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SP-2004112883 LANDS OF ASSACHUSETT GENERAL HOSPITAL TAN CANTABELLA YENTANA MISTA TRACT F-2 TRACT F-1 NORTHPOINTE NEST POINTE YENTANA RIDGE COUNTRY HILLS SONTERRA

LOCATION MAP

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

SUBDIVISION DATA

2. ZONE ATLAS INDEX NO. B-9-Z

GROSS SUBDIVISION ACREAGE: 11.1044 ACRES.

TOTAL NUMBER OF LOTS CREATED: SIXTY-NINE (69) LOTS TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.4169 MILE

6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.1127 MILE

7. DATE OF SURVEY: MARCH 2004

8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9, TIIN. R2E. NMPM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E 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 JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260 INTO SIXTY-NINE (69) LOTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, TO GRANT EASEMENTS AND TO VACATE A PORTION OF EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT.

PUBLIC UTILITY EASEMENTS

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

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS. NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET(10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5')

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN THE NORTHEAST ONE-QUARTER (NEI/4) OF PROJECTED SECTION 9, TOWNSHIP II NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, 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 JUNE 3, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND

BEGINNING AT NORTHEAST CORNER OF SAID TRACT 29E A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSE BOULEVARD NW, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "3-BIO" A BRASS TABLET SET IN TOP OF A CONCRETE POST, HAVING NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE (NAD 1927) OF X=360,239.42 AND Y=1,529,014.85 BEARS S81°55'28"E, A DISTANCE OF 2831.72 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE, SOO°16'51"W, A DISTANCE OF 335.71 FEET TO A POINT OF CURVATURE; THENCE, 128.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1095.00 FEET AND A CHORD WHICH BEARS SO3º38'32"W, A DISTANCE OF 128.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29E, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E.

N89°45'09"W, A DISTANCE OF 737.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VENTANA HILLS ROAD NW, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE, SOO 16'51"W, A DISTANCE OF 21.67 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE

AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E,
N89°43'09"W, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29E,
THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 29E,
N00°16'51'0E, A DISTANCE OF 432.35 FEET TO A POINT; THENCE,
N00°13'00"E, A DISTANCE OF 50.00 FEET TO A POINT; THENCE, S89°47'00"E, A DISTANCE OF 9.79 FEET TO A POINT; THENCE,

NOO°13'00'E, A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 29E, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD NW, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE, S89°47'00"E, A DISTANCE OF 344.21 FEET TO A POINT OF CURVATURE; THENCE, 39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS \$44°45'04"E, A DISTANCE OF 35.38 FEET TO A POINT OF NON-TANGENCY;

\$89°49'40"E, A DISTANCE OF 72.00 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE, 39.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N45°14'55"E, A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE, S89°47'00°E, A DISTANCE OF 159.69 FEET TO A POINT OF CURVATURE; THENCE, 52.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET AND A CHORD WHICH BEARS S84°29'03"E, A DISTANCE OF 52.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

29.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 161.00 FEET AND A CHORD WHICH BEARS \$84°29'03"E, A DISTANCE OF 29.74 FEET TO A POINT OF TANGENCY; THENCE, S89°47'00"E, A DISTANCE OF 37.00 FEET TO A POINT OF CURVATURE; THENCE, 157.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS S44 45 05 E, A DISTANCE OF 141.50 FEET TO THE POINT AND PLACE OF

TRACT CONTAINS 11.1044 ACRES, MORE OR LESS.

NOTES

- I. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 AND ARE THE SAME AS SHOWN ON THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, RECORDED JUNE 3, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO.
- 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,
- 5. NO INDIVIDUAL LOT SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD NW OR UNIVERSE BOULEVARD NW.
- 6. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 26B-I-A IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995 AND AS AMENDED WITH THE
- IST. AMENDMENT RECORDED ON JANUARY 29, 2001.
 7. 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",
- 8. TRACT 29E IS SUBJECT TO AN EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT GRANTED OVER TRACT X-I-A-I A-I-A-I: RECORDED BY BULK LAND PLAT FOR TRACTS 25B-I, 28A, 28B, AND X-I-A-I, RECORDED: MAY IO, 1999 IN BOOK 99C, PAGE 109 AS DOCUMENT NO. 1999062158. INDICATED BY THAT PLAT THE FOLLOWING NOTE APPLIES. IN THE EVENT GRANTOR CONSTRUCTS any City-approved temporary improvements (i.e. ponds) within the Temporary Blanket DRAINAGE EASEMENT, THE CITY HAS THE RIGHT TO ENTER UPON GRANTOR'S PROPERTY AT ANT TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF THE WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTOR, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF, IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTOR SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. MAINTENANCE OF GRANTOR TEMPORARY IMPROVEMENT IS THE RESPONSIBILITY OF THE GRANTOR. THAT PORTION OF SAID EASEMENT OVER LOTS I THRU 69 VACATED BY VACATION ACTION V- 04-00098

