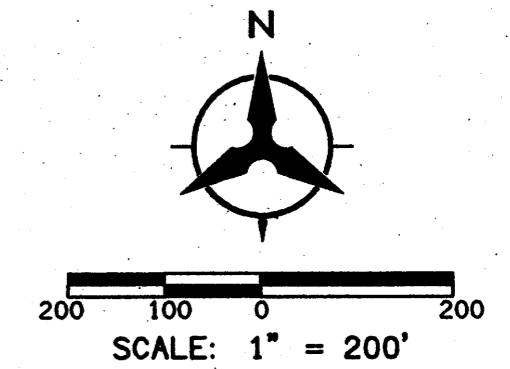
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

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

ACS BRASS TABLE STAMPED "1-AB 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=350,152.25 Y=1,531,818.60  
 GROUND TO GRID FACTOR = 0.9996593  
 DELTA ALPHA = -00°17'21"  
 NGVD 1929 ELEVATION = 5570.04

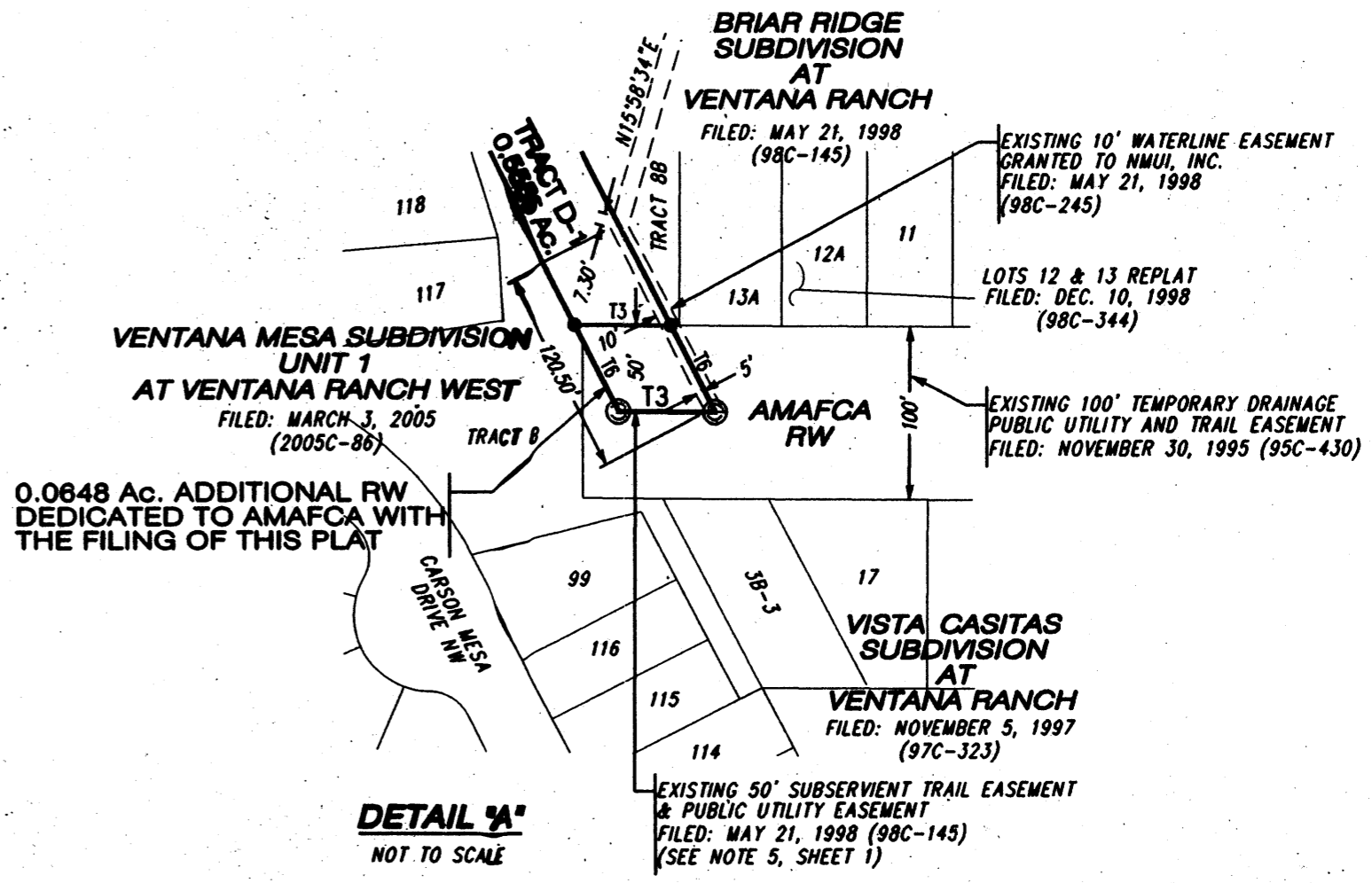
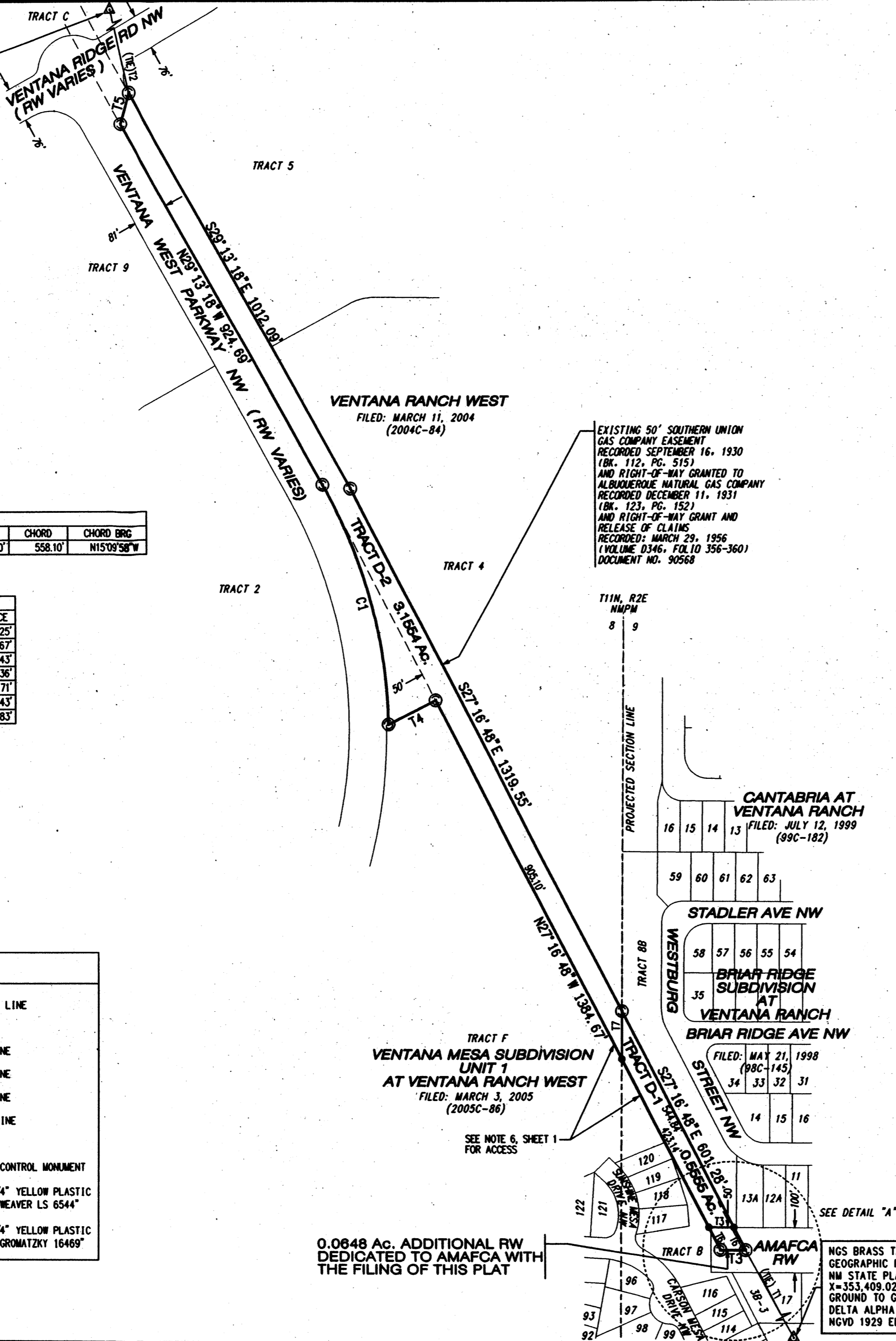
PLAT OF  
**TRACTS D-1 & D-2**  
**VENTANA RANCH WEST**  
 (A REPLAT OF TRACT D, VENTANA RANCH WEST)  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2005



Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	28°06'41"	287.66'	563.74'	1149.00'	558.10' N15°09'58"W

Tangent Data		
ID	BEARING	DISTANCE
T1	S28°48'36"E	1999.25'
T2	N12°50'00"W	4141.67'
T3	N89°39'18"W	56.43'
T4	S62°43'12"W	118.36'
T5	N15°46'42"E	70.71'
T6	N27°16'48"W	56.43'
T7	S00°20'43"W	107.83'

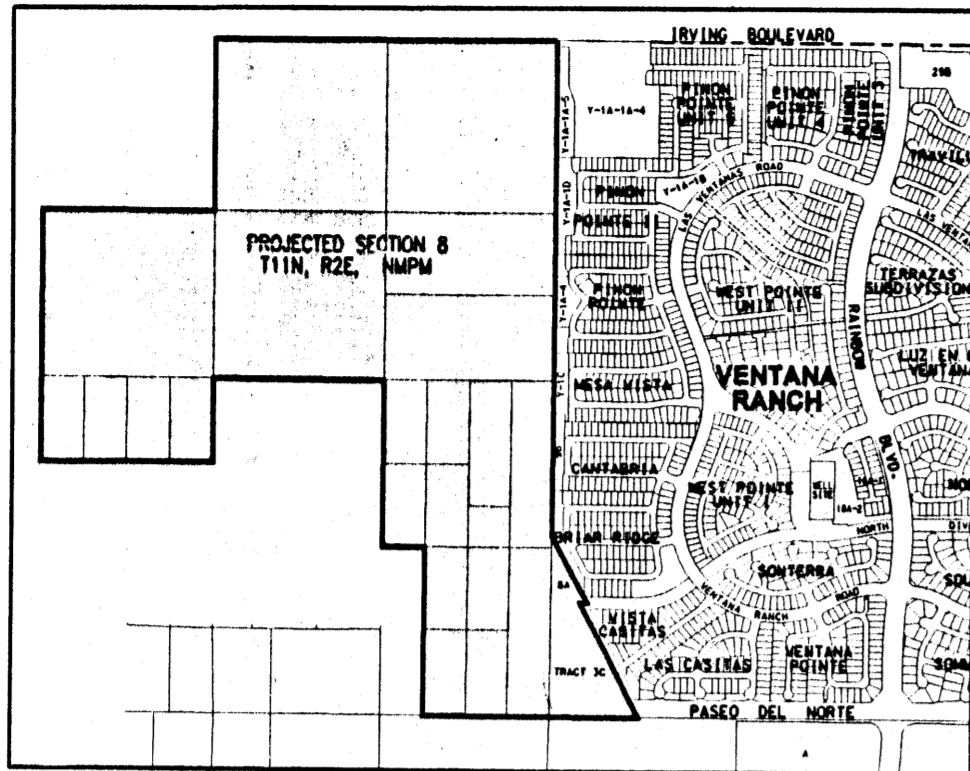
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	PROJECTED SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY 16469"



NGS BRASS TABLE 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 | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES





**LOCATION MAP**  
**ZONE ATLAS INDEX MAP Nos. B-8-Z & B-9-Z**  
 NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. ZONE ATLAS INDEX Nos. B-8-Z & B-9-Z
3. GROSS SUBDIVISION ACREAGE: 299.2179 ACRES
4. TOTAL NUMBER OF TRACTS CREATED: NINETEEN (19) TRACTS.
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 1.6249 MILE.
6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.3159 MILE.
7. DATE OF SURVEY: JUNE, 2003.
8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 8 & 9, T11N, R2E, NMPM.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS FOR THE ASSEMBLAGE & SUBDIVISION OF RECORDED WARRANTY DEEDS TOGETHER WITH ALL OF TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97006442; AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION 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 MAY 21, 1998 IN BOOK 98C, PAGE 145 AS DOCUMENT NO. 1998062949 INTO EIGHTEEN (18) TRACTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, TO GRANT EASEMENTS, AND TO VACATE EASEMENTS.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT.

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 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 SECTIONS 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN WARRANTY DEEDS RECORDED JULY 25, 1983 IN BOOK D189-A, PAGE 966 AS DOCUMENT NO. 83-49185; RECORDED NOVEMBER 14, 1995 IN BOOK 95-27, PAGE 8094 AS DOCUMENT NO. 95117143; RECORDED FEBRUARY 3, 1997 IN BOOK 97-3, PAGES 7772-7773 AS DOCUMENT NO. 9701592; RECORDED MAY 7, 1997 IN BOOK 97-12, PAGES 5830-5831 AS DOCUMENT NO. 97046442; RECORDED JANUARY 7, 1997 IN BOOK 97-1, PAGES 3079-3080 AS DOCUMENT NO. 97001289; RECORDED FEBRUARY 18, 2000 IN BOOK A2, PAGE 6173 AS DOCUMENT NO. 2000016251; RECORDED MAY 1, 2002 IN BOOK A35, PAGE 6545 AS DOCUMENT NO. 2002056704; RECORDED AUGUST 14, 2002 IN BOOK A40, PAGE 1763 AS DOCUMENT NO. 2002102062; RECORDED AUGUST 29, 2002 IN BOOK A40, PAGE 9052 AS DOCUMENT NO. 2002109370; RECORDED SEPTEMBER 19, 2002 IN BOOK A42, PAGE 654 AS DOCUMENT NO. 2002120995; RECORDED SEPTEMBER 20, 2002 IN BOOK A42, PAGE 74 AS DOCUMENT NO. 2002120415; RECORDED NOVEMBER 14, 2002 IN BOOK A44, PAGE 8391 AS DOCUMENT NO. 200218793; RECORDED NOVEMBER 14, 2002 IN BOOK A44, PAGE 8392 AS DOCUMENT NO. 200218794; RECORDED DECEMBER 3, 2002 IN BOOK A45, PAGE 3589 AS DOCUMENT NO. 2002160006; RECORDED FEBRUARY 12, 2003 IN BOOK A50, PAGE 2896 AS DOCUMENT NO. 2003022939; RECORDED FEBRUARY 13, 2003 IN BOOK A50, PAGE 4041 AS DOCUMENT NO. 2003024084; RECORDED FEBRUARY 17, 2003 IN BOOK A50, PAGE 5762 AS DOCUMENT NO. 2003025808; RECORDED FEBRUARY 25, 2003 IN BOOK A51, PAGE 6716 AS DOCUMENT NO. 2003031331; RECORDED APRIL 15, 2003 IN BOOK A56, PAGE 1385 AS DOCUMENT NO. 2003061509; RECORDED MAY 20, 2003 IN BOOK IN BOOK A56, PAGES 4565 AND 4566 AS DOCUMENT NOS. 2003084746 AND 2003084747; RECORDED JULY 7, 2003 IN BOOK A59, PAGE 6232 AS DOCUMENT NO. 200316483; RECORDED OCTOBER 28, 2003 IN BOOK A67, PAGE 6383 AS DOCUMENT NO. 2003196792; TOGETHER WITH TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97085835 AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION 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 MAY 21, 1998 IN BOOK 98C, PAGE 145 AS DOCUMENT NO. 1998062949 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO PROJECTED SECTIONS 8, 9, 16, AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "UNION", A STANDARD NGS BRASS TABLET SET IN TOP OF A LAVA OUTCROP, HAVING NEW MEXICO STATE PLANE GRID COORDINATES CENTRAL ZONE (NAD 1927) OF X=353,409.02 AND Y=1,523,440.96 BEARS S55°06'16"E, A DISTANCE OF 1521.07 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 8 AND 17, N89°48'48"W, A DISTANCE OF 973.53 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SAID SECTION LINE AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, N00°17'55"E, A DISTANCE OF 1318.85 FEET TO A POINT; THENCE, N89°52'51"W, A DISTANCE OF 330.00 FEET TO A POINT; THENCE, N00°17'54"E, A DISTANCE OF 1318.07 FEET TO A POINT; THENCE, N89°48'19"W, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE, S00°17'55"W, A DISTANCE OF 659.80 FEET TO A POINT; THENCE, N89°48'58"W, A DISTANCE OF 1319.98 FEET TO A POINT; THENCE, N00°17'29"E, A DISTANCE OF 1980.05 FEET TO A POINT; THENCE, S89°48'19"W, A DISTANCE OF 1320.04 FEET TO A POINT; THENCE, N00°17'55"E, A DISTANCE OF 1321.89 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SECTION LINE OF PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID PROJECTED SECTION LINE, S89°50'36"E, A DISTANCE OF 2627.85 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID PROJECTED SECTION LINE, S00°20'43"W, A DISTANCE OF 3863.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8A, THENCE LEAVING SAID PROJECTED SECTION LINE AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 8A, S27°16'48"E, A DISTANCE OF 601.28 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8A, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 8A, N89°48'19"W, A DISTANCE OF 56.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3C, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 3C, S27°16'48"E, A DISTANCE OF 994.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3C, A POINT ON THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 9 AND 16, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 3C AND ALSO ALONG SAID PROJECTED SECTION LINE, N89°48'48"W, A DISTANCE OF 683.66 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 299.2179 ACRES, MORE OR LESS.

**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.

**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.

**FREE CONSENT AND DEDICATION**

THE FOREGOING PLAT OF LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS BULK PLAT IS THEIR FREE ACT AND DEED 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, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEE'S PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK EFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH THEIR FREE ACT AND DEED.

VENTANA WEST, LLC,  
 A NEW MEXICO LIMITED LIABILITY COMPANY  
 BY: *[Signature]*  
 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 20 DAY OF February, 2004, BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., CO. A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF VENTANA WEST, LLC A NEW MEXICO LIMITED LIABILITY COMPANY.

