

B-9-Z VICINITY MAP NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.73'	90°07'42"	N44°43'08"W	14.16'
C2	173.00'	75.23'	24°55'01"	S12°06'48"E	74.64'
C3	25.00'	35.84'	82°08'22"	N16°29'53"E	32.85'
C4	325.00'	3.79'	0°40'07"	S57°14'01"W	3.79'
C5	173.00'	15.12'	5°00'22"	S02°09'28"E	15.11'
C6	173.00'	46.24'	15°18'46"	S12°19'02"E	46.10'
C7	173.00'	13.88'	4°35'53"	S22°16'22"E	13.88'

MONUMENT LEGEND

- INDICATES A FOUND #5 REBAR W/CAP STAMPED "LS 6544"
- INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.

LEGAL DESCRIPTION

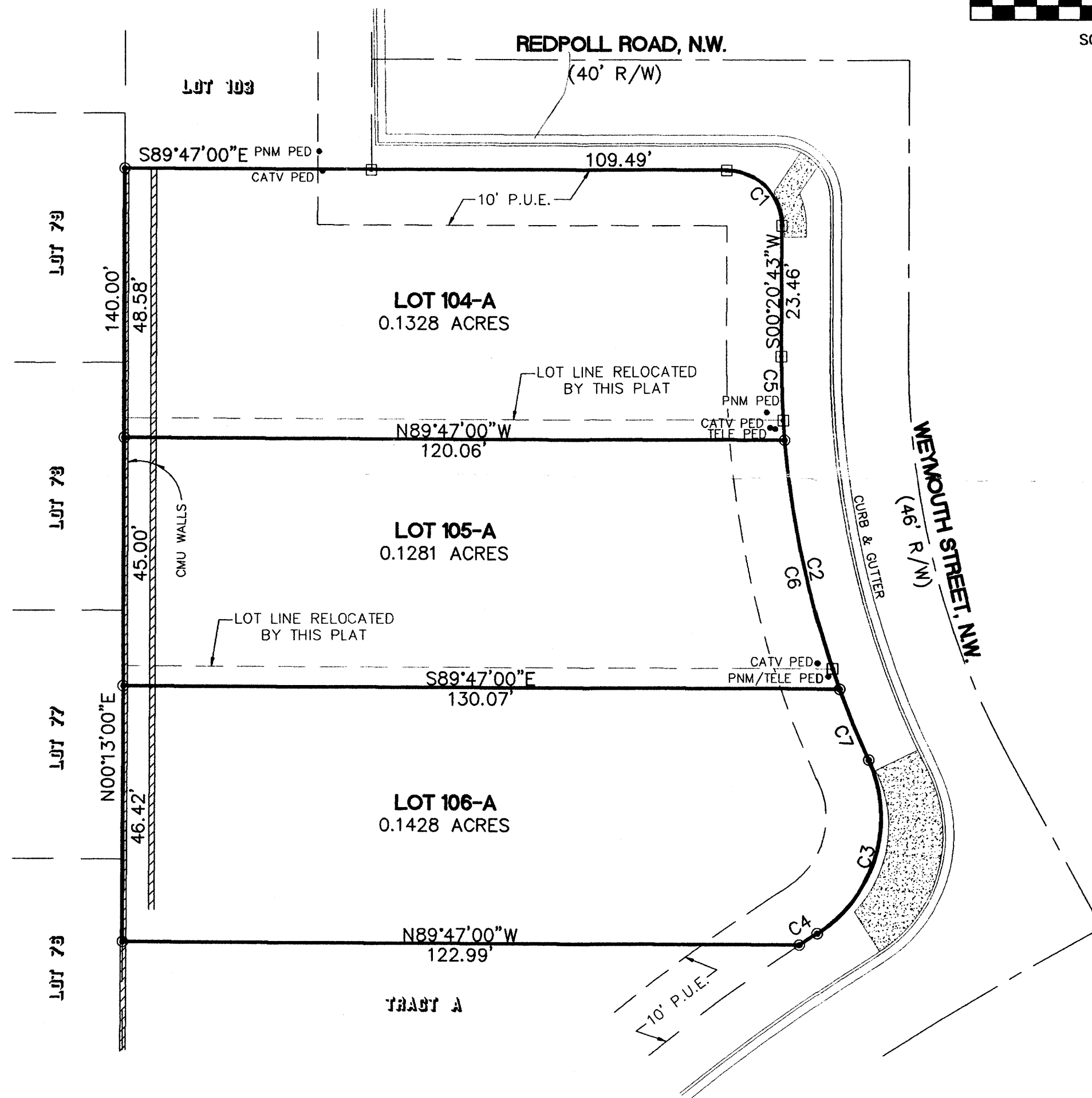
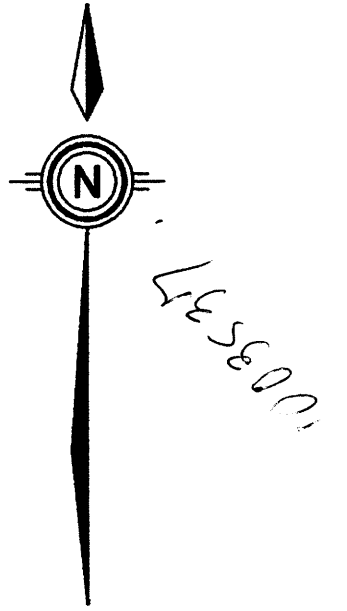
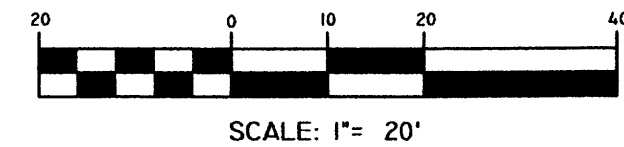
LOTS 104, 105 AND 106 OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH AS SUCH LOTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), NAD 27 DATUM ALSO BEING THE SAME AS BEARINGS SHOWN ON THE PLAT OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH FILED ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.