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN THE NORTHEAST ONE-QUARTER (NEI/4) OF PROJECTED SECTION 9, TOWNSHIP II NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO.2003094260, NOW COMPRISING LOTS I THROUGH 69 INCLUSIVE, COUNTRY MEADOWS SUBDIVISION UNIT 4 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY FOR IRVING BOULEVARD NW. VENTANA HILLS ROAD NW AND COUNTRY MANOR PLACE NW AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE ALL PUBLIC STREET RIGHTS-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED/ OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEES PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE ACT AND DEED.

LAS VENTANAS LIMITED PARTNERSHIP SANDIA PROPERTIES LTD., CO. MANAGING PARTNER

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON L. DAY OF NOW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES:

OFFICIAL SEAL LISA K. KILBRETH NOTARY PUBLIC STATE OF NEW MEXICO 10-11-04



PLAT OF **COUNTRY MEADOWS** SUBDIVISION UNIT 4 AT VENTANA RANCH

(A REPLAT OF TRACT 29E VENTANA RANCH) ALBUQUERQUE, NEW MEXICO MARCH, 2004

PROJECT NUMBER

APPLICATION NUMBER 04028-00357

PLAT APPROVAL

3-22-04 3-22-04

TAX CERTIFICATION

OMMUNITY ASSOCIATION. INC.