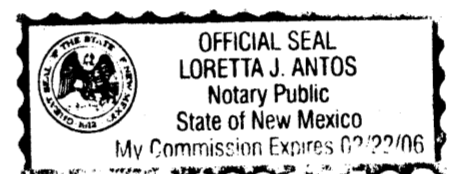
MY COMMISSION EXPIRES: 2-22-06 *[Signature]*  
 NOTARY PUBLIC

LAS VENTANAS LIMITED PARTNERSHIP  
 A NEW MEXICO LIMITED PARTNERSHIP  
 BY: *[Signature]*  
 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 20 DAY OF February, 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: 2-22-06 *[Signature]*  
 NOTARY PUBLIC



**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. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( ).
5. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.
6. 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 OF A STANDARD 3-1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
7. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH PARK SITE NO. 2 OF A MINIMUM OF 2 ACRES WITHIN TRACT 14, VENTANA RANCH WEST AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: \_\_\_\_\_ DEDICATION SHALL BE BY SEPARATE DEED AND PLAT.
8. TRACT A HAS A SMALL AREA DESIGNATED AS ZONE "A" (SPECIAL FLOOD HAZARD AREA) CONFINED TO AN EAST-WEST ARROYO IN THE NORTHEAST ONE-QUARTER (NE1/4) OF PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM AS SHOWN AND DESIGNATED ON F.I.R.M. PANEL NUMBER 350001 0100 EFFECTIVE DATE: SEPTEMBER 15, 1983 AND PANEL NUMBER 35001003 D EFFECTIVE DATE: SEPTEMBER 20, 1996.
9. PER DRAINAGE MANAGEMENT PLAN DATED: OCTOBER 10, 2003 AND ADDENDUM NO. 1 DATED: DECEMBER 23, 2003 AND APPROVED BY AMAFCA AND CITY OF ALBUQUERQUE, ADDITIONAL DRAINAGE CONSTRUCTION REQUIRED WITHIN TRACT A IS TO BE DEFINED VIA A FUTURE TURN KEY AGREEMENT WITH AMAFCA FOR THIS OUTFALL. TRACT A IS TO BE CONVEYED TO AMAFCA BY SPECIAL WARRANTY DEED AT A FUTURE DATE.
10. TRACTS B & D ARE SUBJECT TO A PRIVATE ACCESS & LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY ASSOCIATION.
11. TRACTS 5, 8 & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC EASEMENTS AND/OR RIGHT-OF-WAY DEDICATED AND/OR GRANTED BY FUTURE PLATTING.
12. TRACTS 2, 5, 6, 10 & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
13. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH TRACT C, A FUTURE PARK SITE, AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_ DEDICATION SHALL BE BY SEPARATE DEED.
14. TRACTS 1A, 1B AND 2 ARE SUBJECT TO A FIFTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
15. TRACTS 1A, 1B, 6, 7, & 10 ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.

**BULK LAND PLAT FOR VENTANA RANCH WEST**  
 WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

PROJECT NUMBER	DATE
_____	_____
APPLICATION NUMBER	DATE
_____	_____
<b>PLAT APPROVAL</b>	
UTILITY APPROVALS:	DATE
QWEST	_____
COMCAST CABLE	DATE
_____	2-23-04
PNM ELECTRIC SERVICES	DATE
_____	2-23-04
PNM GAS SERVICES	DATE
_____	2-23-04
NEW MEXICO UTILITIES, INC.	DATE
_____	2-23-04

CITY APPROVAL	DATE
_____	2-23-04
CITY SURVEYOR	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, PLANNING DEPARTMENT	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.

*[Signature]*  
 A. DWAIN WEAVER  
 NEW MEXICO PROFESSIONAL SURVEYOR 6544  
 DATE: FEBRUARY 20, 2004



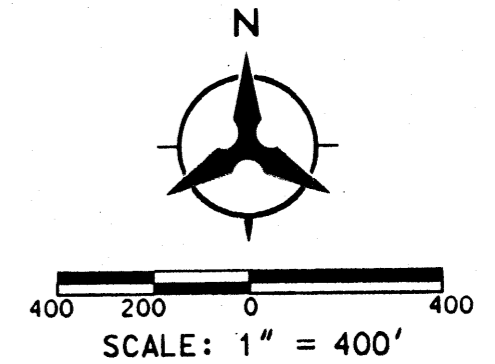
**Bohannon - Huston**

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

**BULK LAND PLAT FOR VENTANA RANCH WEST**  
 WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

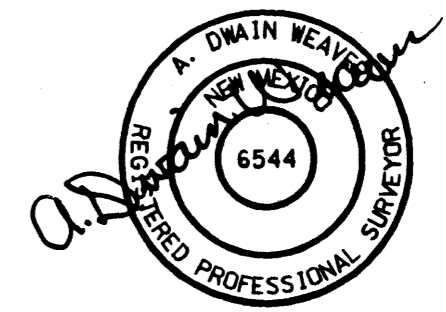
ACS BRASS TABLET STAMPED "3-810 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=360,239.42 Y=1,529,014.85  
 GROUND TO GRID FACTOR = 0.9996639  
 DELTA ALPHA = -00°16'11"  
 NGVD 1929 SPIRIT ELEVATION = 5404.40

Tangent Data		
ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'



**LEGEND**

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
- ADJOINING PROPERTY LINE
- 3/4" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- FOUND 3/4" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND 3/4" REBAR WITH 1 1/4" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
- CENTERLINE MONUMENT TO BE INSTALLED
- EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-



**Bohannon - Huston**  
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 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

NCS 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)

NOTE: SEE SHEETS 3 THRU 5 FOR SUBDIVISION DETAILS

UNPLATTED LAND IN PROJECTED SECTION 8 T11N, R23, NMPM

UNPLATTED LAND PORTION OF TRACT 15 KNOWN AS THE BLACK RANCH, ALAMEDA GRANT

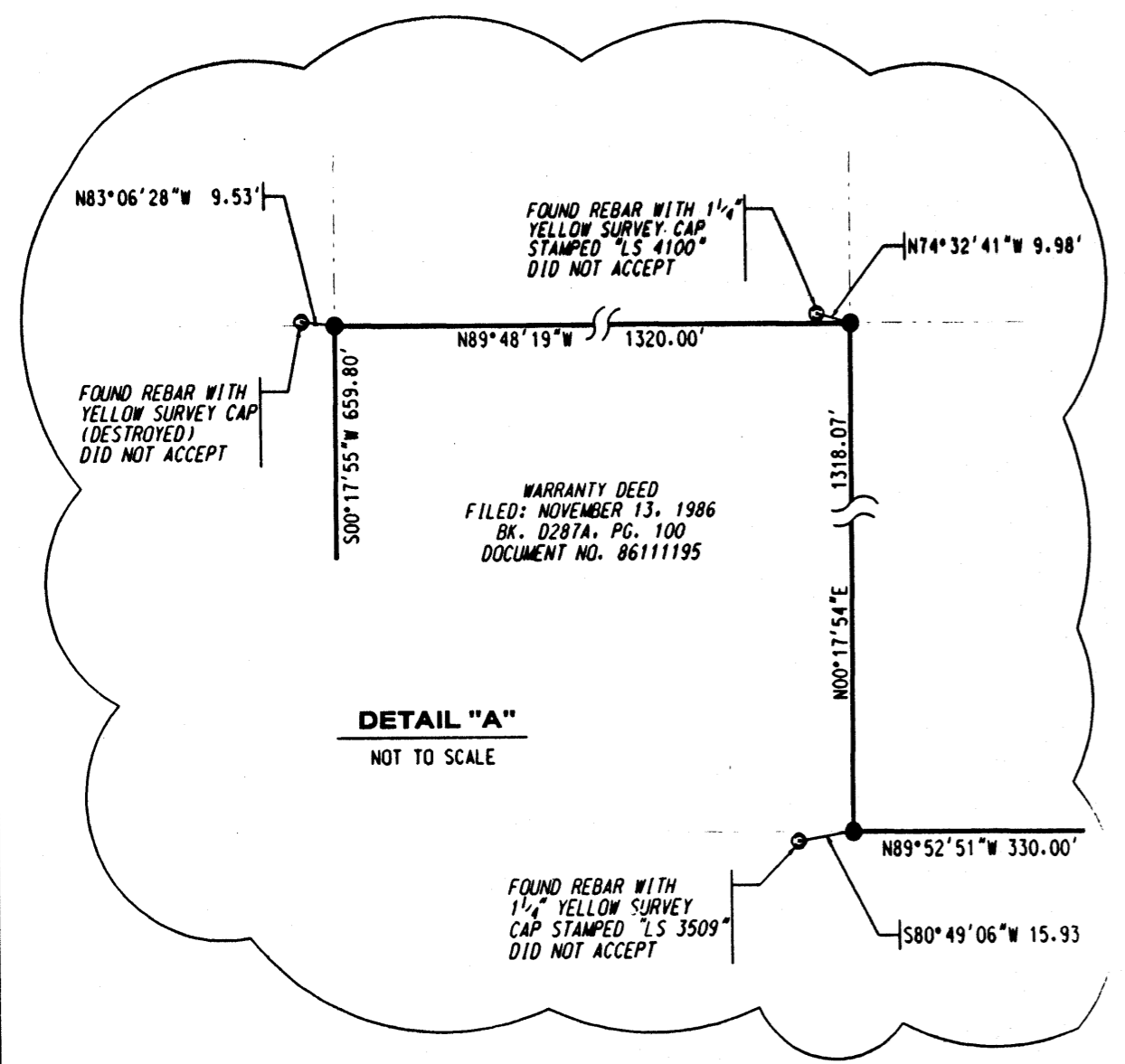
WARRANTY DEED FILED: MARCH 26, 1997 (BK. 9174, PG. 378839) DOCUMENT NO. 9104087  
 SPECIAL WARRANTY DEED FILED: MAY 22, 1999 (BK. 9174, PG. 378839) DOCUMENT NO. 9104087  
 WARRANTY DEED FILED: MAY 22, 1999 (BK. 9174, PG. 378839) DOCUMENT NO. 9104087

WARRANTY DEED FILED: NOVEMBER 13, 1986 (BK. 0287A, PG. 100) DOCUMENT NO. 86111195

UNPLATTED LAND IN PROJECTED SECTION 8 T11N, R23, NMPM

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

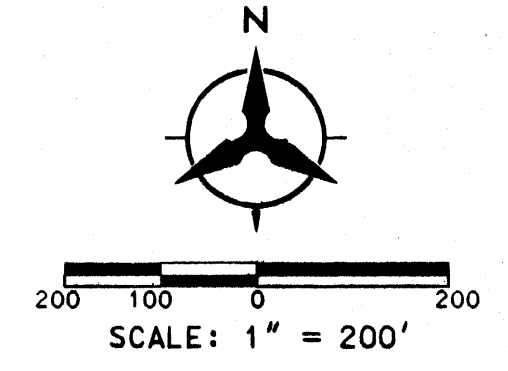
SHEET 2 OF 6



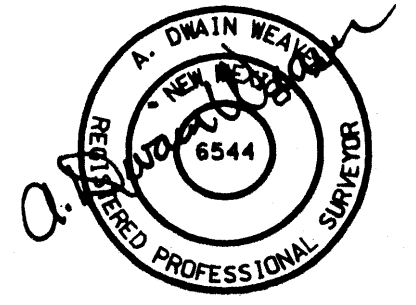


# BULK LAND PLAT FOR VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2004



NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

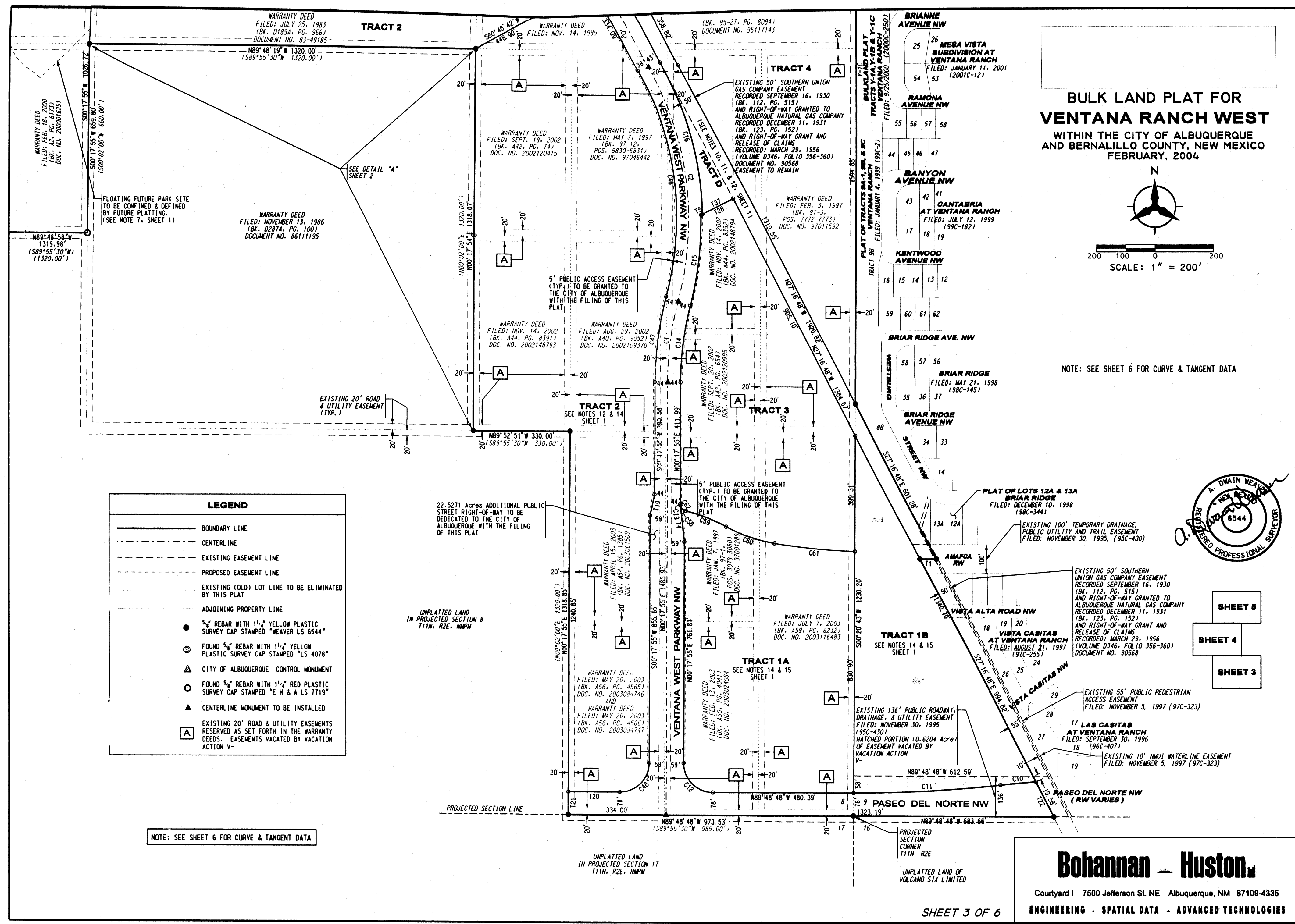


SHEET 5  
SHEET 4  
SHEET 3

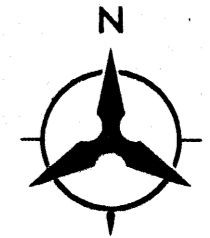
**Bohannon - Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
	ADJOINING PROPERTY LINE
	3/8" REBAR WITH 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 3/8" REBAR WITH 1/2" RED PLASTIC SURVEY CAP STAMPED "LS 4078"
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 3/8" REBAR WITH 1/2" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
	CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-

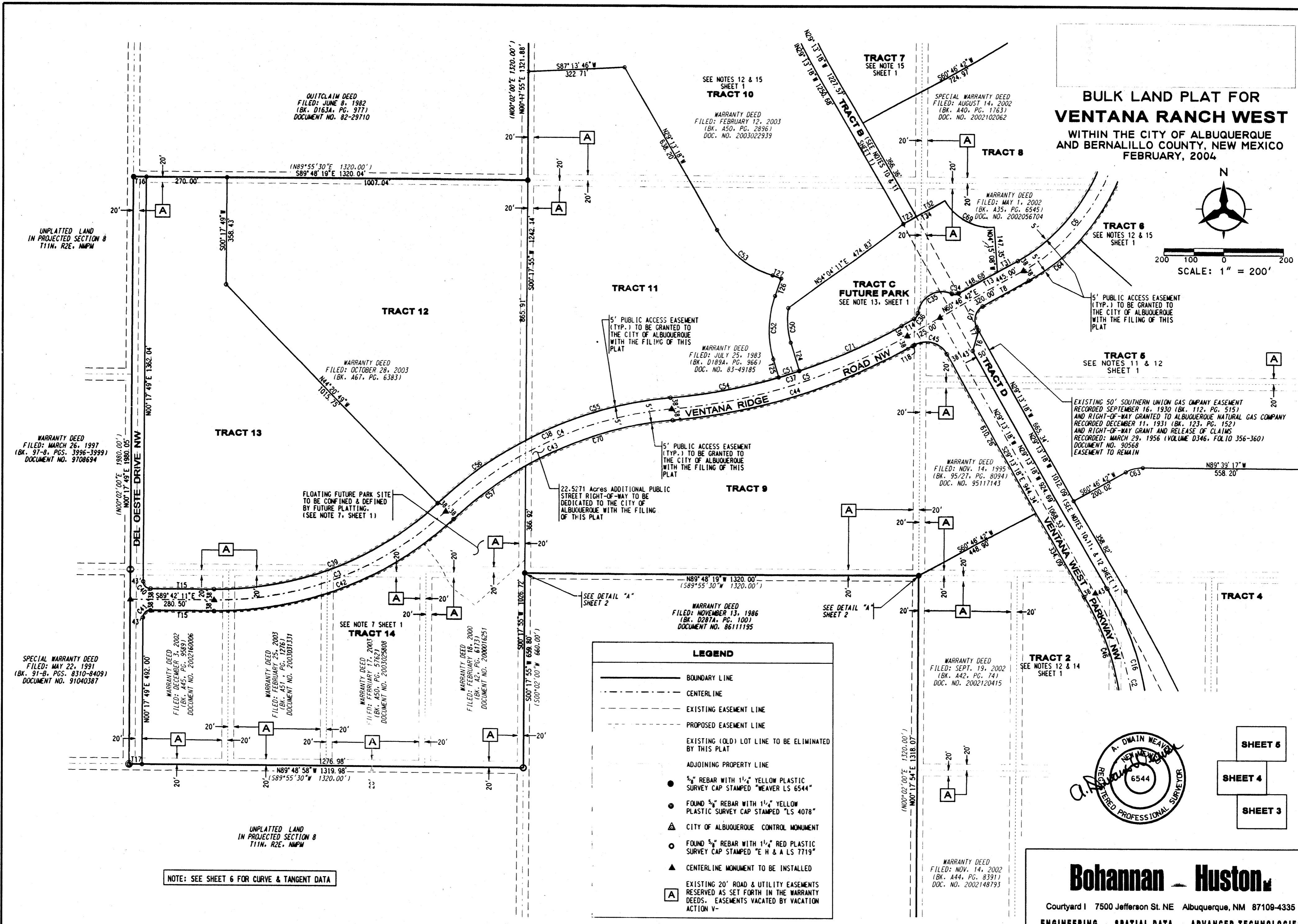
NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA



**BULK LAND PLAT FOR  
VENTANA RANCH WEST**  
WITHIN THE CITY OF ALBUQUERQUE  
AND BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2004



SCALE: 1" = 200'



QUITCLAIM DEED  
FILED: JUNE 8, 1982  
(BK. D163A, PG. 977)  
DOCUMENT NO. 82-29710

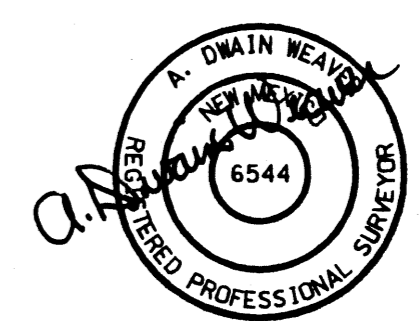
UNPLATTED LAND  
IN PROJECTED SECTION 8  
T11N, R2E, NMPM