**SKETCH PLAT
LOTS 104-A, 105-A AND 106-A
PINON POINTE SUBDIVISION, UNIT 5
AT VENTANA RANCH**

SITUATE WITHIN
PROJECTED SECTION 9, TOWNSHIP 11 NORTH,
RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2004



SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS" FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Thomas W. Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

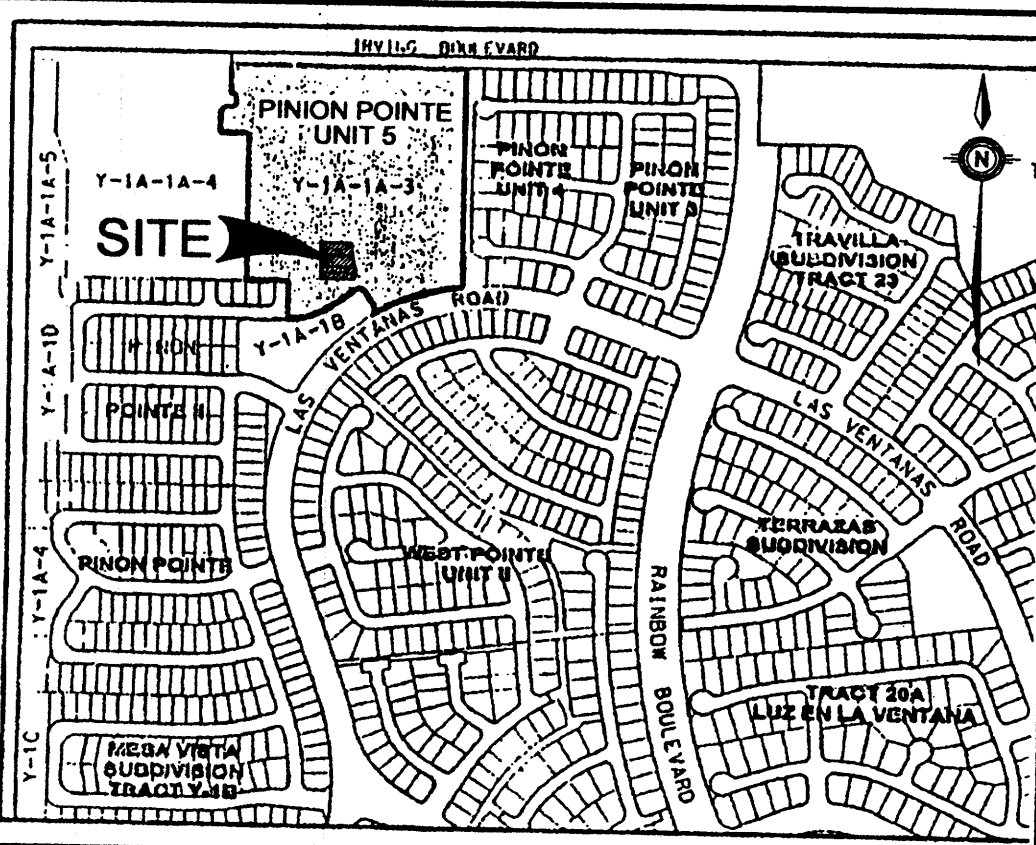
7.05.2004
DATE

PATH:	F:\N143\REPLAT\dwg\REPLAT-PPU5.dwg
DATE:	07-02-04
SCALE:	1"=20'
CREW:	JAK/JG
DRAWN:	GRR
JOB NO.:	N143-

**community
sciences
corporation**

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

CORRALES, NEW MEXICO - (505) 897-0000



B-9-Z VICINITY MAP NOT TO SCALE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

INCLUDED IS THE RIGHT TO BUILD, REBUILD, 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE COMMON TO LOTS 104 AND 105 AND TO ADJUST THE LOT LINE COMMON TO LOTS 105 AND 106.

LEGAL DESCRIPTION

LOTS 104, 105 AND 106 OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.

1. BASIS OF BEARINGS FOR THIS SURVEY ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), NAD 27 DATUM ALSO BEING THE SAME AS BEARINGS SHOWN ON THE PLAT OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH FILED ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.

2. RECORD AND MEASURED DISTANCES ARE IDENTICAL. REFER TO RECORD PLAT NOTED IN PRECEDING NOTE.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