RNALILLO COUNTY TREASURER'S OFFICE

Laventanas LTO Pruitoup PROPERTY OWNER OF RECORD 10090105 398504 129 01

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



A. DWAIN WEAVER NEW MEXICO PROFESSIONAL SURVEYOR 6544

SHEET 1 OF 3

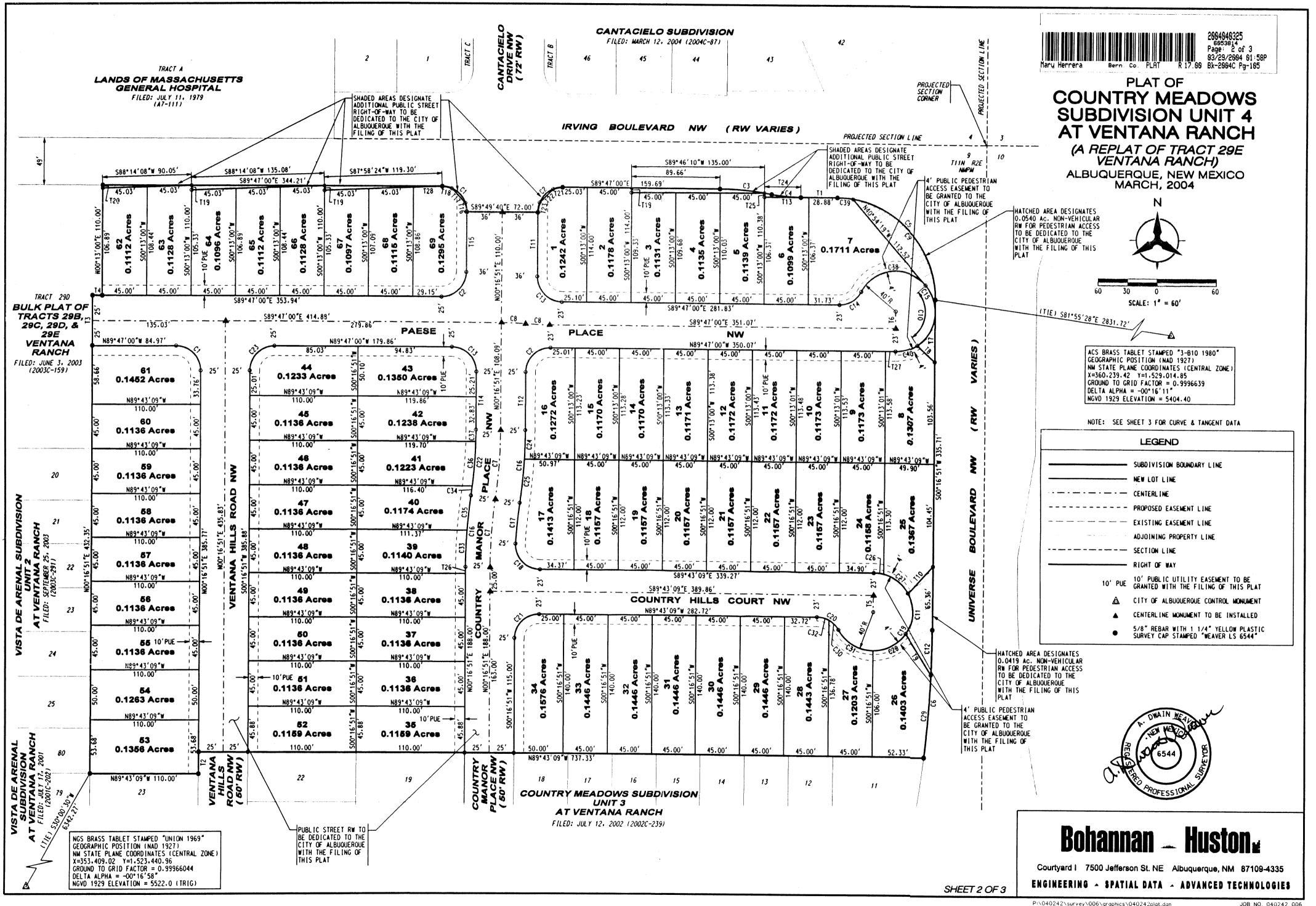
DATE: MARCH 16, 2004

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.

Bohannan - Huston₂

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



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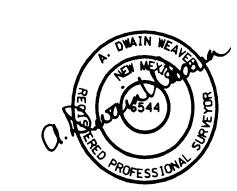
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Mary Herrera	Bern. Co.	PLAT	R 17.00	Pag 83/ 8k
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COUNTRY MEADOWS
SUBDIVISION UNIT 4
AT VENTANA RANCH
(A REPLAT OF TRACT 29E
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
MARCH, 2004