WARRANTY DEED  
FILED: MARCH 26, 1997  
(BK. 97-8, PGS. 3996-3999)  
DOCUMENT NO. 9708694

SPECIAL WARRANTY DEED  
FILED: MAY 22, 1991  
(BK. 91-8, PGS. 8310-8409)  
DOCUMENT NO. 91040387

NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
	ADJOINING PROPERTY LINE
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 3/4" REBAR WITH 1 1/2" RED PLASTIC SURVEY CAP STAMPED "LS 4078"
	CITY OF ALBUQUERQUE CONTROL MONUMENT
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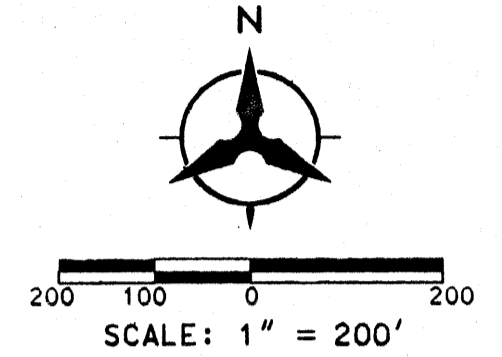


SHEET 5  
SHEET 4  
SHEET 3

**Bohannon - Huston**  
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 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

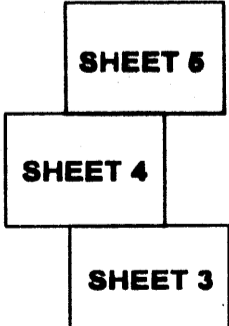
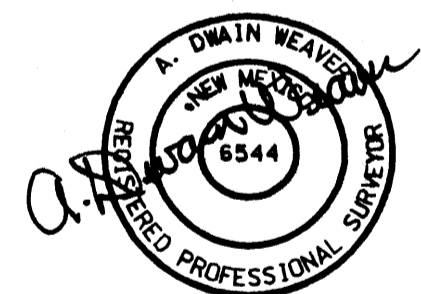


**BULK LAND PLAT FOR VENTANA RANCH WEST**  
 WITHIN THE CITY OF ALBUQUERQUE  
 AND BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

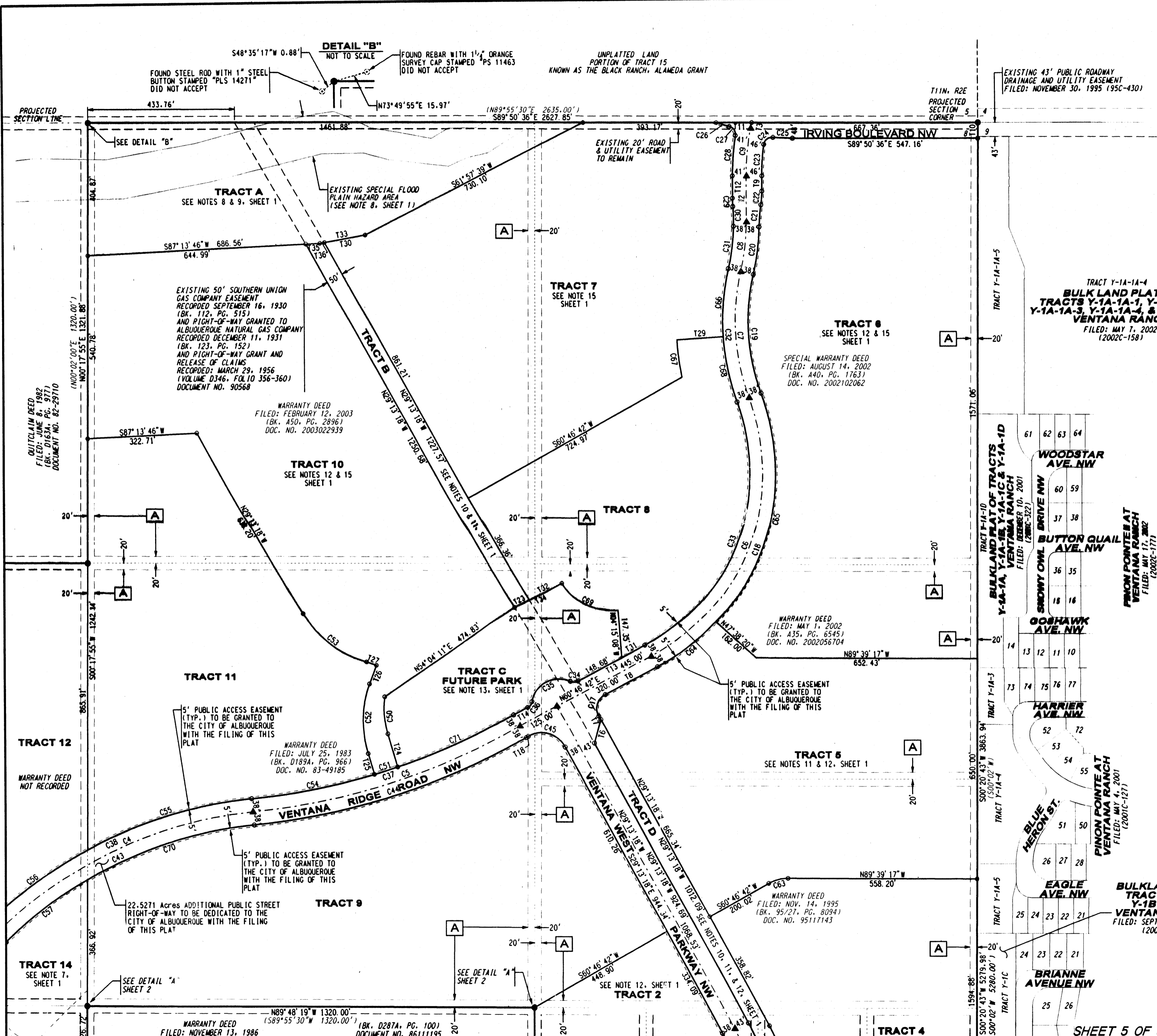


SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
	ADJOINING PROPERTY LINE
	3/4" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
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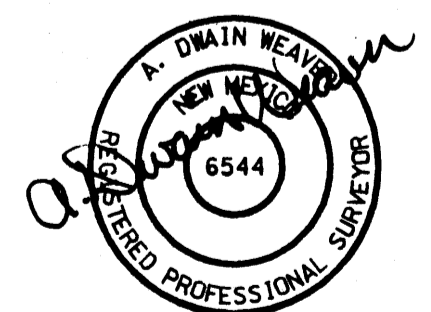
**BULK LAND PLAT FOR  
VENTANA RANCH WEST**  
WITHIN THE CITY OF ALBUQUERQUE  
AND BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2004

TRACT AREAS		
TRACT	GROSS AREA	NET AREA
TRACT 1A	11.6875 Acres	11.5865 Acres
TRACT 1B	8.8628 Acres	8.8628 Acres
TRACT 2	28.5843 Acres	28.2684 Acres
TRACT 3	11.2837 Acres	11.1689 Acres
TRACT 4	15.0245 Acres	15.0245 Acres
TRACT 5	15.5785 Acres	15.5241 Acres
TRACT 6	23.4495 Acres	23.2773 Acres
TRACT 7	19.4002 Acres	19.3212 Acres
TRACT 8	10.0424 Acres	9.9124 Acres
TRACT 9	21.1594 Acres	20.9172 Acres
TRACT 10	20.2511 Acres	20.2428 Acres
TRACT 11	16.6044 Acres	16.5035 Acres
TRACT 12	18.2902 Acres	18.2479 Acres
TRACT 13	17.9029 Acres	17.7797 Acres
TRACT 14	19.3506 Acres	19.1856 Acres
TRACT A	9.7375 Acres	
TRACT B	1.4818 Acres	
TRACT C	4.2840 Acres	3.8875 Acres
TRACT D	3.7757 Acres	
RW	22.5271 Acres	
<b>TOTAL</b>	<b>299.2179 Acres</b>	

\* 2 ACRES FOR FUTURE PARK SITE WAS DEDUCTED FROM TRACT 14 GROSS TOGETHER WITH 5' ACCESS EASEMENT

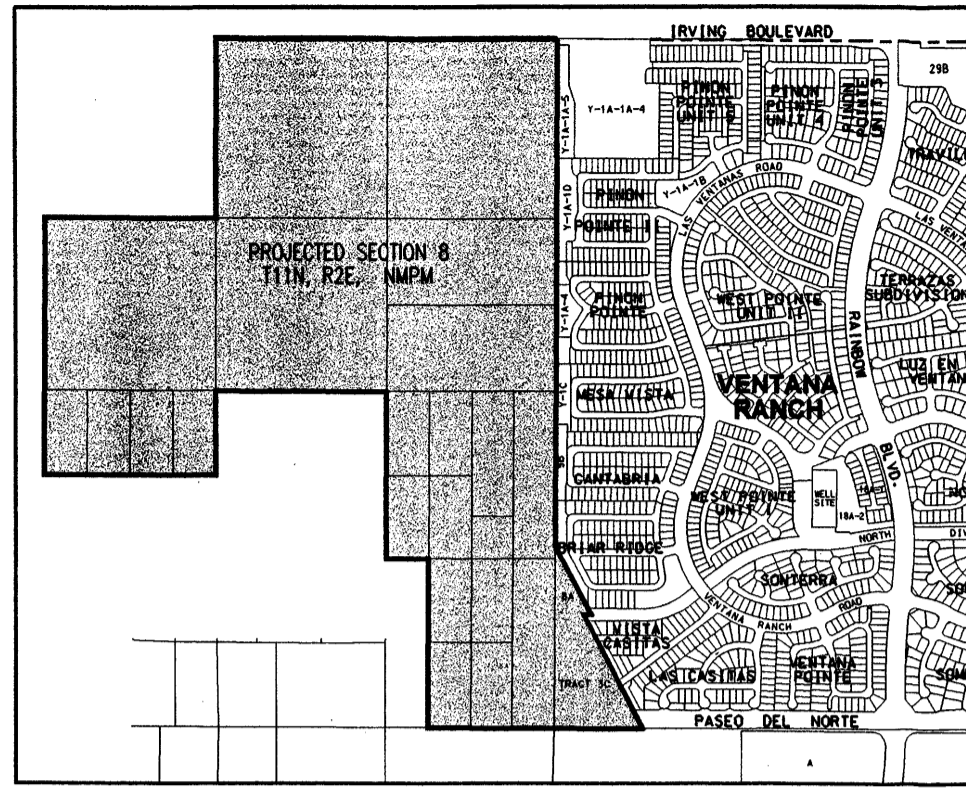
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	14°30'28"	140.01'	278.53'	1100.00'	277.78'	N07°33'08"E
C2	44°01'40"	444.74'	845.27'	1100.00'	824.63'	N07°12'28"W
C3	44°38'38"	451.63'	857.10'	1100.00'	835.58'	N67°58'30"E
C4	38°58'22"	442.32'	850.26'	1250.00'	833.96'	N65°08'22"E
C5	23°50'51"	422.33'	832.44'	2000.00'	826.44'	N72°42'08"E
C6	80°49'40"	553.47'	916.96'	650.00'	842.80'	N20°21'52"E
C7	33°14'17"	194.01'	377.07'	650.00'	371.81'	N03°25'50"W
C8	13°01'54"	74.24'	147.84'	650.00'	147.52'	N06°40'21"E
C9	10°27'48"	73.25'	146.10'	800.00'	145.89'	N05°23'18"E
C10	01°31'09"	60.70'	121.39'	4578.00'	121.39'	S84°26'27"W
C11	06°30'20"	251.31'	502.08'	4422.00'	501.81'	S86°56'02"W
C12	90°06'43"	100.20'	157.27'	100.00'	141.56'	N44°45'27"W
C13	12°47'30"	2.80'	5.58'	25.00'	5.57'	N06°05'50"W
C14	14°16'56"	132.30'	263.23'	1056.00'	262.55'	N07°26'23"E
C15	15°34'05"	156.38'	310.84'	1144.00'	309.89'	N06°47'49"E
C16	28°06'41"	287.66'	563.74'	1149.00'	558.10'	N15°09'58"W
C17	90°00'00"	50.00'	78.54'	50.00'	70.71'	N15°46'42"E
C18	80°49'40"	585.82'	970.57'	688.00'	892.07'	N20°21'52"E
C19	33°14'17"	182.67'	355.03'	612.00'	350.07'	N03°25'50"W
C20	11°47'35"	71.06'	141.61'	688.00'	141.36'	N07°17'31"E
C21	06°32'51"	33.46'	66.85'	585.00'	66.82'	N04°40'09"E
C22	07°47'10"	21.44'	42.81'	315.00'	42.77'	N04°02'59"E
C23	07°17'00"	47.99'	95.85'	754.00'	95.78'	N03°47'54"E
C24	87°27'18"	23.91'	38.16'	25.00'	34.56'	N51°10'03"E
C25	04°44'18"	28.88'	57.72'	698.00'	57.71'	S87°28'27"E
C26	03°24'07"	20.43'	40.85'	688.00'	40.85'	S72°24'45"E
C27	82°40'47"	21.99'	36.08'	25.00'	33.03'	S32°46'25"E
C28	08°24'34"	61.83'	123.43'	841.00'	123.32'	S04°21'41"W
C29	04°40'28"	12.86'	25.70'	315.00'	25.69'	S02°10'50"E
C30	05°54'47"	30.21'	60.37'	585.00'	60.35'	S01°33'40"E
C31	11°47'35"	63.21'	125.97'	612.00'	125.75'	S07°17'31"W
C32	33°14'17"	205.35'	399.12'	688.00'	393.54'	S03°25'50"E
C33	80°49'40"	521.11'	863.36'	612.00'	793.53'	S20°21'52"W
C34	87°27'18"	23.91'	38.16'	25.00'	34.56'	N51°10'03"E
C35	04°44'18"	28.88'	57.72'	698.00'	57.71'	S87°28'27"E
C36	03°24'07"	20.43'	40.85'	688.00'	40.85'	S72°24'45"E
C37	23°50'51"	414.31'	816.62'	1962.00'	810.74'	S72°42'08"W
C38	38°58'22"	455.76'	876.10'	1288.00'	859.31'	S65°08'22"W
C39	44°38'38"	436.03'	827.49'	1062.00'	806.72'	S67°58'30"W
C40	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°42'11"W
C41	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°17'49"E
C42	44°38'38"	467.24'	886.71'	1138.00'	864.45'	N67°58'30"E
C43	38°58'22"	428.87'	824.41'	1212.00'	808.61'	N65°08'22"E
C44	23°50'51"	430.36'	848.26'	2038.00'	842.15'	N72°42'08"E
C45	90°00'00"	80.00'	125.66'	80.00'	113.14'	S74°13'18"E
C46	44°15'08"	429.36'	815.60'	1056.00'	795.48'	S07°05'44"E
C47	14°43'55"	147.89'	294.15'	1144.00'	293.34'	S07°39'52"W
C48	89°53'17"	99.81'	156.88'	100.00'	141.28'	S45°14'33"W
C49	24°47'08"	58.01'	114.20'	264.00'	113.32'	N04°22'30"W
C50	02°06'10"	36.01'	72.01'	1962.00'	72.00'	S72°46'33"W
C51	36°16'33"	110.07'	212.74'	336.00'	209.20'	N01°22'13"E
C52	44°26'17"	128.67'	244.31'	315.00'	238.23'	N51°26'26"W
C53	10°47'56"	185.44'	369.79'	1962.00'	369.24'	S79°13'36"W
C54	22°41'23"	258.42'	510.86'	1288.00'	506.74'	S73°16'52"W
C55	16°16'59"	184.26'	366.04'	1288.00'	364.81'	S53°47'41"W
C56	14°19'30"	152.31'	303.02'	1212.00'	302.23'	N52°48'56"E
C57	63°29'40"	15.47'	27.70'	25.00'	26.31'	S44°14'25"E
C58	15°54'34"	74.90'	148.83'	536.00'	148.35'	S68°01'58"E
C59	20°10'35"	88.96'	176.07'	500.00'	175.16'	S70°09'58"E
C60	07°59'55"	138.08'	275.71'	1975.00'	275.49'	S84°15'13"E
C61	76°17'09"	19.63'	33.29'	25.00'	30.88'	N37°50'40"W
C62	29°34'01"	30.35'	59.34'	115.00'	58.69'	N75°33'43"E
C63	18°25'02"	111.54'	221.15'	688.00'	220.20'	N51°34'11"E
C64	62°24'39"	416.76'	749.42'	688.00'	712.92'	N11°09'21"E
C65	15°58'36"	102.68'	203.85'	688.00'	203.11'	S04°42'01"W
C66	07°36'41"	54.88'	109.60'	825.00'	109.52'	S07°35'38"E
C67	16°15'41"	98.29'	195.26'	688.00'	194.61'	S11°55'08"E
C68	64°46'13"	110.99'	197.83'	175.00'	187.46'	N61°52'01"W
C69	24°38'52"	264.79'	521.39'	1212.00'	517.37'	N72°18'07"E
C70	10°56'46"	187.99'	374.83'	1962.00'	374.26'	S66°15'05"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'
T2	N00°09'24"E	140.79'
T3	N10°37'12"E	17.96'
T4	N06°05'50"W	129.08'
T5	N62°43'12"E	5.57'
T6	N15°46'42"E	70.71'
T7	N29°13'18"W	12.07'
T8	N60°46'42"E	177.00'
T9	N00°09'24"E	46.37'
T10	N00°20'43"E	48.00'
T11	N89°50'36"W	105.45'
T12	S00°09'24"W	68.02'
T13	S60°46'42"W	226.75'
T14	S60°46'42"W	47.75'
T15	N89°42'11"W	212.50'
T16	N89°48'19"W	43.00'
T17	S89°48'58"E	43.00'
T18	N60°46'42"E	7.00'
T19	S12°04'00"W	73.55'
T20	N89°48'48"W	175.20'
T21	S00°17'55"W	78.00'
T22	N27°16'48"W	133.70'
T23	S60°31'05"W	50.00'
T24	N16°46'04"W	99.03'
T25	N16°46'04"W	62.36'
T26	S19°26'24"W	61.42'
T27	N69°42'05"W	30.75'
T28	S62°43'12"W	123.94'
T29	S86°12'43"W	137.00'
T30	S79°38'01"W	122.53'
T31	S60°46'42"W	78.07'
T32	S60°31'05"W	110.00'
T33	S79°38'01"W	136.04'
T34	S60°46'42"W	199.00'
T35	S60°46'42"W	199.00'
T36	S62°43'12"W	118.36'