 LOTS 104, 105 AND 106, PINON POINTE, UNIT 5, UPC #100906513447220111
 PROPERTY OWNER OF RECORD: PULTE HOMES
 BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

FREE CONSENT AND DEDICATION

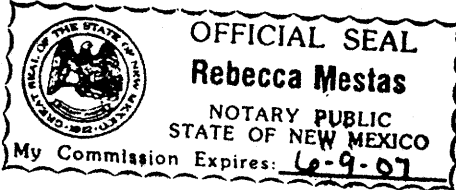
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND SAID OWNER WARRANTS THAT PULTE HOMES HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: *Gerard Sanchez* 7/30/04
 PULTE HOMES
 GERARD SANCHEZ, DIVISION PRESIDENT DATE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July 2004.

BY: *Gerard Sanchez*
 MY COMMISSION EXPIRES: 6-9-07



MONUMENT LEGEND

- ☐ INDICATES A FOUND #5 REBAR W/CAP STAMPED "LS 6544"
- ⊙ INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.

PLAT OF
LOTS 104-A, 105-A AND 106-A BY PLAT
 PINON POINTE SUBDIVISION UNIT 5
 AT VENTANA RANCH
 ON 7/11/04

SITUATE WITHIN
 PROJECTED SECTION 9, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LOT DATA:

PROJECT NO.	1003537
GROSS ACREAGE	0.4037 ACRES
ZONE ATLAS INDEX NO.	B-9-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	3
NO. OF LOTS CREATED	3
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	N/A
S.P. TALOS LOG	2004293571

APPROVALS:

DRB PROJECT NUMBER: 1003537

DRB APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM GAS AND ELECTRIC SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

NEW MEXICO UTILITIES _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR *Thomas W. Patrick* 7-30-04 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