C1	CURVE DATA						
C2 89*56'09" 24.97' 39.24' 25.00' 35.34' N45*14'55"E C3 10*35'53" 26.53' 52.90' 286.00' 52.83' S84*29'03"E C4 10*35'54" 14.93' 29.78' 161.00' 29.74' 884*29'03"E C5 90*03'51" 100.11' 157.19' 100.00' 141.50' S44*45'05"E C6 06*43'22" 64.32' 128.48' 1095.00' 128.41' S03*38'32"W C7 08*03'04" 35.19' 70.26' 500.00' 70.20' N04*18'23"E C8 04*40'46" 12.26' 24.50' 300.00' 24.49' S87*26'37"E C9 80*47'15" 85.09' 141.00' 100.00' 129.61' S40*06'47"E C10 97*30'18" 45.62' 68.07' 40.00' 60.15' N07*50'50"E C11 63*08'14" 24.58' 44.08' 40.00' 41.88' N02*44'48"E C12 02*23'30" 22.86' 45.71' 1095.00' 45.70' S01*28'36"W C13 90*03'51" 25.03' 39.30' 25.00' 35.38' S44*45'05"E C14 61*30'55" 14.88' 26.84' 25.00' 25.57' N59*27'33"E C15 241*30'55" 168.61' 40.00' 68.75' S30*32'27"E C16 08*03'04" 36.95' 73.77' 525.00' 73.71' S04*18'23"W C17 05*07'16" 21.24' 42.46' 475.00' 42.44' S05*46'16"W C18 92*55'47" 26.31' 40.55' 25.00' 36.25' S43*15'15"E C19 241*30'55" 168.61' 40.00' 68.75' S31*92'19"W C19 241*30'55" 168.61' 40.00' 68.75' S31*92'19"W	10	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C22 08*03'04" 33.43' 66.75' 475.00' 66.69' N04*18'23"E C23 89*56'09" 24.97' 39.24' 25.00' 35.34' \$45*14'56"W C24 03*16'54" 15.04' 30.07' 525.00' 30.07' N01*55'18"E C25 04*46'09" 21.86' 43.70' 525.00' 43.69' N05*56'50"E C26 14*37'54" 5.14' 10.21' 40.00' 10.19' N82*224'12"W C27 46*15'56" 17.09' 32.30' 40.00' 31.43' N51*57'17"W C28 55*45'35" 21.16' 38.93' 40.00' 37.41' N62*11'42"E C29 04*19'53" 41.41' 82.78' 1095.00' 82.76' \$04*50'17"W C30 32*06'31" 7.19' 14.01' 25.00' 13.83' \$44*15'29"E C31 61*43'17" 23.90' 43.09' 40.00' 41.04' \$59*03'52"E C31 61*43'17" 23.90' 43.09' 40.00' 41.04' \$59*03'52"E C32 29*24'25" 66.56' 12.83' 25.00' 37.90' \$02*20'59"W C34 01*08'16" 4.72' 9.43' 475.00' 9.43' \$07*45'47"W C35 03*54'48" 17.94' 35.86' 525.00' 35.85' \$06*22'30"W C36 05*26'41" 22.59' 45.14' 475.00' 45.12' \$04*28'19"W C37 01*28'07" 60.09' 12.18' 475.00' 12.18' \$01*00'54"W C38 110*23'36" 57.55' 77.07' 40.00' 65.69' \$83*53'53'W C39 09*16'36" 8.11' 16.19' 100.00' 16.17' \$85*08'42"E C40 33*37'01" 12.08' 23.47' 40.00' 23.13' N73*24'30"E	C1 C2 C3 C4 C5 C6 C7 C18 C19 C10 C12 C13 C14 C15 C16 C22 C23 C24 C25 C29 C30 C31 C32 C34 C35 C36 C37 C38 C39	90° 03′ 51″ 89° 56′ 09″ 10° 35′ 53″ 10° 35′ 54″ 90° 03′ 51″ 06° 43′ 22″ 08° 03′ 04″ 04° 40′ 46″ 80° 47′ 15″ 97° 30′ 18″ 63° 08′ 14″ 02° 23′ 30″ 90° 03′ 51″ 61° 30′ 55″ 241° 30′ 55″ 08° 03′ 04″ 92° 55′ 47″ 241° 30′ 55″ 08° 03′ 04″ 116′ 54″ 01° 28′ 37″ 01° 28′ 37″ 01° 28′ 37″ 110° 23′ 36″ 09° 16′ 36″	25.03' 24.97' 26.53' 14.93' 100.11' 64.32' 35.19' 12.26' 85.09' 45.62' 24.58' 22.86' 25.03' 14.88' 14.88' 14.88' 14.88' 25.00' 33.43' 24.97' 15.04' 21.86' 57.09' 21.16' 41.41' 7.19' 23.90' 6.09' 57.55' 8.11'	39.30', 39.24', 52.90', 29.78', 157.79', 128.48', 70.26', 24.50', 141.00', 68.07', 45.71', 39.30', 26.84', 168.61', 26.84', 168.61', 26.84', 168.61', 39.24', 39.30',	25.00' 25.00' 286.00' 161.00' 100.00' 1095.00' 300.00' 100.00' 40.00' 40.00' 25.00' 475.00' 25.00' 475.00' 25.00' 40.00' 25.00' 40.00' 525.00' 40.00' 525.00' 40.00' 525.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00' 40.00' 1095.00'	35.38, 35.34, 52.83, 29.74, 141.50, 128.41, 70.20, 24.49, 129.61, 41.88, 45.38, 45.37, 45.38, 35.38, 35.38, 36.25, 36.25, 36.31, 37.41, 43.69,	S44° 45' 04"E N45° 14' 55"E S84° 29' 03"E S84° 29' 03"E S84° 29' 03"E S44° 45' 05"E S03° 38' 32"W N04° 18' 23"E S87° 26' 37"E S40° 06' 47"E N07° 50' 40' 8"E S01° 28' 36"W S44° 45' 05"E N59° 27' 33"E S30° 32' 27"E S04° 16' 16"W S45° 16' 15"W S45° 16' 50"E N05° 57' 41"W N62° 17' 41"W N62° 17' 17"W S04° 50' 17"W S06° 22' 30"W S07° 45' 47"W S06° 22' 30"W S01° 00' 54"W S01° 00' 54"W S01° 00' 54"W S83° 53' 53"W S85° 08' 42"E