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





LOCATION MAP

ZONE ATLAS INDEX MAP Nos. B-8-Z & B-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. ZONE ATLAS INDEX Nos. B-8-Z & B-9-Z
3. GROSS SUBDIVISION ACRES: 299.2179 ACRES
4. TOTAL NUMBER OF TRACTS CREATED: EIGHTEEN (18) TRACTS
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 1.6249 MILE
6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.3139 MILE
7. DATE OF SURVEY: JUNE, 2003.
8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 8 & 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS FOR THE ASSEMBLAGE & SUBDIVISION OF RECORDED WARRANTY DEEDS TOGETHER WITH ALL OF TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97085835 AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION 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 MAY 21, 1998 IN BOOK 98C, PAGE 145 AS DOCUMENT NO. 1998062949 INTO EIGHTEEN (18) TRACTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, TO DEDICATE RIGHT-OF-WAY TO AMAFCA, TO GRANT EASEMENTS, AND TO VACATE EASEMENTS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FITURES, 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 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 SECTIONS 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN WARRANTY DEEDS RECORDED JULY 25, 1983 IN BOOK D189-A, PAGE 966 AS DOCUMENT NO. 83-49185; RECORDED NOVEMBER 14, 1995 IN BOOK 95-27, PAGE 8094 AS DOCUMENT NO. 9511743; RECORDED FEBRUARY 3, 1997 IN BOOK 97-3, PAGES 7772-7773 AS DOCUMENT NO. 97011592; RECORDED MAY 7, 1997 IN BOOK 97-12, PAGES 5830-5831 AS DOCUMENT NO. 97046442; RECORDED JANUARY 7, 1997 IN BOOK 97-1, PAGES 3079-3080 AS DOCUMENT NO. 97001289; RECORDED FEBRUARY 18, 2000 IN BOOK A2, PAGE 6173 AS DOCUMENT NO. 2000016251; RECORDED MAY 1, 2002 IN BOOK A35, PAGE 6545 AS DOCUMENT NO. 2002056704; RECORDED AUGUST 14, 2002 IN BOOK A40, PAGE 1763 AS DOCUMENT NO. 2002102062; RECORDED AUGUST 29, 2002 IN BOOK A40, PAGE 9052 AS DOCUMENT NO. 2002102037; RECORDED SEPTEMBER 19, 2002 IN BOOK A42, PAGE 74 AS DOCUMENT NO. 2002102045; RECORDED SEPTEMBER 20, 2002 IN BOOK A42, PAGE 654 AS DOCUMENT NO. 2002102095; RECORDED NOVEMBER 14, 2002 IN BOOK A44, PAGE 8391 AS DOCUMENT NO. 2002148793; RECORDED NOVEMBER 14, 2002 IN BOOK A44, PAGE 8392 AS DOCUMENT NO. 2002148794; RECORDED DECEMBER 3, 2002 IN BOOK A45, PAGE 3589 AS DOCUMENT NO. 2002160006; RECORDED FEBRUARY 12, 2003 IN BOOK A50, PAGE 2896 AS DOCUMENT NO. 2003022939; RECORDED FEBRUARY 13, 2003 IN BOOK A50, PAGE 4041 AS DOCUMENT NO. 2003024084; RECORDED FEBRUARY 17, 2003 IN BOOK A50, PAGE 5762 AS DOCUMENT NO. 2003025808; RECORDED FEBRUARY 25, 2003 IN BOOK A51, PAGE 1276 AS DOCUMENT NO. 2003031331; RECORDED APRIL 15, 2003 IN BOOK A54, PAGE 1385 AS DOCUMENT NO. 2003061509; RECORDED MAY 20, 2003 IN BOOK IN BOOK A56, PAGES 4565 AND 4566 AS DOCUMENT NOS. 2003084746 AND 2003084747; RECORDED JULY 7, 2003 IN BOOK A59, PAGE 6232 AS DOCUMENT NO. 2003116483; RECORDED OCTOBER 28, 2003 IN BOOK A67, PAGE 6383 AS DOCUMENT NO. 2003196792; TOGETHER WITH TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97085835 AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION 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 MAY 21, 1998 IN BOOK 98C, PAGE 145 AS DOCUMENT NO. 1998062949 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO PROJECTED SECTIONS 8, 9, 16, AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHEN THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "UNION", A STANDARD NCS BRASS TABLET SET IN TOP OF A LAVA OUTCROP, HAVING NEW MEXICO STATE PLANE GRID COORDINATES CENTRAL ZONE (NAD 1927) OF X=353,409.02 AND Y=1,523,440.96 BEARS S55°06'16"E, A DISTANCE OF 1521.07 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 8 AND 17, N89°48'48"W, A DISTANCE OF 973.53 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SAID SECTION LINE AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, N00°17'55"E, A DISTANCE OF 1318.85 FEET TO A POINT; THENCE, N89°52'15"W, A DISTANCE OF 330.00 FEET TO A POINT; THENCE, N00°17'54"E, A DISTANCE OF 1318.07 FEET TO A POINT; THENCE, N89°48'19"W, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE, S00°17'55"W, A DISTANCE OF 659.80 FEET TO A POINT; THENCE, N89°48'58"W, A DISTANCE OF 1319.98 FEET TO A POINT; THENCE, N00°17'49"E, A DISTANCE OF 1980.05 FEET TO A POINT; THENCE, S89°48'19"E, A DISTANCE OF 1320.04 FEET TO A POINT; THENCE, N00°17'55"E, A DISTANCE OF 1321.88 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SECTION LINE OF PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO SAID PROJECTED SECTION LINE, S89°50'36"E, A DISTANCE OF 2627.85 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO SAID PROJECTED SECTION LINE, S00°20'43"W, A DISTANCE OF 3863.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8A, THENCE LEAVING SAID PROJECTED SECTION LINE AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 8A, S27°16'48"E, A DISTANCE OF 601.28 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8A, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 8A, N89°39'18"W, A DISTANCE OF 56.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3C, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 3C, S27°16'48"E, A DISTANCE OF 994.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3C, A POINT ON THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 9 AND 16, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 3C AND ALSO SAID PROJECTED SECTION LINE, N89°48'48"W, A DISTANCE OF 683.66 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 299.2179 ACRES, MORE OR LESS.

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.

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.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS BULK PLAT IS THEIR FREE ACT AND DEED 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, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEE PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK EFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH THEIR FREE ACT AND DEED.

VENTANA WEST, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

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 \_\_\_ DAY OF \_\_\_ 2004, BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., Co. A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF VENTANA WEST, LLC A NEW MEXICO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_ NOTARY PUBLIC

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 \_\_\_ DAY OF \_\_\_ 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: \_\_\_ NOTARY PUBLIC

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. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( ).
5. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMI, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMI, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.
6. 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".
7. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH PARK SITE NO. 2 OF A MINIMUM OF 2 ACRES WITHIN TRACTS 12, 13 OR 14, VENTANA RANCH WEST AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: \_\_\_ DOCUMENT NO. \_\_\_ DEDICATION SHALL BE BY SEPARATE DEED AND PLAT.
8. TRACT A HAS A SMALL AREA DESIGNATED AS ZONE "A" (SPECIAL FLOOD HAZARD AREA) CONFINED TO AN EAST-WEST ARROYO IN THE NORTHEAST ONE-QUARTER (NE1/4) OF PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM AS SHOWN AND DESIGNATED ON F.I.R.M. PANEL NUMBER 350001 0100. EFFECTIVE DATE: SEPTEMBER 15, 1983 AND PANEL NUMBER 35001003 D EFFECTIVE DATE: SEPTEMBER 20, 1996.
9. PER DRAINAGE MANAGEMENT PLAN DATED: OCTOBER 10, 2003 AND ADDENDUM NO. 1 DATED: DECEMBER 23, 2003 AND APPROVED BY AMAFCA AND CITY OF ALBUQUERQUE, ADDITIONAL DRAINAGE CONSTRUCTION REQUIRED WITHIN TRACT A IS TO BE DEFINED VIA TURN KEY AGREEMENT WITH AMAFCA FOR THIS OUTFALL & DEDICATION.
10. TRACTS B & D ARE SUBJECT TO A PRIVATE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY ASSOCIATION.
11. TRACT 5 IS SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
12. TRACT 5 IS SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
13. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH TRACT C, A FUTURE PARK SITE, AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: \_\_\_ DOCUMENT NO. \_\_\_ DEDICATION SHALL BE BY SEPARATE DEED.
14. TRACTS I AND D ARE SUBJECT TO A FIFTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
15. TRACTS I AND D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.

BULK LAND PLAT FOR VENTANA RANCH WEST WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO JANUARY, 2004

Table with columns for PROJECT NUMBER, APPLICATION NUMBER, UTILITY APPROVALS (QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, NEW MEXICO UTILITIES, INC.), CITY APPROVALS (CITY SURVEYOR, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, UTILITIES DEVELOPMENT, PARKS & RECREATION DEPARTMENT, A.M.A.F.C.A., CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT).

TAX CERTIFICATION

PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

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: JANUARY 30, 2004

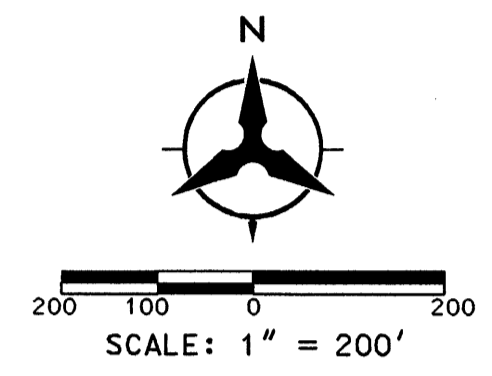


Bohannon & Huston logo and address: Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

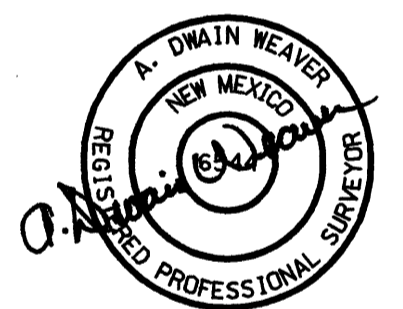




**BULK LAND PLAT FOR  
VENTANA RANCH WEST**  
WITHIN THE CITY OF ALBUQUERQUE  
AND BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004



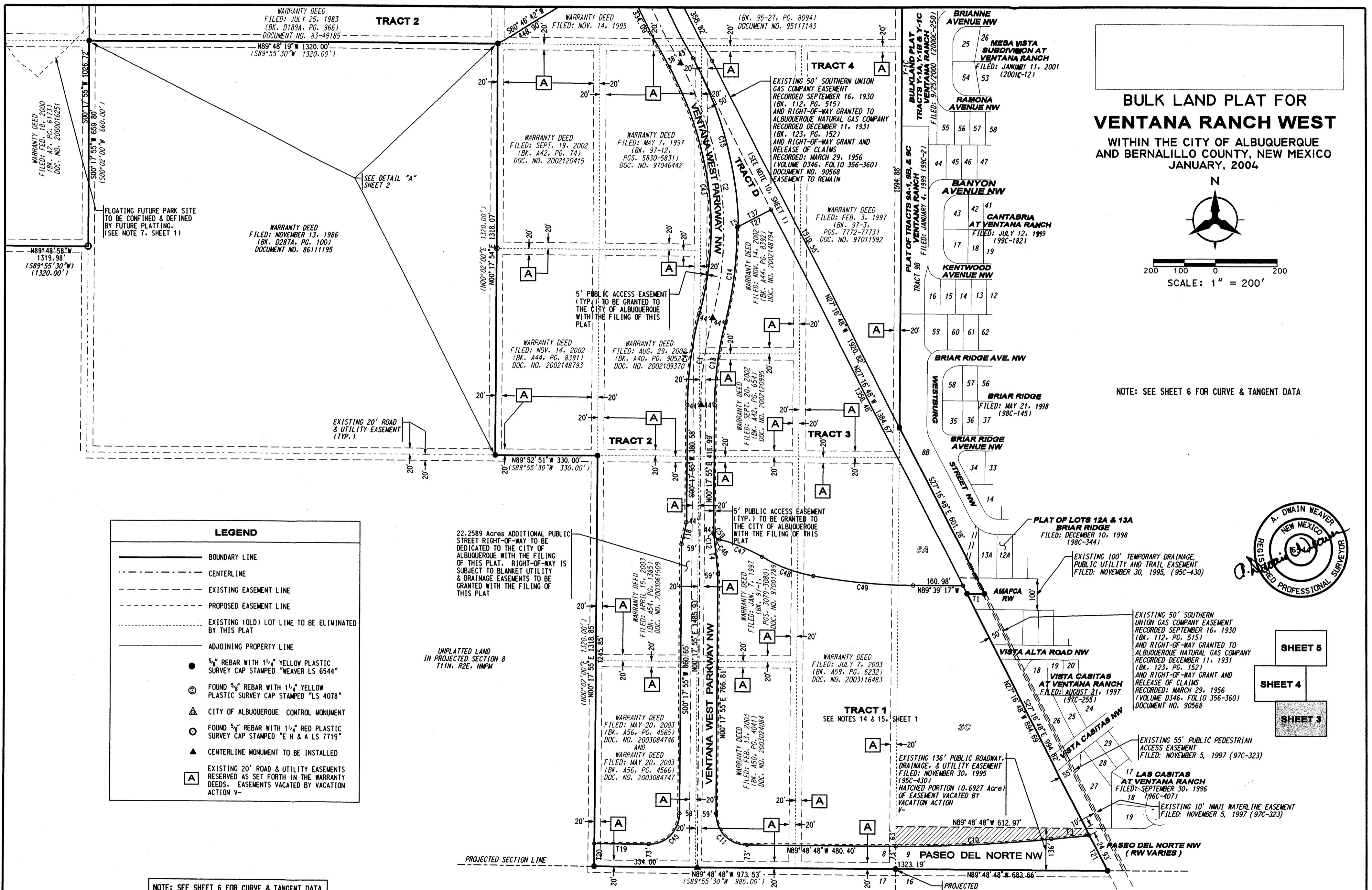
NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA



SHEET 5  
SHEET 4  
SHEET 3

**Bohannon & Huston**

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

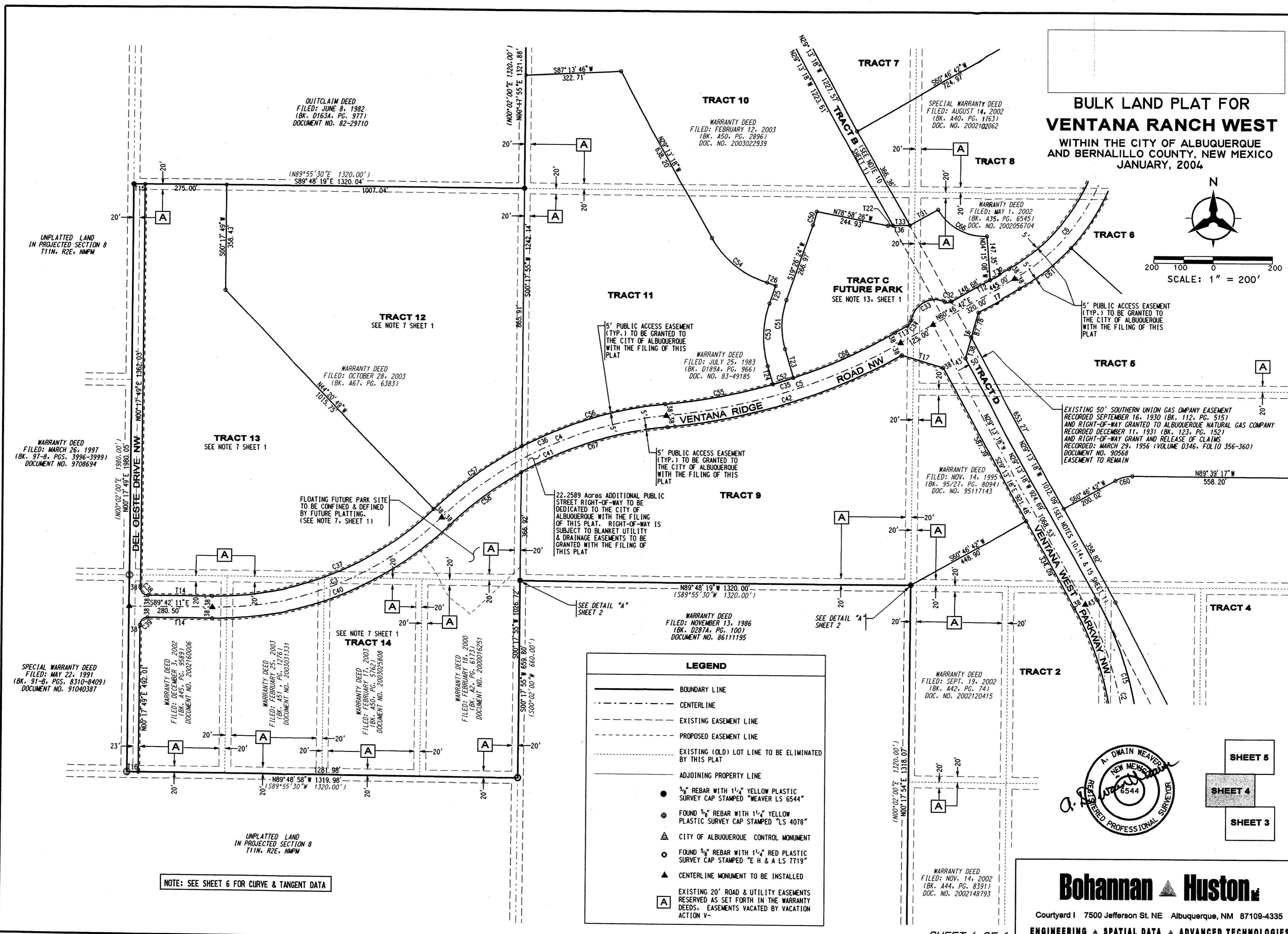
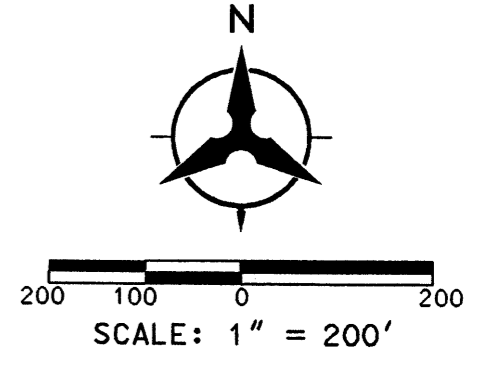


LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
	ADJOINING PROPERTY LINE
	5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 5/8" REBAR WITH 1/4" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
	CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-

NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

SHEET 3 OF 6

**BULK LAND PLAT FOR  
VENTANA RANCH WEST**  
WITHIN THE CITY OF ALBUQUERQUE  
AND BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004



QUITCLAIM DEED  
FILED: JUNE 8, 1982  
(BK. D163A, PG. 977)  
DOCUMENT NO. 82-29710

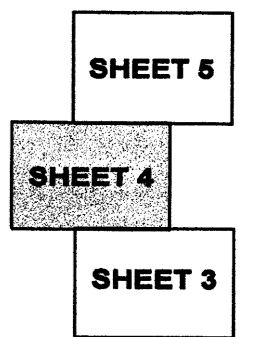
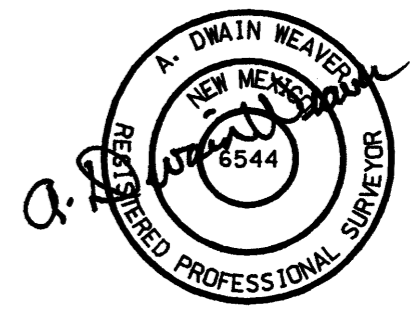
UNPLATTED LAND  
IN PROJECTED SECTION 8  
T11N, R2E, N7PM