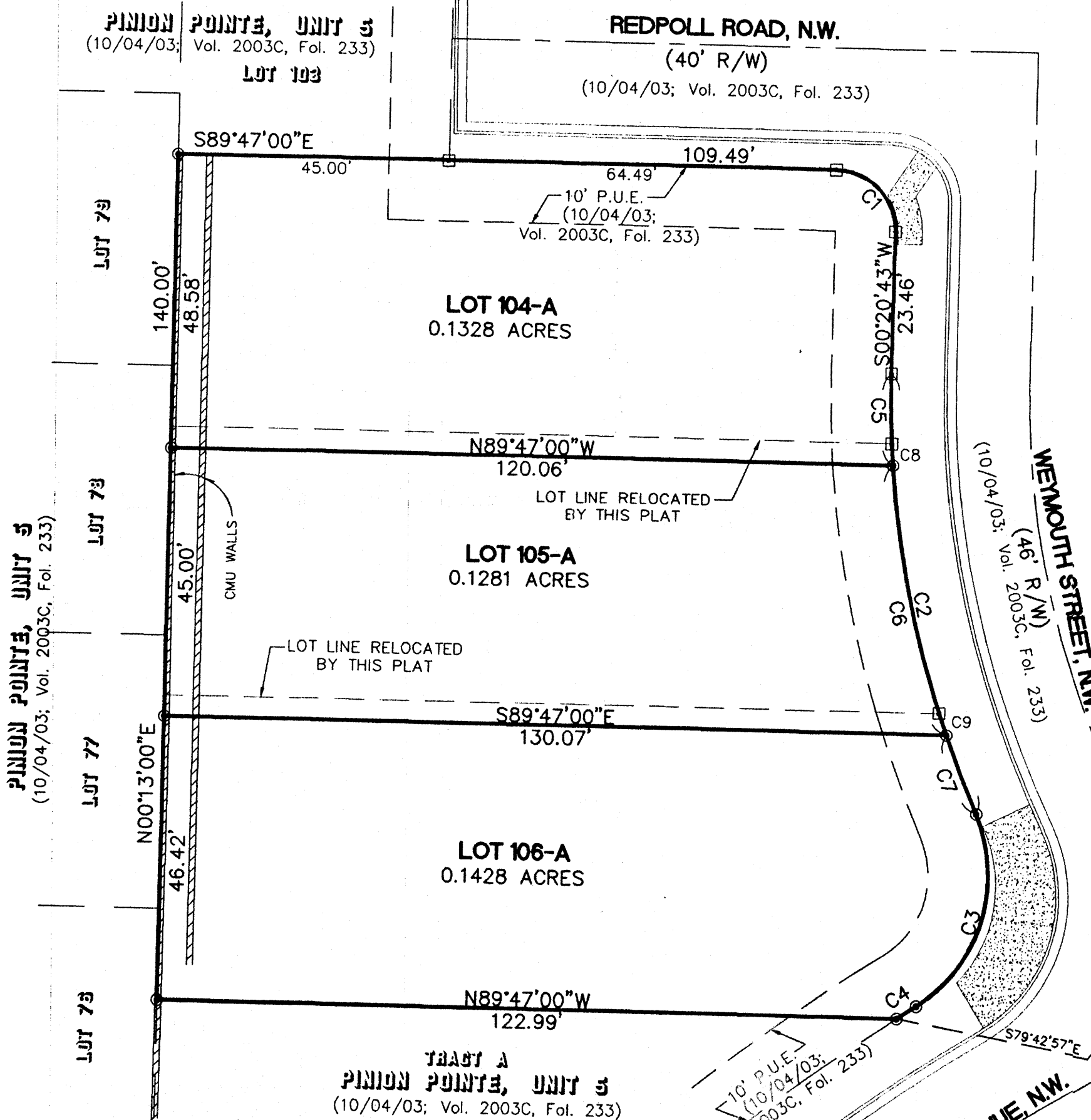
UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION _____ DATE _____

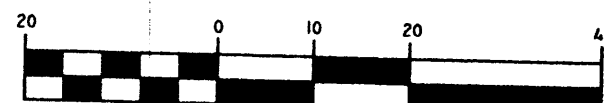
AMAFCA _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



ACS BRASS TABLET STAMPED "2-B10 1980"
 NAD 27 NEW MEXICO CENTRAL ZONE STATE
 PLANE COORDINATES
 X = 357,543.73 Y = 1,527,976.48
 GND TO GRID SCALE FACTOR = 0.99966354
 α = -01°30'
 NGVD 1929 ELEV = 5429.35