٦	TANGENT	DATA
10	BEARING	DISTANCE
T1	S89*47'00"E	37.00′
12	S00°16′51″W	21.67'
T3 T4	NOO°13'00"E S89°47'00"E	50.00′
15	203,41 OO F	9.79'
T6	S00°16′51″W N00°13′00″E	17.00' 17.00'
17	S00*16'51"W	62.34
Ť8	N46*29'50"W	24.45'
Ť9	N31*55'31"W	48.59
TÍÓ	N42 00 08 E	37.64
Ť11	500° 16′ 51 ″W	64.00'
T12	S00°16'51"W	58.14'
T13	S89° 47' 00"E	45.00'
T14	NO0*16'51"E	58.03'
T15	NO0*16'51"E	60.00'
T16	NO9* 43 ' 00 "W	8.68'
T17	N43°29'27"W N78°31'31"W	20.16'
T18	N78°31′31″W	9.76
119	N00*13'00"E	4.67
120 121	NOO* 13' 00 "E	3:11' 9:75'
T22	S45*14'55"W	19.12'
T23	\$11°31'22"W	9.75
124	N89-47'00"W	36.88
T25	NOO* 13' 00"E	4.01'
T26	S00° 16′ 51 "W	7.12'
127	N89*47'00"W	10.07
T28	S87°58'24"W	29.24'



Bohannan - Huston_{*}

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES SP-2004112883 LBYING BOULEYARD. IRVING BOULEVAL TRAC TRAVILLA CANTABELLA TERRAZAS SUBDIVISION MISTA TRACT F-3 TRACT F-1 RLEASANT HILLS NORTHPUINTE' YENTANA RIDGE SONTERRA SOUTHPOINTE -1 H-2 H-3H-4 LOCATION MAP

NOT TO SCALE

ZONE ATLAS INDEX MAP No. B-9-Z

SUBDIVISION DATA

- 2. ZONE ATLAS INDEX NO. B-9-Z
- 3. GROSS SUBDIVISION ACREAGE: II. 1044 ACRES. TOTAL NUMBER OF LOTS CREATED: SIXTY-NINE (69) LOTS
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.4169 MILE
- 6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.1/27 MILE . DATE OF SURVEY: MARCH 2004
- 8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 9,

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E 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 JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260 INTO SIXTY-NINE (69) LOTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, TO GRANT EASEMENTS AND TO VACATE A PORTION OF EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT.

PUBLIC UTILITY EASEMENTS

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

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET(10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5') ON FACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN THE NORTHEAST ONE-QUARTER (NEI/4) OF PROJECTED SECTION 9, TOWNSHIP II NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, 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 JUNE 3. 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID TRACT 29E A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSE BOULEVARD NW, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "3-BIO" A BRASS TABLET SET IN TOP OF A CONCRETE POST, HAVING NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE (NAD 1927) OF X=360,239.42 AND Y=1,529,014.85 BEARS S81°55'28"E, A DISTANCE OF 2831.72 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE, SOO"16'51"W, A DISTANCE OF 335.71 FEET TO A POINT OF CURVATURE; THENCE, 128.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1095.00 FEET AND A CHORD WHICH BEARS SO3°38'32"W, A DISTANCE OF 128.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29E, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E

N89°45'09'W, A DISTANCE OF 737.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VENTANA HILLS ROAD NW, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE,

SOO 16'51"W, A DISTANCE OF 21.67 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE. AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 29E, N89°45'09"W, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29E, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 29E,

NOO°16'51"E, A DISTANCE OF 432.35 FEET TO A POINT; THENCE, NOO° 13'00°E, A DISTANCE OF 50.00 FEET TO A POINT; THENCE, S89°47'00"E, A DISTANCE OF 9.79 FEET TO A POINT; THENCE,

NOO°13'00"E, A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 29E, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD NW, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 29E AND ALSO ALONG SAID RIGHT-OF-WAY LINE, S89°47'00"E, A DISTANCE OF 344.21 FEET TO A POINT OF CURVATURE; THENCE, 39.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS \$44°45'04"E, A DISTANCE OF \$5.38 FEET TO A POINT OF NON-TANGENCY;

\$89°49'40'E. A DISTANCE OF 72.00 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE, 39.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N45°14'55"E, A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE, S89°47'00"E, A DISTANCE OF 159.69 FEET TO A POINT OF CURVATURE; THENCE, 52.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 286.00 FEET AND A CHORD WHICH BEARS S84°29'03"E, A DISTANCE OF 52.83 FEET TO A POINT OF REVERSE

CURVATURE; THENCE, 29.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 161.00 FEET AND A CHORD WHICH BEARS S84°29'03"E, A DISTANCE OF 29.74 FEET TO A POINT OF TANGENCY: THENCE. S89°47'00°E, A DISTANCE OF 37.00 FEET TO A POINT OF CURVATURE; THENCE, 157.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS \$44°45'05"E, A DISTANCE OF 141.50 FEET TO THE POINT AND PLACE OF