WARRANTY DEED  
FILED: MARCH 26, 1997  
(BK. 97-8, PGS. 3996-3999)  
DOCUMENT NO. 9708694

SPECIAL WARRANTY DEED  
FILED: MAY 22, 1991  
(BK. 91-8, PGS. 8310-8409)  
DOCUMENT NO. 91040387

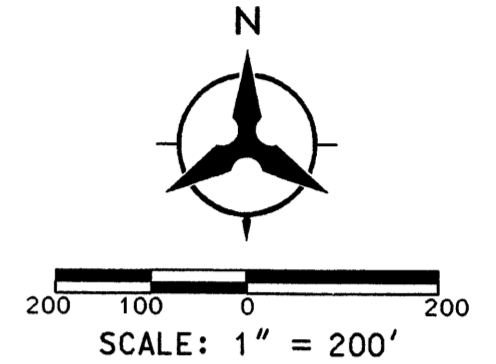
NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
	ADJOINING PROPERTY LINE
	5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR WITH 1 1/2" RED PLASTIC SURVEY CAP STAMPED "LS 4078"
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND 5/8" REBAR WITH 1 1/2" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
	CENTERLINE MONUMENT TO BE INSTALLED
	EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-



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

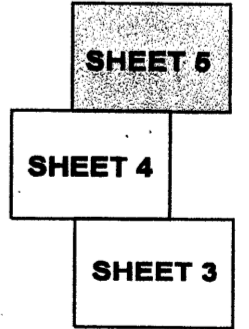
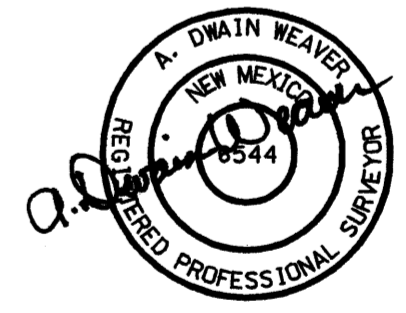
**BULK LAND PLAT FOR  
VENTANA RANCH WEST**  
WITHIN THE CITY OF ALBUQUERQUE  
AND BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004



SEE SHEET 6 FOR CURVE & TANGENT DATA

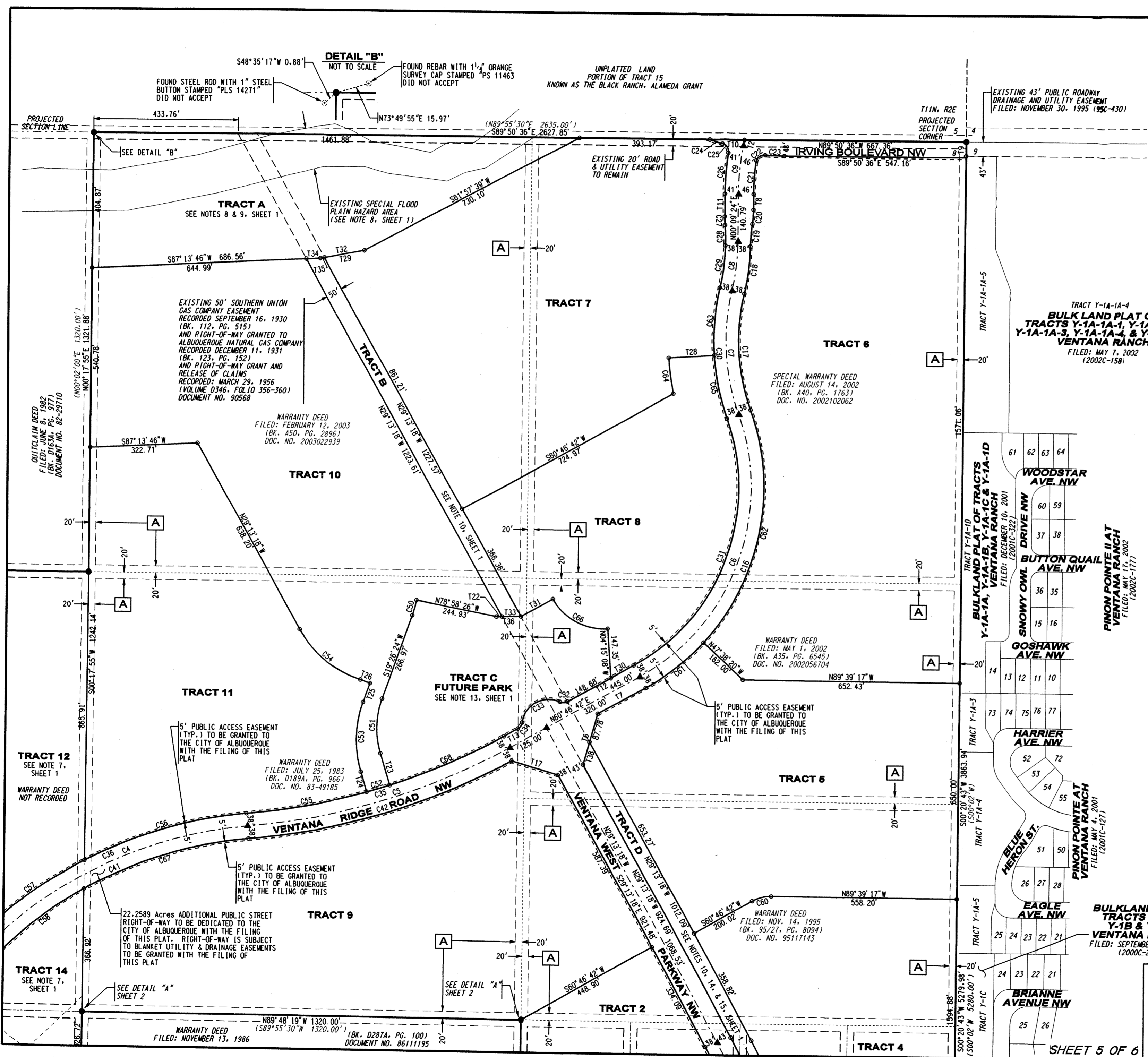
**LEGEND**

- BOUNDARY LINE
- - - CENTERLINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
- ADJOINING PROPERTY LINE
- 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- ⊙ FOUND 5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND 5/8" REBAR WITH 1 1/2" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- A EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-



**Bohannon & Huston**

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



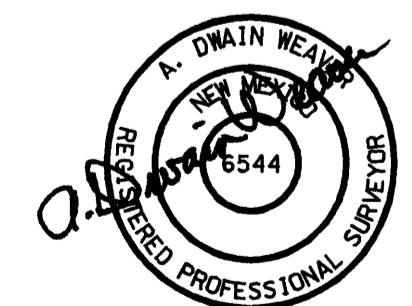


BULK LAND PLAT FOR  
**VENTANA RANCH WEST**  
 WITHIN THE CITY OF ALBUQUERQUE  
 AND BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004

TRACT AREAS		
TRACT	GROSS AREA	NET AREA
TRACT 1	19.7288 Acres	19.4828 Acres
TRACT 2	28.6159 Acres	28.2617 Acres
TRACT 3	12.2441 Acres	12.1294 Acres
TRACT 4	15.0245 Acres	15.0245 Acres
TRACT 5	15.5466 Acres	15.4921 Acres
TRACT 6	23.4495 Acres	23.2039 Acres
TRACT 7	19.4002 Acres	19.3212 Acres
TRACT 8	10.0424 Acres	9.9124 Acres
TRACT 9	21.0705 Acres	20.8313 Acres
TRACT 10	19.0166 Acres	19.0083 Acres
TRACT 11	16.6044 Acres	16.5035 Acres
TRACT 12	18.2902 Acres	18.2479 Acres
TRACT 13	18.0621 Acres	17.7820 Acres
TRACT 14	19.4100 Acres	19.1879 Acres
TRACT A	9.7375 Acres	
TRACT B	1.4059 Acres	
TRACT C	5.5340 Acres	5.1219 Acres
TRACT D	3.7757 Acres	

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	14°30'28"	140.01'	278.53'	1100.00'	277.78'	N07°33'08"E
C2	44°01'40"	444.74'	845.27'	1100.00'	824.63'	N07°12'28"W
C3	44°38'38"	451.63'	857.10'	1100.00'	835.58'	N67°58'30"E
C4	38°58'22"	442.32'	850.26'	1250.00'	833.96'	N65°08'22"E
C5	23°50'51"	222.33'	432.44'	2000.00'	426.44'	N72°42'08"E
C6	80°49'40"	553.47'	916.96'	650.00'	842.80'	N20°21'52"E
C7	33°14'17"	194.01'	377.07'	650.00'	371.81'	N03°25'50"W
C8	13°01'54"	74.24'	147.84'	650.00'	147.52'	N06°40'21"E
C9	10°27'48"	73.25'	146.10'	800.00'	145.89'	N05°23'18"E
C10	06°30'17"	251.58'	502.62'	4427.14'	502.35'	S86°55'53"W
C11	90°06'43"	100.20'	157.27'	100.00'	141.56'	N44°45'27"W
C12	12°47'30"	2.80'	5.58'	25.00'	5.57'	N06°05'50"W
C13	14°16'56"	132.30'	263.23'	1056.00'	262.55'	N07°26'23"E
C14	15°34'05"	156.38'	310.84'	1144.00'	309.89'	N06°47'49"E
C15	28°06'41"	287.66'	563.74'	1149.00'	558.10'	N15°09'58"W
C16	80°49'40"	585.82'	970.57'	688.00'	892.07'	N20°21'52"E
C17	33°14'17"	182.67'	355.03'	612.00'	350.07'	N03°25'50"W
C18	11°47'35"	71.06'	141.61'	688.00'	141.36'	N07°17'31"E
C19	06°32'51"	33.46'	66.85'	585.00'	66.82'	N04°40'09"E
C20	07°47'10"	21.44'	42.81'	315.00'	42.77'	N04°02'59"E
C21	07°17'00"	47.99'	95.85'	754.00'	95.78'	N03°47'54"E
C22	87°27'18"	23.91'	38.16'	25.00'	34.56'	N51°10'03"E
C23	04°44'18"	28.88'	57.72'	688.00'	57.71'	S87°28'27"E
C24	03°24'07"	20.43'	40.85'	688.00'	40.85'	S72°24'45"E
C25	82°40'47"	21.99'	36.08'	25.00'	33.03'	S32°46'25"E
C26	08°24'34"	61.83'	123.43'	841.00'	123.32'	S04°21'41"W
C27	04°40'28"	12.86'	25.70'	315.00'	25.69'	S02°10'50"E
C28	05°54'47"	30.21'	60.37'	585.00'	60.35'	S01°33'40"E
C29	11°47'35"	63.21'	125.97'	612.00'	125.75'	S07°17'31"W
C30	33°14'17"	205.35'	399.12'	688.00'	393.54'	S03°25'50"E
C31	80°49'40"	521.11'	863.36'	612.00'	793.53'	S20°21'52"W
C32	53°32'04"	12.61'	23.36'	25.00'	22.52'	S87°32'44"W
C33	107°04'08"	109.60'	151.37'	81.00'	130.28'	S60°46'42"W
C34	53°32'04"	12.61'	23.36'	25.00'	22.52'	S34°00'40"W
C35	23°50'51"	414.31'	816.62'	1962.00'	810.74'	S72°42'08"W
C36	38°58'22"	455.76'	876.10'	1288.00'	859.31'	S65°08'22"W
C37	44°38'38"	436.03'	827.49'	1062.00'	806.72'	S67°58'30"W
C38	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°42'11"W
C39	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°17'49"E
C40	44°38'38"	467.24'	886.71'	1138.00'	864.45'	N67°58'30"E
C41	38°58'22"	428.87'	824.41'	1212.00'	808.61'	N65°08'22"E
C42	23°25'27"	422.50'	833.19'	2038.00'	827.40'	N72°54'50"E
C43	44°15'08"	429.36'	815.60'	1056.00'	795.48'	S07°05'44"E
C44	14°43'55"	147.89'	294.15'	1144.00'	293.34'	S07°39'52"W
C45	89°53'17"	99.80'	156.88'	100.00'	141.28'	S45°14'35"W
C46	63°29'40"	15.47'	27.70'	25.00'	26.31'	S44°14'25"E
C47	15°54'34"	74.90'	148.83'	536.00'	148.35'	S68°01'58"E
C48	20°10'35"	88.96'	176.07'	500.00'	175.16'	S70°09'58"E
C49	09°24'01"	162.38'	324.03'	1975.00'	323.67'	S84°57'16"E
C50	08°24'50"	23.91'	47.73'	325.00'	47.68'	S15°13'59"W
C51	36°12'28"	86.31'	166.83'	264.00'	164.07'	S01°20'10"W
C52	02°06'10"	36.01'	72.01'	1962.00'	72.00'	S72°46'33"W
C53	36°16'33"	110.07'	212.74'	336.00'	209.20'	N01°22'13"E
C54	44°26'17"	128.67'	244.31'	315.00'	238.23'	N51°26'26"W
C55	10°47'56"	185.44'	369.79'	1962.00'	369.24'	S79°13'36"W
C56	22°41'23"	258.42'	510.06'	1288.00'	506.74'	S73°16'52"W
C57	16°16'59"	184.26'	366.04'	1288.00'	364.81'	S53°47'41"W
C58	14°19'30"	152.31'	303.02'	1212.00'	302.23'	N52°48'56"E
C59	76°17'09"	19.63'	33.29'	25.00'	30.88'	N37°50'40"W
C60	29°34'01"	30.35'	59.34'	115.00'	58.69'	N75°33'43"E
C61	18°25'02"	111.54'	221.15'	688.00'	220.20'	N51°34'11"E
C62	62°24'39"	416.76'	749.42'	688.00'	712.92'	N11°09'21"E
C63	16°58'36"	102.68'	203.85'	688.00'	203.11'	S04°42'01"W
C64	07°36'41"	54.88'	109.60'	825.00'	109.52'	S07°35'38"E
C65	16°15'41"	98.29'	195.26'	688.00'	194.61'	S11°55'08"E
C66	64°46'13"	110.99'	197.83'	175.00'	187.46'	N61°52'01"W
C67	24°38'52"	264.79'	521.39'	1212.00'	517.37'	N72°18'07"E
C68	10°56'46"	187.99'	374.83'	1962.00'	374.26'	S66°15'05"W

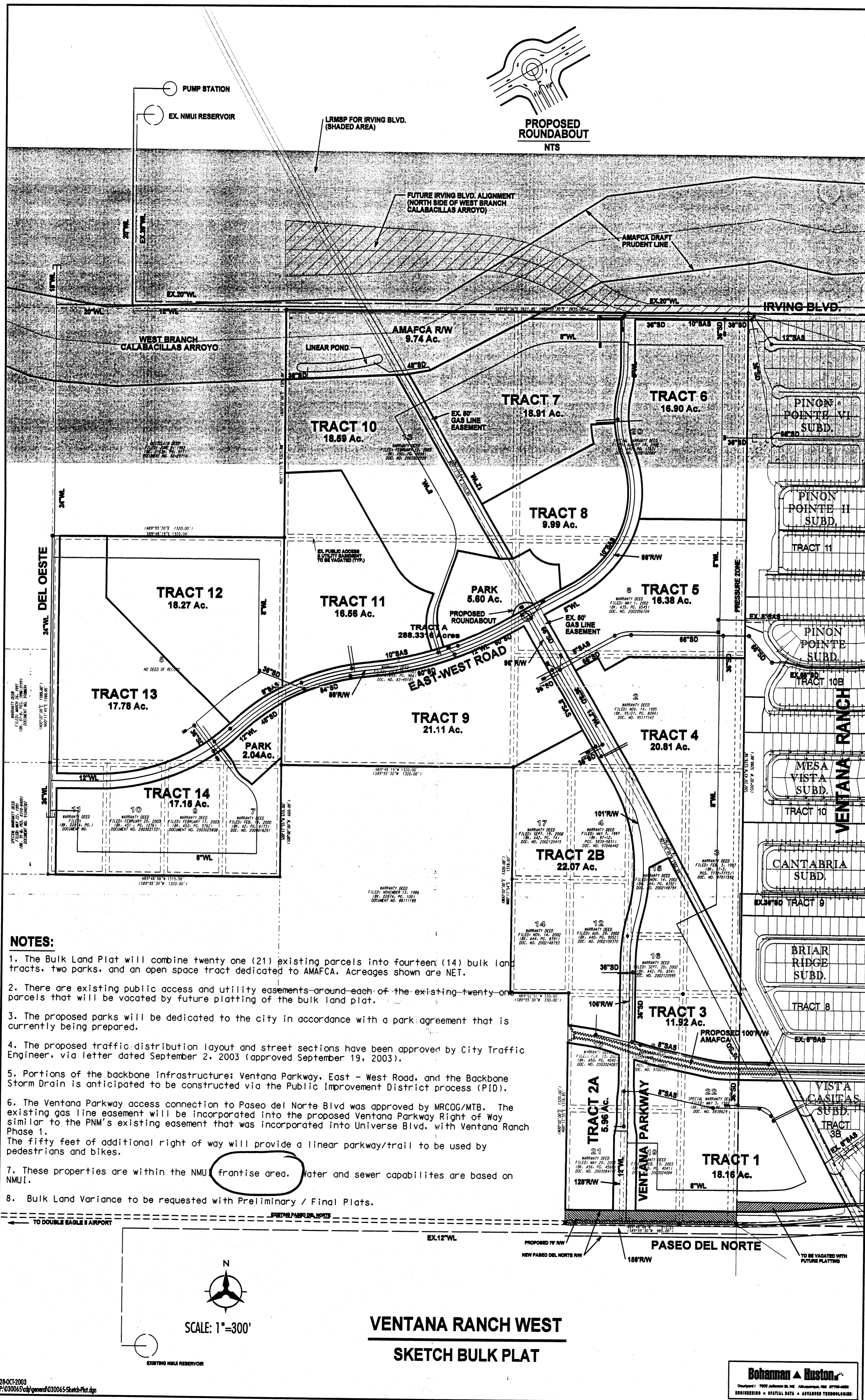
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'
T2	N10°37'12"E	17.96'
T3	S84°26'17"W	123.33'
T4	N06°05'50"W	129.08'
T5	N62°43'12"E	5.57'
T6	N15°46'42"E	158.49'
T7	N60°46'42"E	164.93'
T8	N00°09'24"E	46.37'
T9	N00°20'43"E	48.00'
T10	N89°50'36"W	105.45'
T11	S00°09'24"W	68.02'
T12	S60°46'42"W	226.75'
T13	S60°46'42"W	47.75'
T14	N89°42'11"W	217.50'
T15	N89°48'19"W	38.00'
T16	S89°48'58"E	38.00'
T17	S73°58'52"E	144.95'
T18	S12°04'00"W	73.55'
T19	N89°48'48"W	175.20'
T20	S00°17'55"W	73.00'
T21	N27°16'48"W	128.35'
T22	S89°00'01"W	17.02'
T23	N16°46'04"W	99.03'
T24	N16°46'04"W	62.36'
T25	S19°26'24"W	61.42'
T26	N69°42'05"W	30.75'
T27	S62°43'12"W	123.94'
T28	S86°12'43"W	137.00'
T29	S79°38'01"W	122.53'
T30	S60°46'42"W	78.07'
T31	S60°31'05"W	110.00'
T32	S79°38'01"W	136.04'
T33	S89°00'01"W	56.75'
T34	S87°13'46"W	41.57'
T35	S79°38'01"W	13.51'
T36	S89°00'01"W	73.77'
T37	S62°43'12"W	118.36'
T38	S15°46'42"W	70.71'



**Bohannon & Huston**

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





**NOTES:**

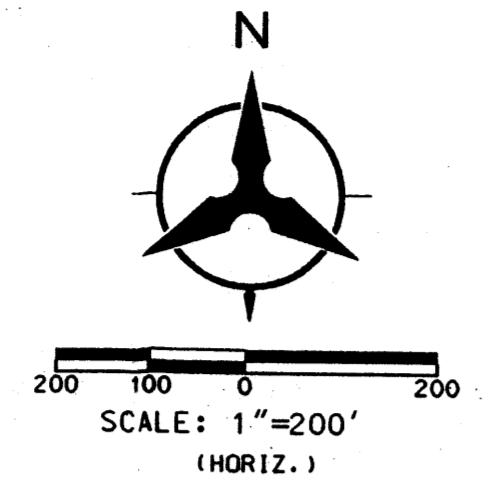
1. The Bulk Land Plat will combine twenty one (21) existing parcels into fourteen (14) bulk land tracts, two parks, and an open space tract dedicated to AMAFCA. Acreages shown are NET.
2. There are existing public access and utility easements around each of the existing twenty-one parcels that will be vacated by future platting of the bulk land plat.
3. The proposed parks will be dedicated to the city in accordance with a park agreement that is currently being prepared.
4. The proposed traffic distribution layout and street sections have been approved by City Traffic Engineer, via letter dated September 2, 2003 (approved September 19, 2003).
5. Portions of the backbone infrastructure: Ventana Parkway, East - West Road, and the Backbone Storm Drain is anticipated to be constructed via the Public Improvement District process (PID).
6. The Ventana Parkway access connection to Paseo del Norte Blvd was approved by MRCCG/MTB. The existing gas line easement will be incorporated into the proposed Ventana Parkway Right of Way similar to the PNM's existing easement that was incorporated into Universe Blvd. with Ventana Ranch Phase 1. The fifty feet of additional right of way will provide a linear parkway/trail to be used by pedestrians and bikes.
7. These properties are within the NMU franchise area. Water and sewer capabilities are based on NMU.
8. Bulk Land Variance to be requested with Preliminary / Final Plats.