TRACT CONTAINS 11.1044 ACRES, MORE OR LESS

NOTES

- I. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927 AND ARE THE SAME AS SHOWN ON THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, RECORDED JUNE 3, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO.
- 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. NO INDIVIDUAL LOT SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD NW OR UNIVERSE BOULEVARD NW.
- 6. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 26B-I-A IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995 AND AS AMENDED WITH THE IST. AMENDMENT RECORDED ON JANUARY 29, 2001.
- 7. 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",
- 8. TRACT 29E IS SUBJECT TO AN EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT GRANTED OVER TRACT X-I-A-I A-I-A-I: RECORDED BY BULK LAND PLAT FOR TRACTS 25B-I. 28A, 28B, AND X-I-A-I, RECORDED: MAY 10, 1999 IN BOOK 99C, PAGE 109 AS DOCUMENT NO. 1999062158. AS INDICATED BY THAT PLAT THE FOLLOWING NOTE APPLIES. IN THE EVENT GRANTOR CONSTRUCTS ANY CITY-APPROVED TEMPORARY IMPROVEMENTS (I.E. PONDS) WITHIN THE TEMPORARY BLANKET DRAINAGE EASEMENT, THE CITY HAS THE RIGHT TO ENTER UPON GRANTOR'S PROPERTY AT ANT TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF THE WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTOR. THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF, IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS. THE GRANTOR SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. MAINTENANCE OF GRANTOR TEMPORARY IMPROVEMENT IS THE RESPONSIBILITY OF THE GRANTOR. THAT PORTION OF SAID EASEMENT OVER LOTS I THRU 69 VACATED BY VACATION ACTION V-

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN THE NORTHEAST ONE-QUARTER (NEI/4) OF PROJECTED SECTION 9. TOWNSHIP II NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 29E OF THE BULK PLAT OF TRACTS 29B, 29C, 29D & 29E, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 03, 2003 IN BOOK 2003C, PAGE 159 AS DOCUMENT NO. 2003094260, NOW COMPRISING LOTS I THROUGH 69 INCLUSIVE, COUNTRY MEADOWS SUBDIVISION UNIT 4 AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY FOR IRVING BOULEVARD NW, VENTANA HILLS ROAD NW AND COUNTRY MANOR PLACE NW AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE ALL PUBLIC STREET RIGHTS-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS. UTILITY, AND DRAINAGE EASEMENTS HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED/ OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM
INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEES PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE ACT AND DEED

LAS VENTANAS LIMITED PARTNERSHIP Robert M. Murphy. President SANDIA PROPERTIES LTD., CO. MANAGING PARTNER

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON LO DAY OF NOTICE AND MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: _



OFFICIAL SEAL LISA K. KILBRETH NOTARY PUBLIC STATE OF NEW MEXICO 10-11-04

PLAT OF **COUNTRY MEADOWS SUBDIVISION UNIT 4** AT VENTANA RANCH

(A REPLAT OF TRACT 29E **VENTANA RANCH)** ALBUQUERQUE, NEW MEXICO MARCH, 2004

PLAT APPROVA	<u>V</u>
UTILITY APPROVALS:	
OWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
RAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ITILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
I. M. A. F. C. A.	DATE
CITY ENGINEER	DATE
ORB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PEAL PROPERTY DIVISION	DATE 3/16/04
ENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



A. DWAIN WEAVER NEW MEXICO PROFESSIONAL SURVEYOR 6544 DATE: MARCH 16, 2004

SHEET 1 OF 3

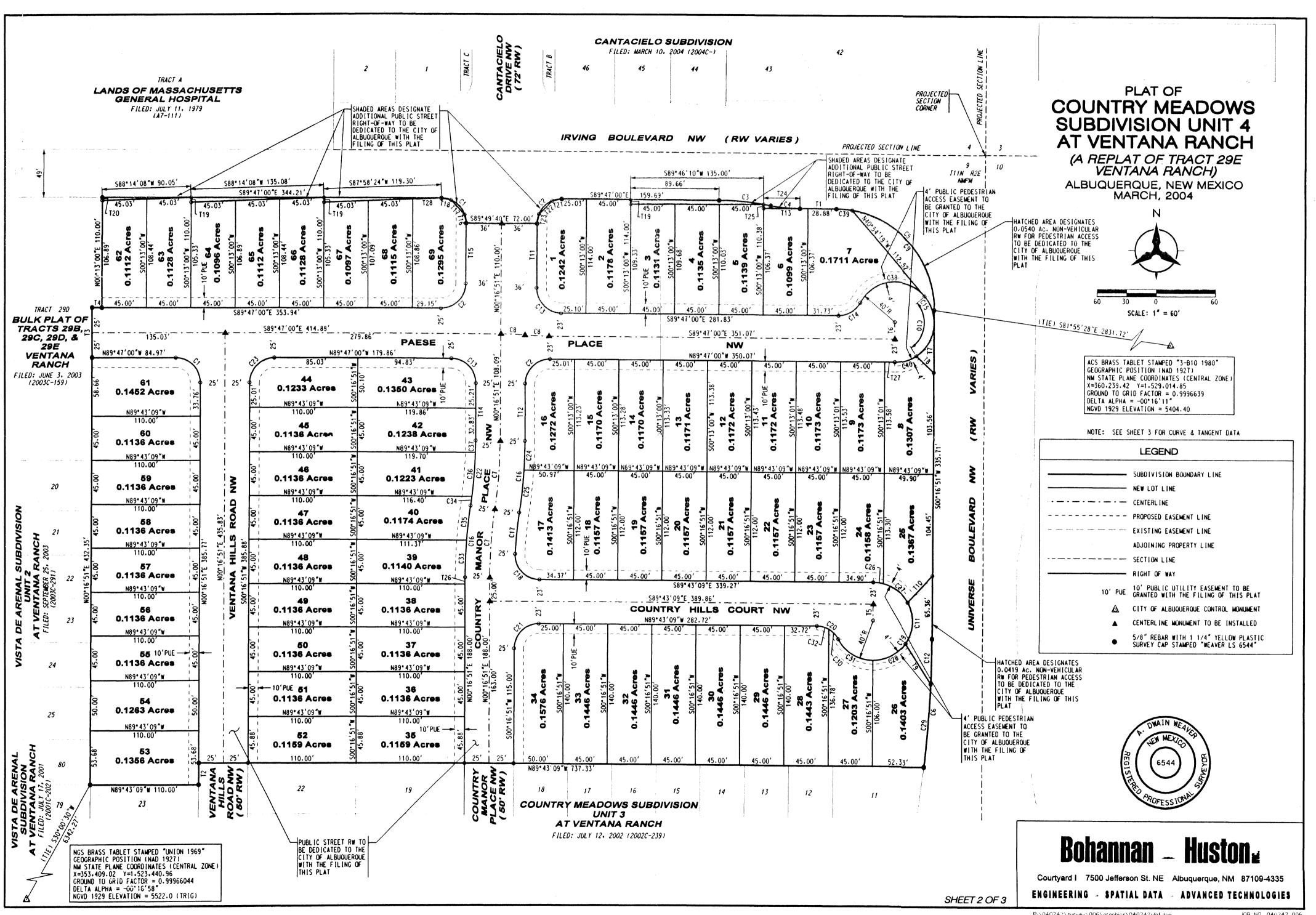
PNM STAMP

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.