# AMENDED PRELIMINARY PLAT WESTERN RIDGE SUBDIVISION UNIT 1 & UNIT 2 (REPLAT OF TRACT 2 & 9 AT VENTANA RANCH WEST) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2004

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89° 53' 17"	99.81'	156.88'	100.00'	141.28'	S45° 14' 33" W
C2	24° 38' 52"	264.79'	521.39'	1212.00'	517.37'	N72° 18' 07" E
C3	23° 50' 51"	430.36'	848.25'	2038.00'	842.15'	N72° 42' 08" E
C4	90° 00' 00"	80.00'	125.66'	80.00'	113.14'	S74° 13' 18" E
C5	44° 15' 08"	429.36'	815.60'	1056.00'	795.48'	S07° 05' 44" E
C6	14° 43' 55"	147.89'	294.15'	1144.00'	293.34'	S07° 39' 52" W

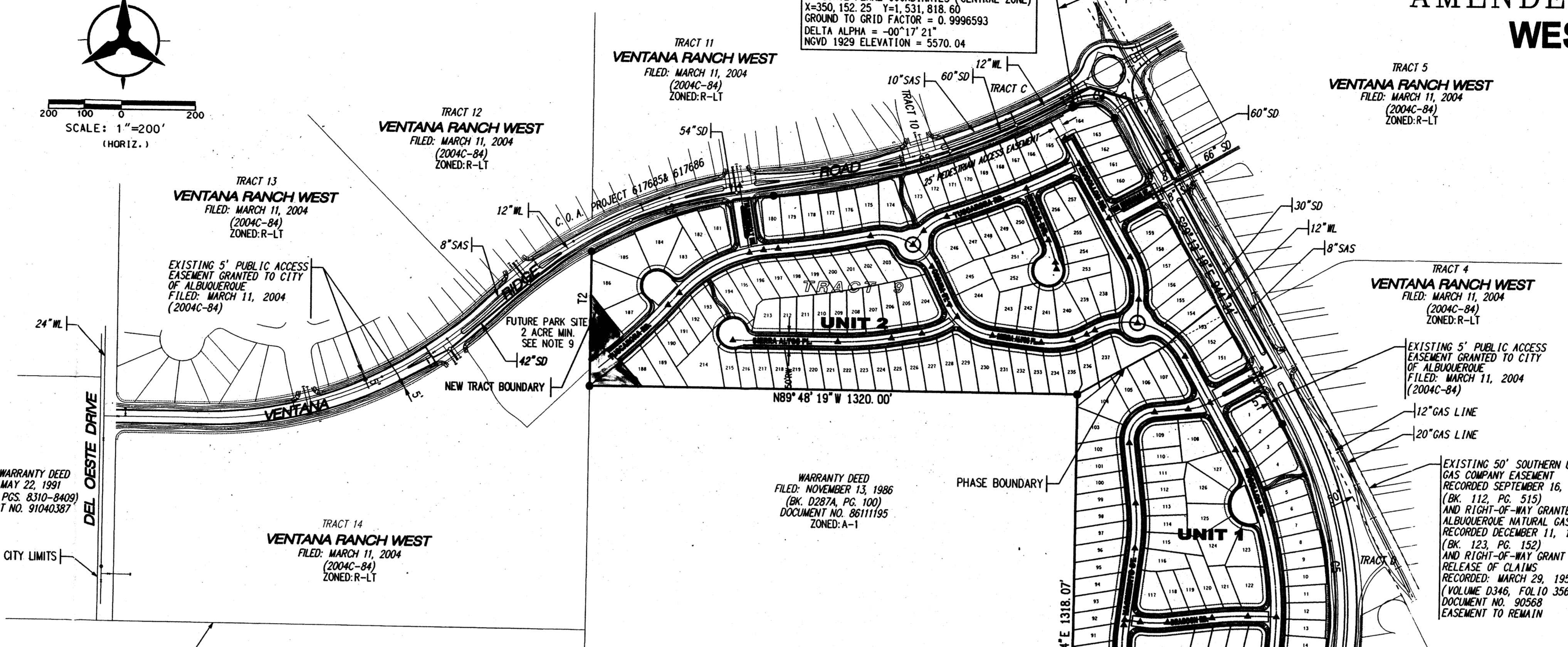
Tangent Data		
ID	BEARING	DISTANCE
T1	N89° 48' 48" W	175.20'
T2	N00° 17' 55" E	366.92'
T3	N60° 46' 42" E	7.00'
T4	S12° 04' 00" W	73.55'



ACS BRASS TABLE STAMPED "1-18 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=350,152.25 Y=1,531,818.60  
GROUND TO GRID FACTOR = 0.9996593  
DELTA ALPHA = -00° 17' 21"  
NGVD 1929 ELEVATION = 5570.04

- 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 P.C.'S, P.T.'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]* 8/30/05  
CITY SURVEYOR DATE

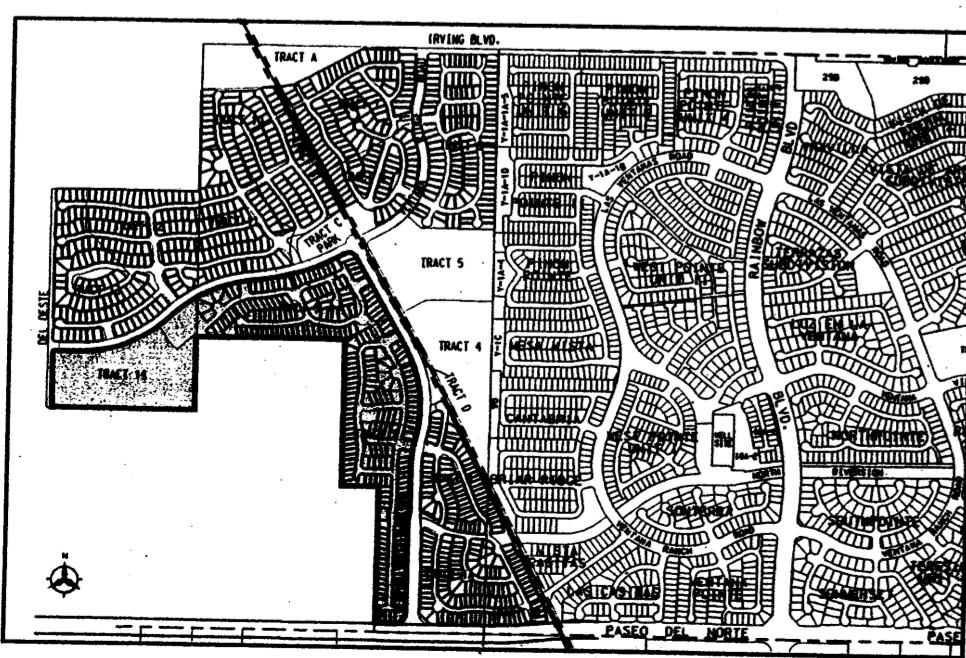
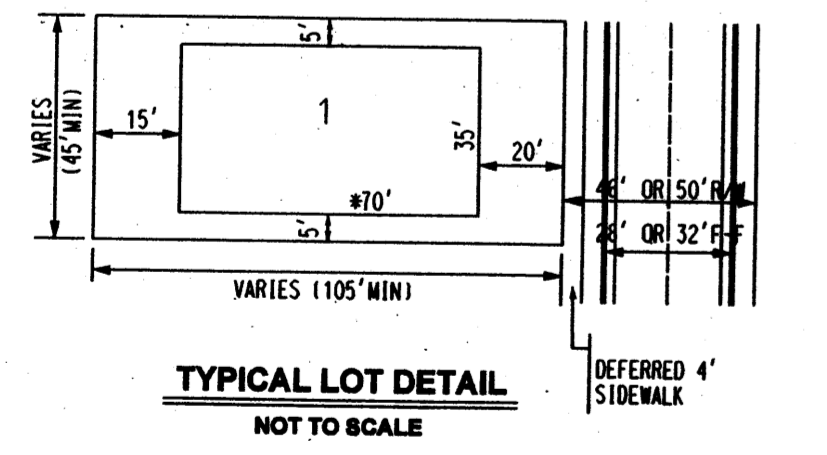
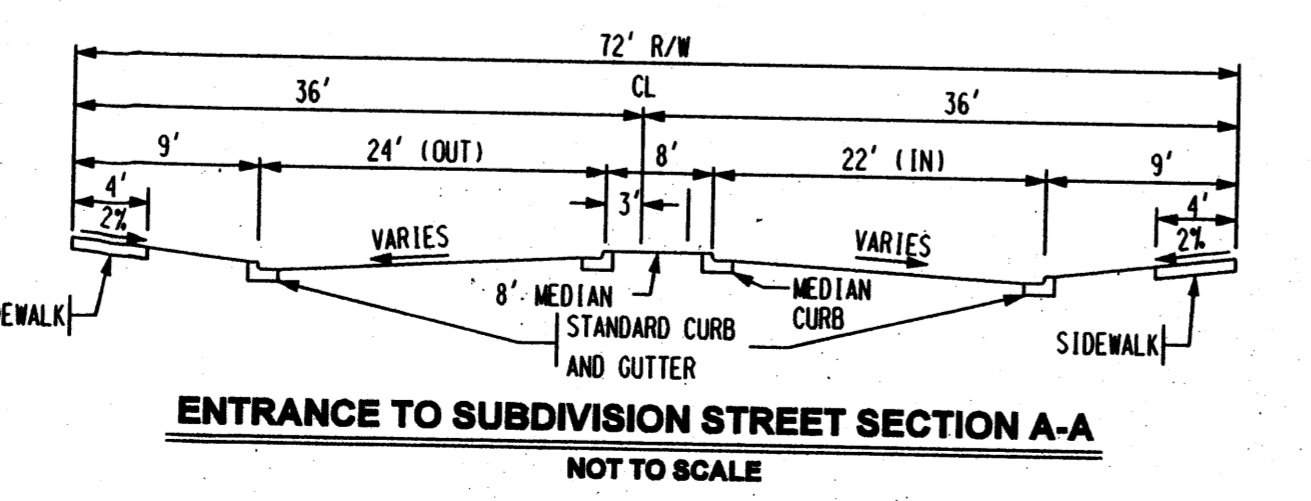
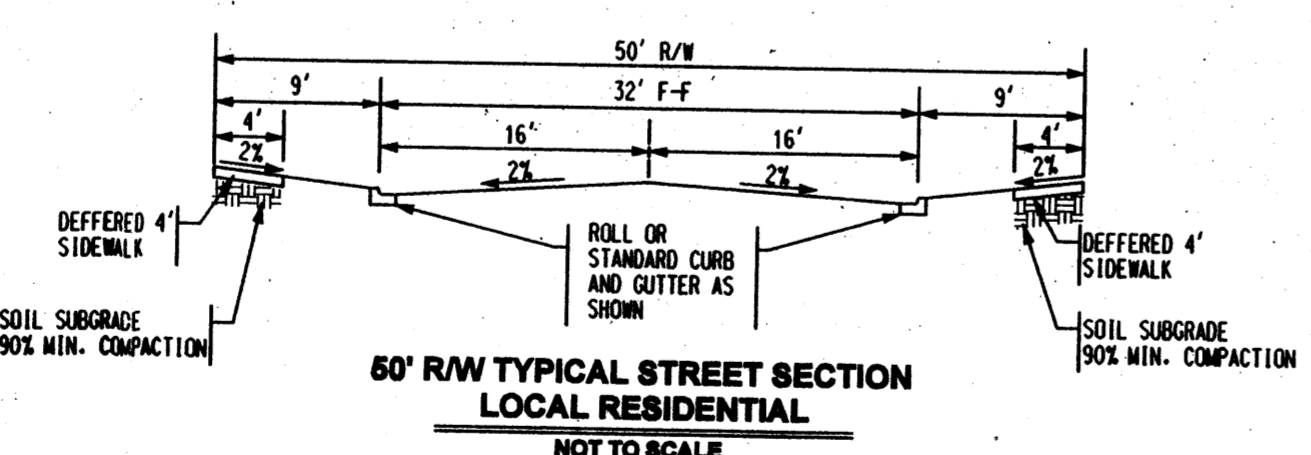
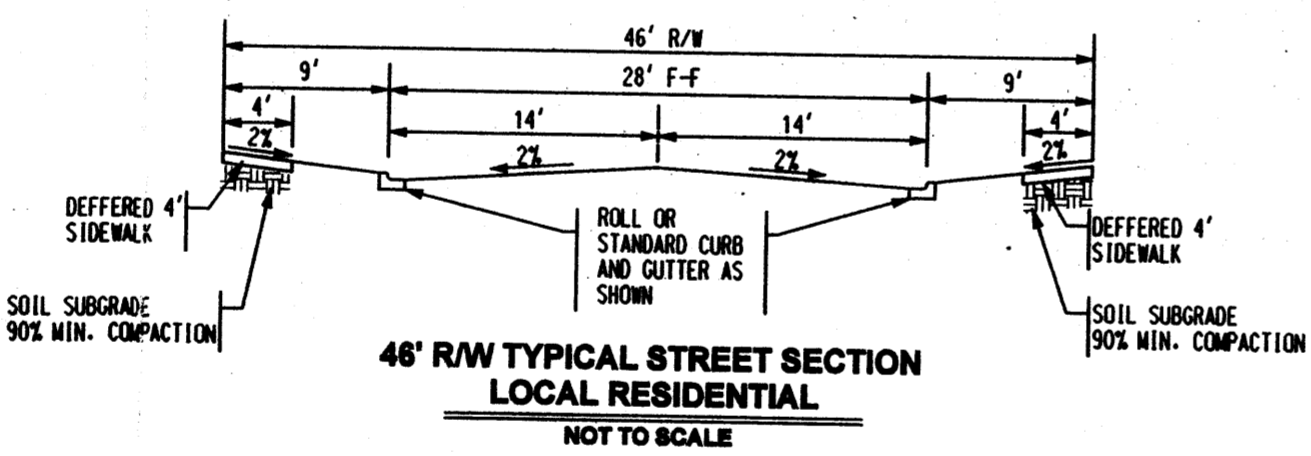


LEGAL DESCRIPTION  
TRACTS 2 & 9 OF VENTANA RANCH WEST  
FILED: MARCH 11, 2004 (2004C-84)  
**APPROVED BY DWS**  
*[Signature]*  
ON 9/10/05

- EXISTING ZONING: RLT  
PROPOSED ZONING: RLT  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE: 49.7 GROSS ACRES  
TOTAL NUMBER OF LOTS: 257 LOTS  
PROPOSED DENSITY: 5.17 D.U. PER ACRE  
TOTAL NUMBER OF LANDSCAPE / PEDESTRIAN ACCESS TRACTS: 21
- 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 AREA BASED ON NMUI'S FACILITIES, AND NOT ON THE ABOVE WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY BOTH THE ABOVIA AND NMUI.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE OWNED AND MAINTAINED BY NMUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VENTANA WEST PARKWAY, PASEO DEL NORTE, VENTANA RIDGE ROAD OF VENTANA RANCH WEST AND TRACT A THRU W.
- 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 HAVE BEEN MET WITH PARK SITE AS RESERVED AS A PORTION OF TRACT 14 / TRACT 9 VENTANA RANCH WEST, IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC, DATED: MARCH 10, 2004 AS DOCUMENT NO. 2004031336.
- TRACT 2 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT TO BE VACATED BY VACATION ACTION.
- TRACTS A THRU K AND TRACTS M THRU W ARE TO BE DEDICATED TO AND MAINTAINED BY VENTANA RANCH WEST COMMUNITY ASSOCIATION BY SEPARATE DEED AND SOLELY AS PRIVATE OPEN SPACE. PEDESTRIAN ACCESS AND COMMUNITY LANDSCAPING, AN EXCLUSIVE BLANKET STORM DRAIN AND DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT.
- TRACT 1 IS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH THE FILING OF THIS PLAT. TRACT 1 IS ENCOMPASSED WITH A PERMANENT PUBLIC DRAINAGE EASEMENT AND WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE FOR THIS PURPOSE. A PRIVATE LANDSCAPE EASEMENT IS RESERVED FOR THE VENTANA RANCH WEST COMMUNITY ASSOCIATION, INC., OVER TRACT L.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO ANY LANDS ADJACENT TO VENTANA RANCH WEST BOUNDARY.

The purpose of this Amended Preliminary Plat for Western Ridge Subdivision, Unit 1 & 2 is to remove the bulk land parcel Tract 14-A (aka Tract 14, Ventana Ranch West) from the original preliminary plat submittal/approval that included Tracts 2, 9 and 14 of Ventana Ranch West. The Amended Preliminary Plat for Western Ridge Unit 1 & 2 is for the development of Tracts 2 and 9 of Ventana Ranch West only.

The final plat for Western Ridge Subdivision Unit 1 at Ventana Ranch West (a replat of Tract 2, Ventana Ranch West) was recorded on May 4, 2005 at 4:32 P.M. Bk-2005C, Pg-140; Document 2005062521.

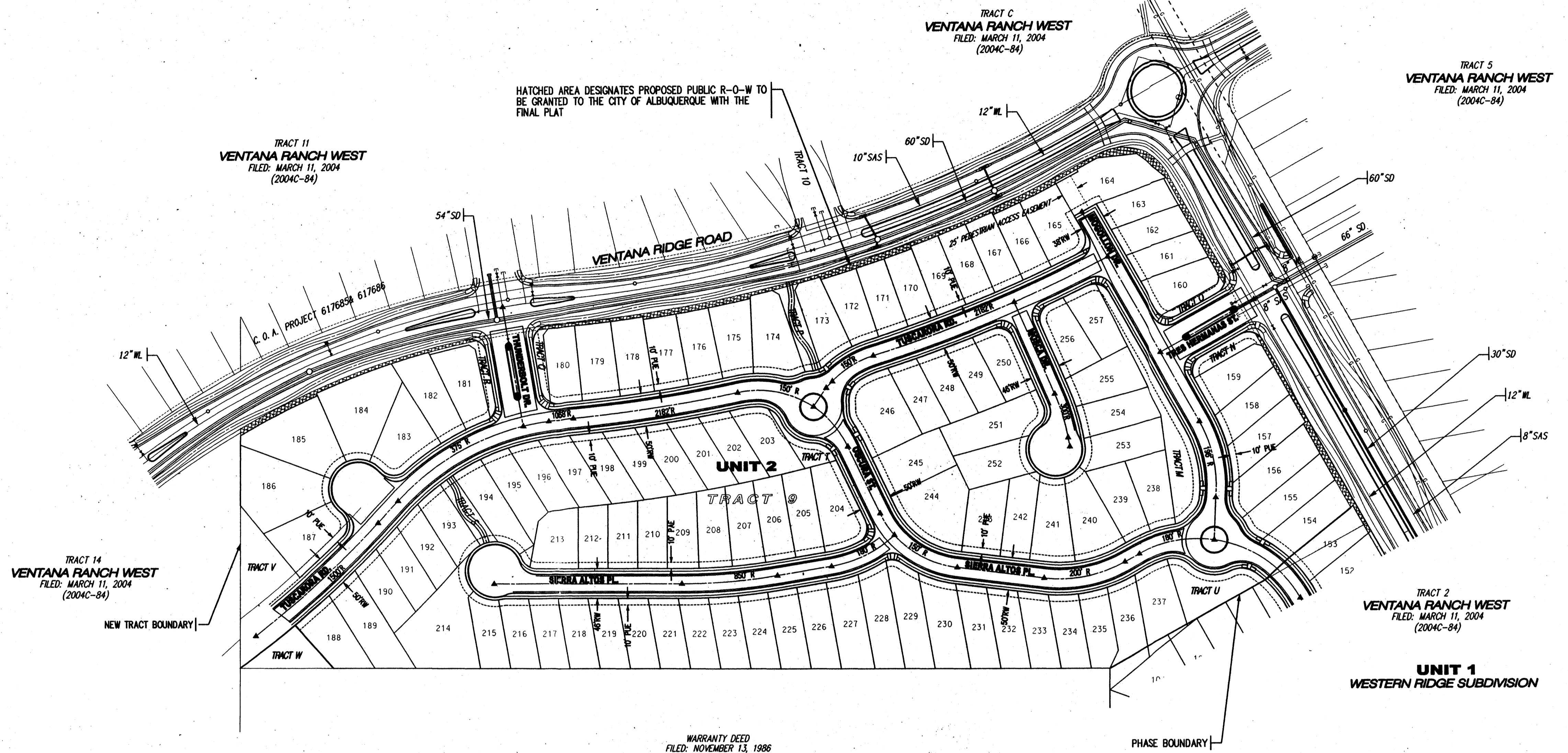
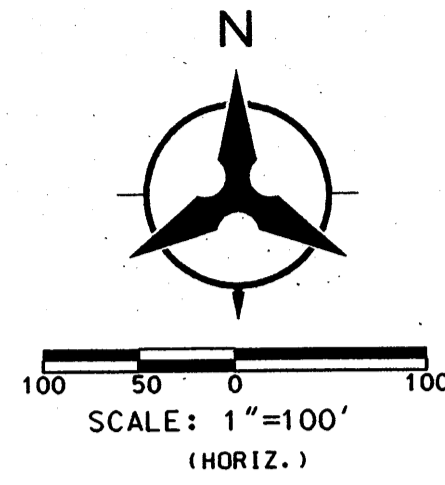


VENTANA WEST, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY  
*[Signature]*  
ROBERT J. MURPHY, PRESIDENT  
SANDIA PROPERTIES LTD. CO.  
MANAGING MEMBER

NCS BRASS TABLE 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 (TR16)

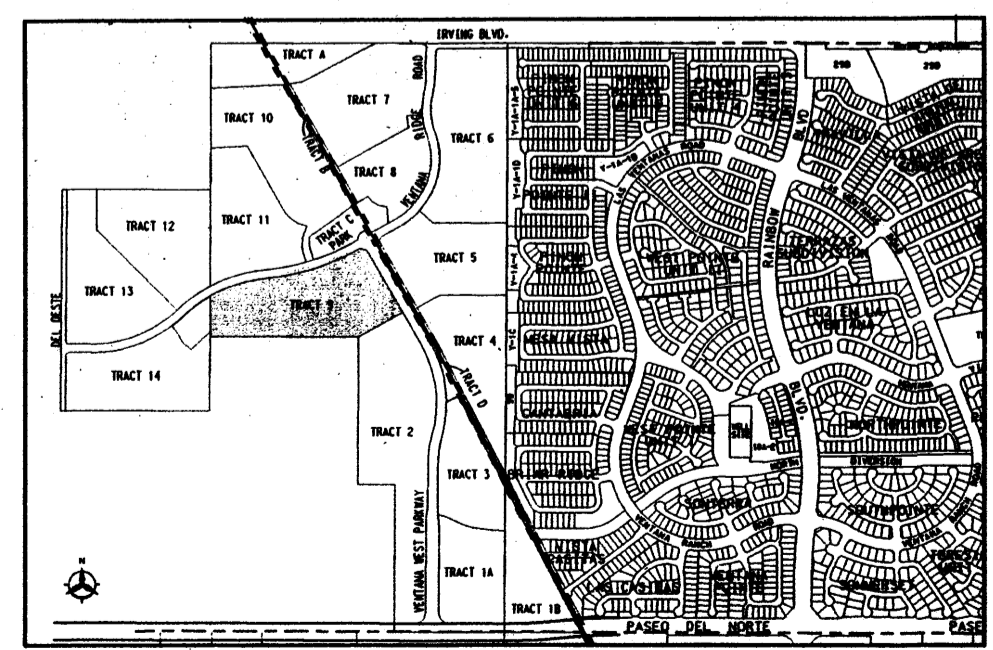






WARRANTY DEED  
 FILED: NOVEMBER 13, 1986  
 (BK. D2874, PG. 100)  
 DOCUMENT NO. 8611195

AMENDED PRELIMINARY PLAT  
**UNIT 2**  
**WESTERN RIDGE SUBDIVISION**  
 (REPLAT OF TRACT 2 & 9  
 AT VENTANA RANCH WEST)  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2004



SHEET 3 of 3

**Bohannon & Huston**  
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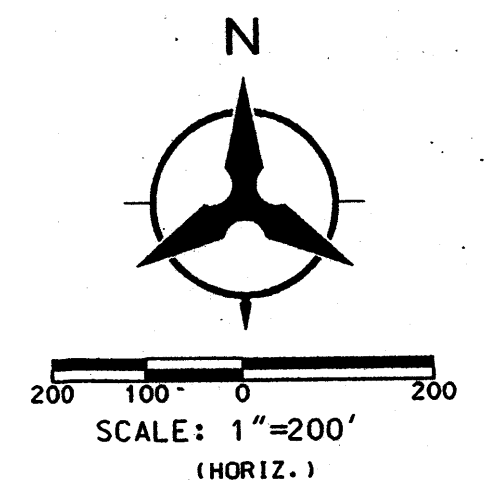
P:\050125\cadd\general\050125P1e-Plot03.AMEND.dgn  
 29-AUG-2005 15:11



# PRELIMINARY PLAT WESTERN RIDGE SUBDIVISION UNIT 1 & UNIT 2 (REPLAT OF TRACT 2, 9 & 14 AT VENTANA RANCH WEST) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2004

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89° 53' 17"	99.81'	156.88'	100.00'	141.28'	S45° 14' 33" W
C2	90° 00' 00"	25.00'	39.27'	25.00'	35.36'	N45° 17' 49" E
C3	44° 38' 38"	467.24'	886.71'	1138.00'	864.45'	N67° 58' 30" E
C4	38° 58' 22"	428.87'	824.41'	1212.00'	808.61'	N65° 08' 22" E
C5	23° 50' 51"	430.36'	848.25'	2038.00'	842.15'	N72° 42' 08" E
C6	90° 00' 00"	80.00'	125.66'	80.00'	113.14'	S74° 13' 18" E
C7	44° 15' 08"	429.36'	815.60'	1056.00'	795.48'	S07° 05' 44" E
C8	14° 43' 55"	147.89'	294.15'	1144.00'	293.34'	S07° 39' 52" W

Tangent Data		
ID	BEARING	DISTANCE
T1	N89° 48' 48" W	175.20'
T2	S89° 42' 11" E	212.50'
T3	N60° 46' 42" E	7.00'
T4	S12° 04' 00" W	73.55'



ACS BRASS TABLET STAMPED "1-A8 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=350,152.25 Y=1,531,818.60  
GROUND TO GRID FACTOR = 0.9996593  
DELTA ALPHA = -00° 17' 21"  
NGVD 1929 ELEVATION = 5570.04

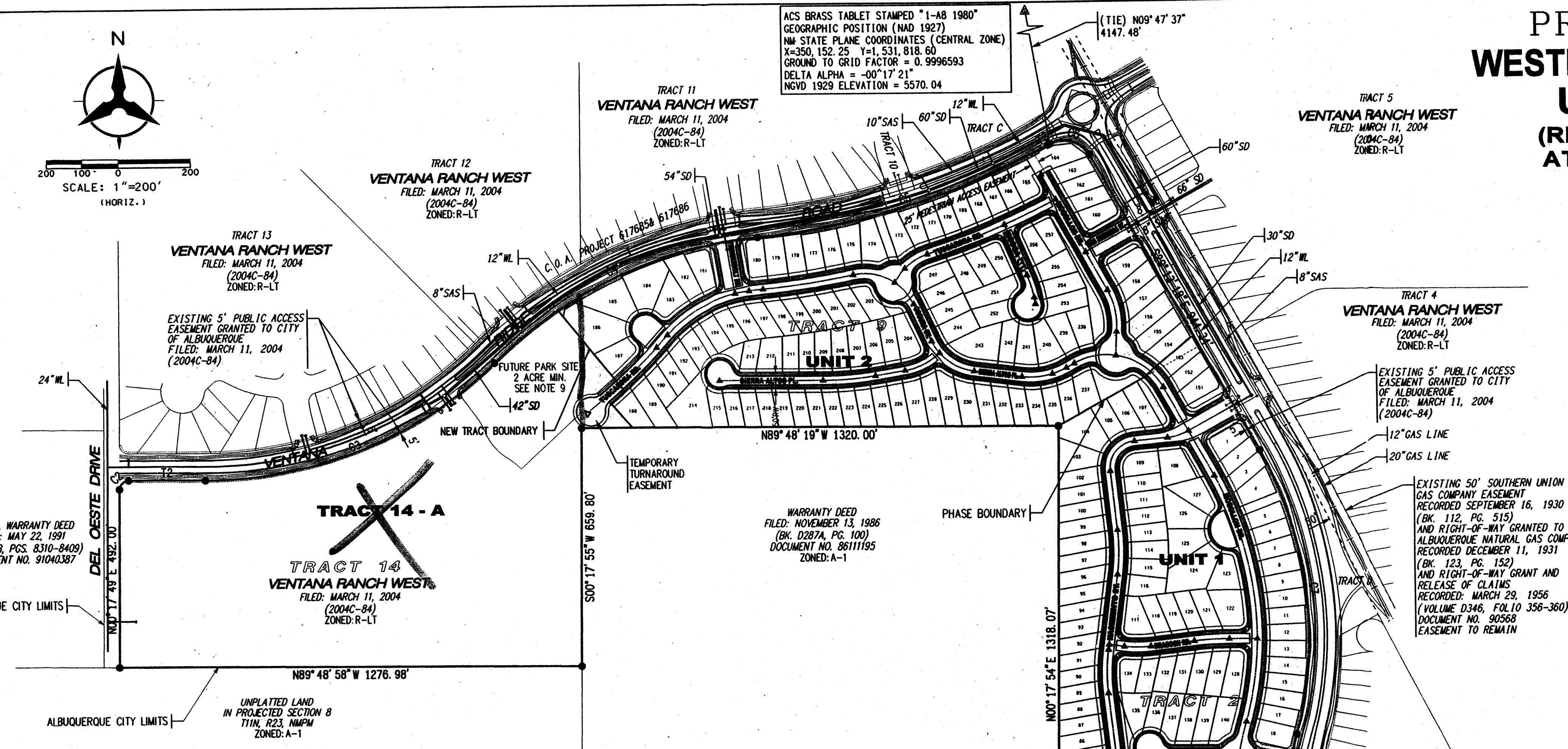
**SURVEY NOTES:**

- 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 P.C.'S, P.T.'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.

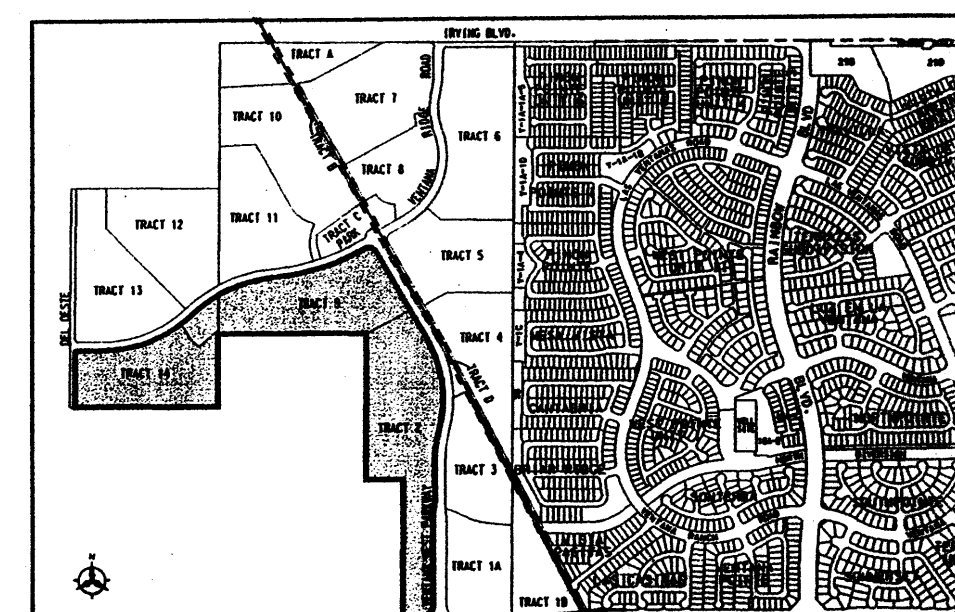
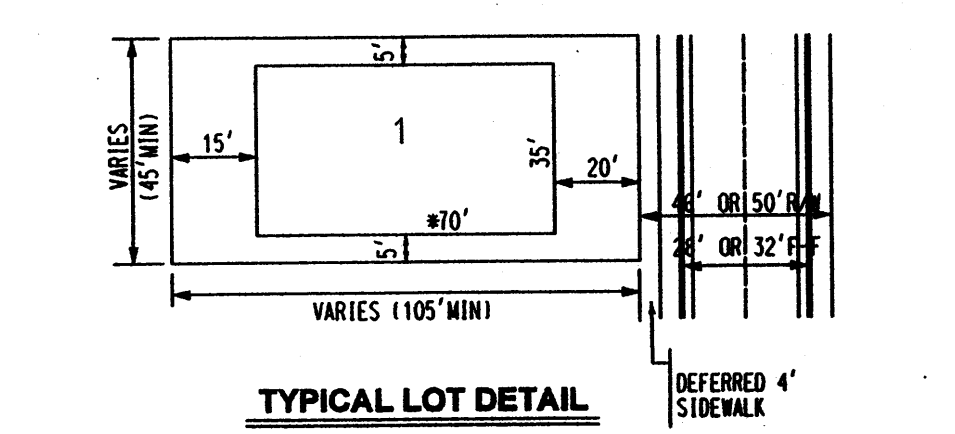
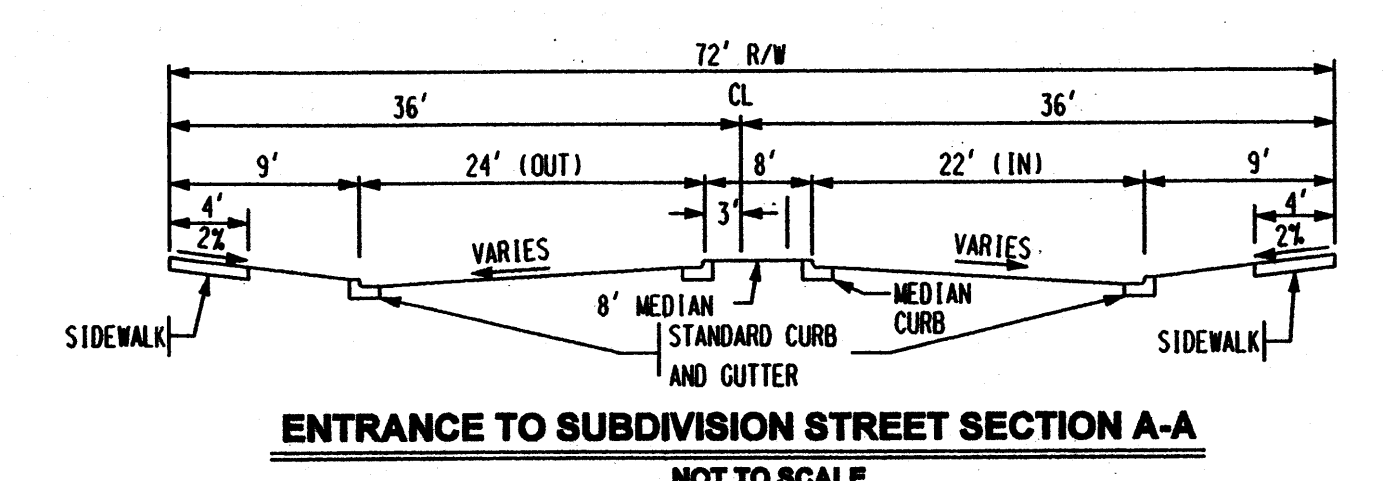
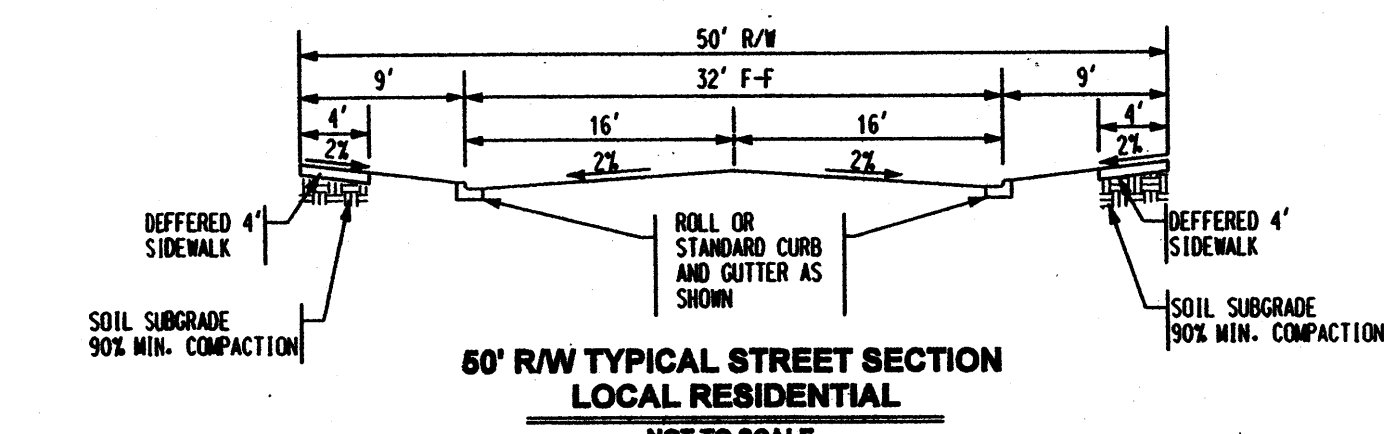
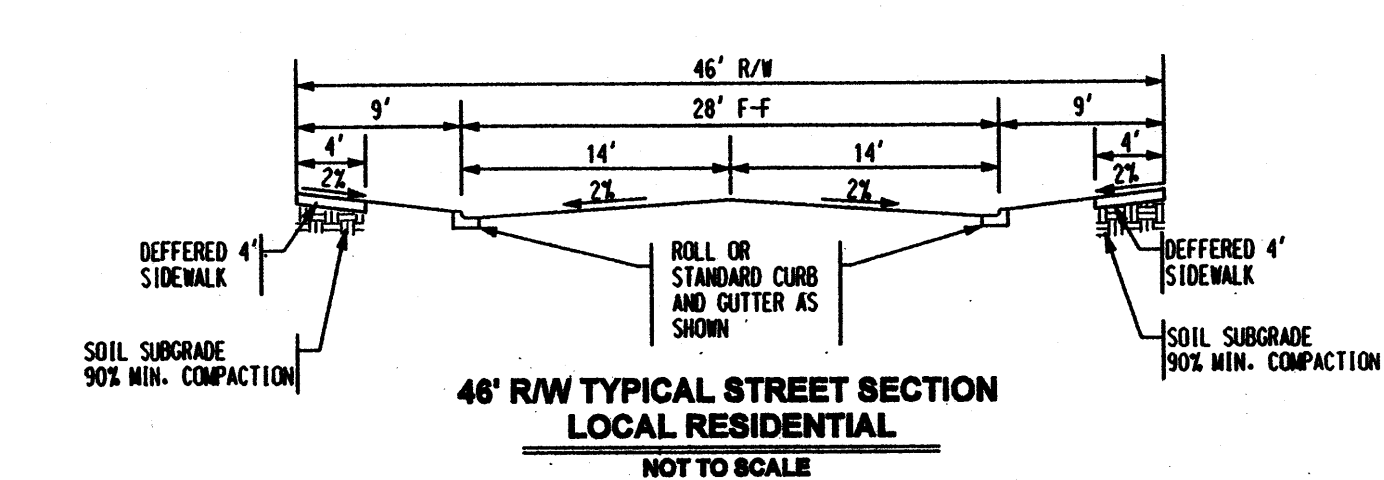
APPROVED FOR MONUMENTATION AND STREET NAMES