Bohannan - Huston

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

BERNALILLO COUNTY TREASURER'S OFFICE



P:\040242\survey\006\graphics\040242plat.dgn 15-MAR-2004 JOB NO. 040242 006

PLAT OF
COUNTRY MEADOWS
SUBDIVISION UNIT 4
AT VENTANA RANCH

(A REPLAT OF TRACT 29E VENTANA RANCH) ALBUQUERQUE, NEW MEXICO MARCH, 2004

			CI	JRVE I	DATA		
	ſD	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
	C1	90*03'51"	25.03	39.30	25.00	35.38	\$44° 45' 04"E
	C2	89*56'09"	24.97	39.24	25.00′	35.34	N45°14'55"E
	C3 C4	10°35′53″ 10°35′54″	26.53' 14.93'	52.90' 29.78'	286.00'	52.83' 29.74'	S84*29'03"E
	C5	90*03/51*	100 11'	157.19	161.00'		\$84°29'03"E
	C6	06*43'22"	100.11'	128.48	100.00′ 1095.00′	141.50' 128.41'	S44*45'05"E S03*38'32"W
	C7	08*03'04"	35.19	70.26	500.00	70.20	
	Čå	04*40*46*	12.26	24.50	300.00	24.49	N04°18′23″E S87°26′37″E
	ČŠ	80° 47′ 15″	85.09'	141.00	100.00	129.61	\$40°06'47"E
	Cio	97*30'18"	45.62	68.07	40.00	60.15	N07°50'50"E
	Čii	63.08,14	24.58	44.08	40.00	41.88	NO2 44 48 E
	Čiż	02*23'30"	22.86	45.71	1095.00	45.70	S01 • 28 ' 36 "W
	Ci3	90*03′51″	25.03'	39.30	25.00	35.38	S44*45'05"E
	Č14	61*30'55"	14.88	26.84	25.00	25.57	N59°27'33"E
	Č15	241*30'55"		168.61	40.00	68.75	\$30° 32′ 27″E
	C16	08*03'04"	36.95	73.77	525.00'	73.71	S04*18'23"W
	Č17	05*07'16"	21.24	42.46	475.00	42.44	S05*46'16"W
`	C18	92*55'47"	26.31	40.55	25.00'	36.25	\$43°15′15"E
	C19	241*30'55"		168.61	40.00	68.75	\$31°02′19″W
		··, 61° 30′ 55″	14.88	26.84	25.00′	25.57	N58 57 41 "W
•	C21	90.00,00	25.00	39.27	25.00	35.36	\$45°16'51"W
	C22	08*03'04"	33.43	66.75	475.00	66.69	NO4*18'23"E
-	533	89.56 09"	24.97' 15.04'	39.24' 30.07'	25.00° 525.00°	35.34' 30.07'	S45*14'56"W NO1*55'18"E
	C24 C25	03*16′54″	21.86	43.70	525.00°	43.69	N05*56'50"E
	C26	14*37'54"	5.14	10.21	40.00	10.19	N82*24'12"W
	, č27	_46° 15′ 56″	17.09	32.30	40.00	31.43	N51.57,12.8
. • •	ČŽ8	~~55• 45′ 35″	21.16	38.93'	40.00	37.41	N62*11'42"E
	C29	04*19'53"	41.41	82.78'	1095.00	82.76	S04*50'17"W
	C30	32*06'31"	7.19	14.01	25.00	13.83	S44*15'29"E
	C31	61*43'17"	23.90	43.09	40.00	41.04	S59*03'52"E
	C32	29*24,25	6.56	12.83	25.00	12.69	\$75°00'57"E
	C33	04°08′15″	18.96	37.91	525.00	37.90	S02*20'59"W
	C34	01.08,16	4.72	9.43	475.00	9.43	S07 45 47 W
	C35	03*54'48"	17.94	35.86	525.00	35.85	\$06°22′30″W
	C36	05*26'41"	22.59	45.14	475.00	45.12	S04*28'19"W
	C37 C38	01°28′07″ 110°23′36″	6.09' 57.55'	12.18' 77.07'	475.00′ 40.00′	12.18' 65.69'	\$01°00′54″W \$83°53′53″W
	C39	09*16'36"	8.11	16.19	100.00	16.17	585°08'42"E
	C40	33*37'01"	12.08	23.47	40.00	23.13	N73°24'30"E
		33 3. 3.		*****			

1	ANGENT	DATA
10	BEARING	DISTANCE
T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27	S89*47'00"E S00*16'51"W N00*13'00"E S00*16'51"W N00*13'00"E S00*16'51"W N46*29'50"W N31*55'31"W N42*00'08"E S00*16'51"W S00*16'51"W S00*16'51"E N00*16'51"E N00*16'51"E N00*13'00"E N00*13'00"E N00*13'00"E N00*13'00"E S78*31'31"W N18*31'31"W N00*13'00"E S78*51'4'55"W S45*14'55"W S45*14'55"W S11*31'22"W N89*47'00"W N00*13'00"E S00*16'51"W N89*47'00"W N00*13'00"E S00*16'51"W N89*47'00"W N89*47'00"W N89*47'00"W N89*47'00"E S00*16'51"W N89*47'00"E S00*16'51"W N89*47'00"E S00*16'51"W N89*47'00"E S00*16'51"W N89*47'00"E S00*16'51"W N89*47'00"W N89*47'00"E S00*16'51"W N89*47'00"W N89*47'00"W N89*47'00"E	37.00' 21.67' 50.00' 9.79' 17.00' 62.34' 24.45' 48.59' 37.64' 64.00' 58.03' 60.00' 8.68' 20.16' 4.67' 3.11' 9.75' 19.12' 9.75' 36.88' 4.01' 7.12' 10.07'



Bohannan – Huston_{*}

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

ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