*[Signature]*  
CITY SURVEYOR

10-1-04  
DATE



- LEGAL DESCRIPTION:  
TRACTS 2, 9 & 14 OF VENTANA RANCH WEST  
FILED: MARCH 11, 2004 (2004C-84)
- EXISTING ZONING: RLT  
PROPOSED ZONING: RLT  
PROPOSED DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
  - TOTAL ACREAGE: 69.10 GROSS ACRES  
TOTAL NUMBER OF LOTS: 257 LOTS  
PROPOSED DENSITY: 5.17 D.U. PER ACRE  
TOTAL NUMBER OF LANDSCAPE / PEDESTRIAN ACCESS TRACTS: 21  
TOTAL NUMBER OF PARK PARCELS REMAINING: 1 (TRACT 14-A)
  - 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. (NMU) FRANCHISE AREA. WATER AND RIGHT-OF-WAY GRANTED TO ALBUQUERQUE NATURAL GAS COMPANY RECORDED DECEMBER 11, 1931 (BK. 123, PG. 152) AND RIGHT-OF-WAY GRANT AND RELEASE OF CLAIMS RECORDED: MARCH 29, 1956 (VOLUME D346, FOLIO 356-360) DOCUMENT NO. 90568 EASEMENT TO REMAIN
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE OWNED AND MAINTAINED BY NMU.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VENTANA WEST PARKWAY, PASEO DEL NORTE, VENTANA RIDGE ROAD OF VENTANA RANCH WEST AND TRACT A THRU R.
  - 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 SIDETAYARD: 10' TO R/W
  - PARK DEDICATION REQUIREMENTS HAVE BEEN MET WITH PARK SITE AS RESERVED AS A PORTION OF TRACT 14-A / TRACT 9 VENTANA RANCH WEST. IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC. DATED: MARCH 10, 2004 AS DOCUMENT NO. 2004031336.
  - TRACT 2 IS SUBJECT TO AN EXISTING THIRTY (30') WIDE FLOATING PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. FILED: MARCH 11, 2004 IN BOOK 2004C, PAGE 84. EASEMENT TO BE VACATED BY VACATION ACTION.
  - TRACTS A THRU K AND TRACTS M THRU U ARE TO BE DEDICATED TO AND MAINTAINED BY VENTANA RANCH WEST COMMUNITY ASSOCIATION BY SEPARATE DEED AND SOLELY AS PRIVATE OPEN SPACE, PEDESTRIAN ACCESS AND COMMUNITY LANDSCAPING. AN EXCLUSIVE BLANKET STORM DRAIN AND DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT.
  - TRACT L IS DEDICATED TO THE CITY OF ALBUQUERQUE. IN FEE SIMPLE WITH THE FILING OF THIS PLAT. TRACT L IS ENCOMPASSED WITH A PERMANENT PUBLIC DRAINAGE EASEMENT AND WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE FOR THIS PURPOSE. A PRIVATE LANDSCAPE EASEMENT IS RESERVED FOR THE VENTANA RANCH WEST COMMUNITY ASSOCIATION, INC., OVER TRACT L.
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO ANY LANDS ADJACENT TO VENTANA RANCH WEST BOUNDARY.



LOCATION MAP  
ZONE ATLAS MAP NO. B-8  
NOT TO SCALE

M.H. SWND  
Approved 10-27-04  
Michael H. Swnd  
ALBUQUERQUE CITY LIMITS

AND PLANS CHECKING OFFICE  
631-6311  
APPROVED FOR RECORD  
SIGNATURE & DATE  
For Name and Date

VENTANA WEST, LLC  
A NEW MEXICO LIMITED LIABILITY COMPANY  
*[Signature]*  
ROBERT M. MURPHY, PRESIDENT  
SANDIA PROPERTIES LTD. CO.  
MANAGING MEMBER  
DATE: 9/2/04

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**  
Court yard | 7600 Jefferson St. NE Albuquerque, NM 87109-4335  
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TRACT 4  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

EXISTING 5' PUBLIC ACCESS  
EASEMENT GRANTED TO CITY  
OF ALBUQUERQUE  
FILED: MARCH 11, 2004  
(2004C-84)

EXISTING 50' SOUTHERN UNION  
GAS COMPANY EASEMENT  
RECORDED SEPTEMBER 16, 1930  
(BK. 112, PG. 515)  
AND RIGHT-OF-WAY GRANTED TO  
ALBUQUERQUE NATURAL GAS COMPANY  
RECORDED DECEMBER 11, 1931  
(BK. 123, PG. 152)  
AND RIGHT-OF-WAY GRANT AND  
RELEASE OF CLAIMS  
RECORDED: MARCH 29, 1956  
(VOLUME 0346, FOLIO 356-360)  
DOCUMENT NO. 90568  
EASEMENT TO REMAIN

TRACT D  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

TRACT 3  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

TRACT 1A  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

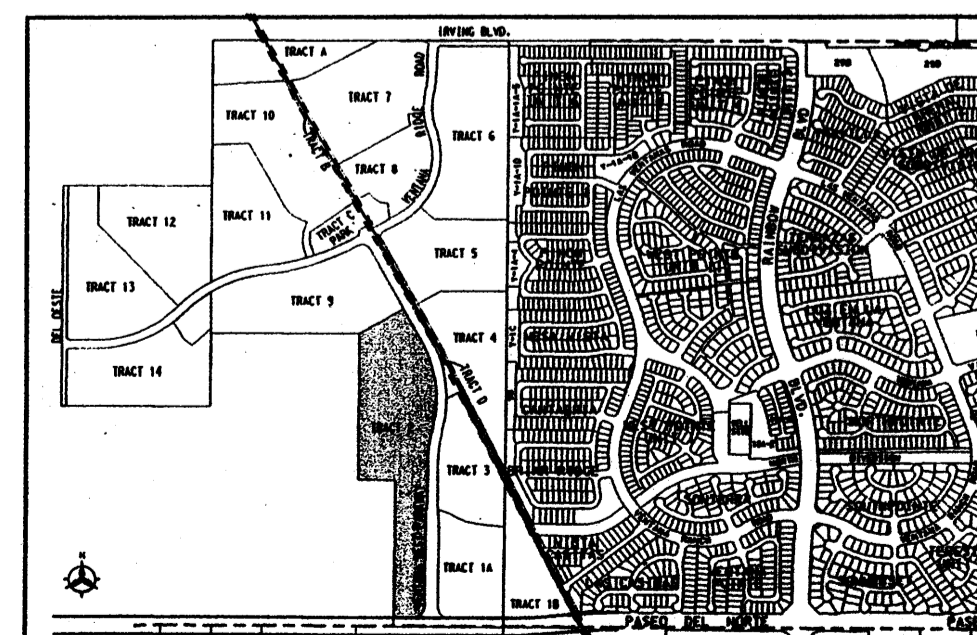
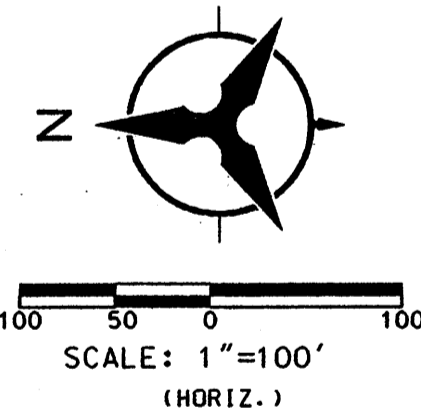
HATCHED AREA DESIGNATES PROPOSED PUBLIC R-O-W TO  
BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE  
FINAL PLAT

PROPOSED 25' WIDE WATER EASEMENT  
TO BE GRANTED TO NEW MEXICO UTILITIES  
INC. AND THE CITY OF ALBUQUERQUE WITH  
THE FINAL PLAT AND 25' WIDE STORM DRAIN  
EASEMENT TO BE GRANTED TO THE CITY  
OF ALBUQUERQUE WITH THE FINAL PLAT.

TRACT 9  
VENTANA RANCH WEST  
FILED: MARCH 11, 2004  
(2004C-84)

UNIT 2  
WESTERN RIDGE SUBDIVISION

PHASE BOUNDARY



LOCATION MAP  
ZONE ATLAS MAP NO. B-8  
NOT TO SCALE

PRELIMINARY PLAT  
UNIT 1  
WESTERN RIDGE SUBDIVISION  
(REPLAT OF TRACT 2, 9 & 14  
AT VENTANA RANCH WEST)  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2004

UNPLATTED LAND  
IN PROJECTED SECTION 8  
T11N, R23, NMPM

UNPLATTED LAND  
IN PROJECTED SECTION 17  
T11N, R2E, NMPM

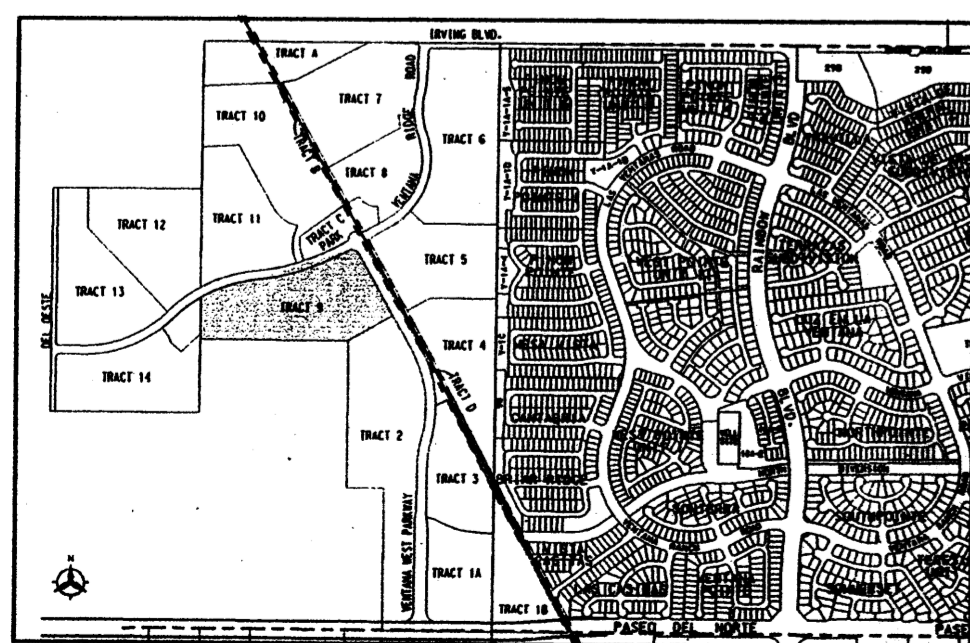
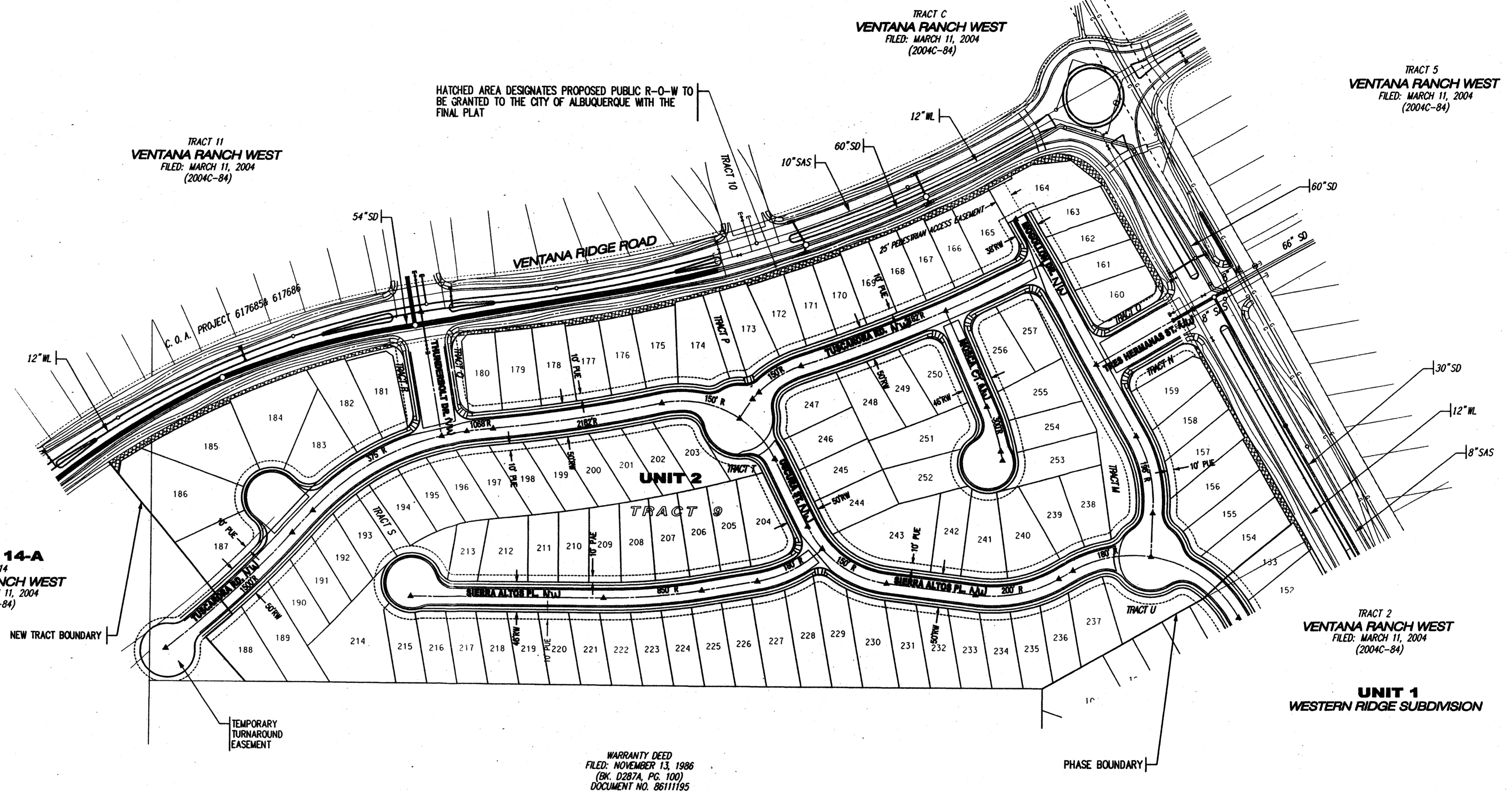
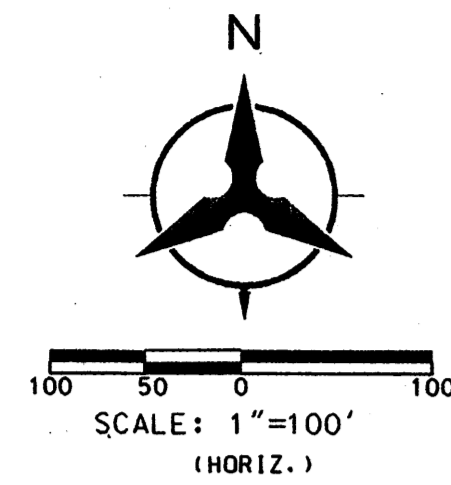
SECTION 8  
PROJECTED SECTION LINE  
SECTION 17

SHEET 2 of 3

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**PRELIMINARY PLAT**  
**UNIT 2**  
**WESTERN RIDGE SUBDIVISION**  
 (REPLAT OF TRACT 2, 9 & 14  
 AT VENTANA RANCH WEST)  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 2004

SHEET 3 of 3

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