SHEET 1 OF 1

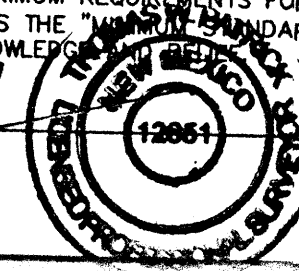
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.73'	90°07'42"	N44°43'08"W	14.16'
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C3	25.00'	35.84'	82°08'22"	N16°29'53"E	32.85'
C4	325.00'	3.79'	0°40'07"	S57°14'01"W	3.79'
C5	173.00'	15.12'	5°00'22"	S02°09'28"E	15.11'
C6	173.00'	46.24'	15°18'46"	S12°19'02"E	46.10'
C7	173.00'	13.88'	4°35'53"	S22°16'22"E	13.88'
C8	173.00'	3.59'	1°11'21"	S04°03'59"E	3.59'
C9	173.00'	3.80'	1°15'30"	S19°20'40"E	3.80'

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Thomas W. Patrick 7-15-2004
 THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651. DATE



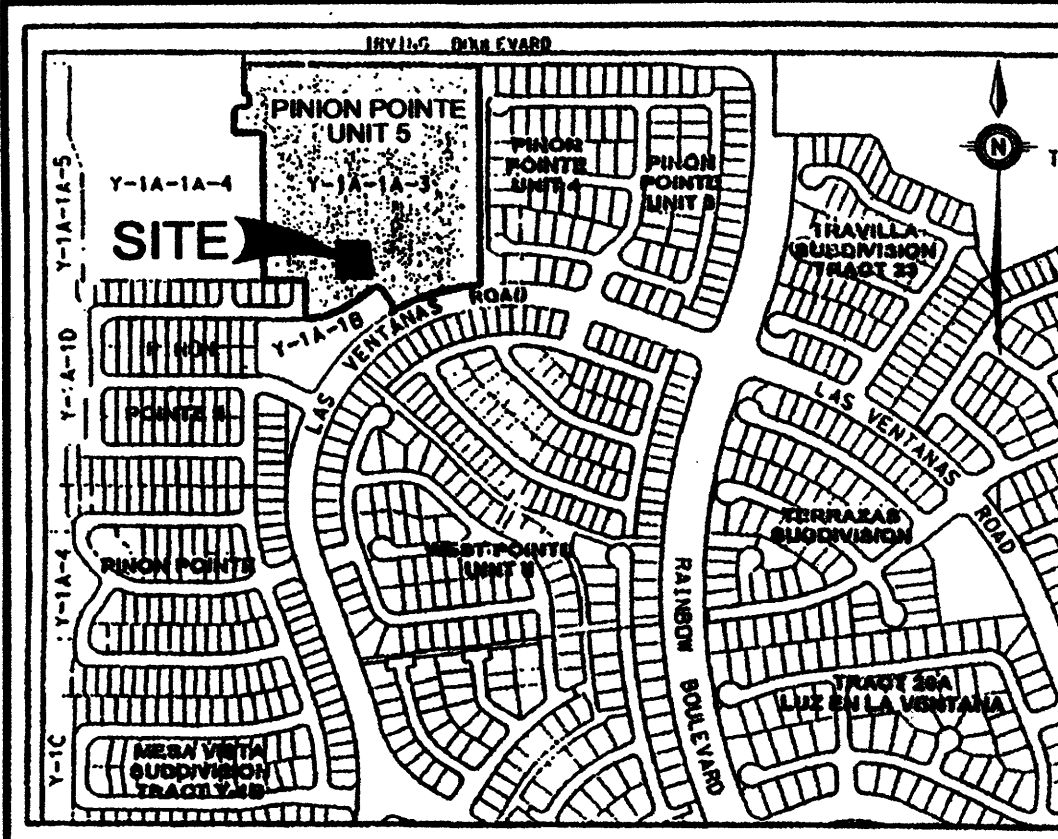
PATH: F:\N143\REPLAT.dwg\REPLAT-PPU5.dwg
 DATE: 07-15-04
 SCALE: 1"=20'
 CREW: JAK/JG
 DRAWN: GRR
 JOB NO.: M143-01-765

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 Corrales, N.M. 87048

Agus

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Page: 1 of 1
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Bk-2894C Pg-262



B-9-Z VICINITY MAP NOT TO SCALE

FREE CONSENT AND DEDICATION
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND SAID OWNER WARRANTS THAT PULTE HOMES HOLDS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: *Gerard Sanchez* 7/30/04
PULTE HOMES
GERARD SANCHEZ, DIVISION PRESIDENT
DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS
ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July 2004.
BY: *Gerard Sanchez*

BY: *Rebecca Mastas* NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-9-07



MONUMENT LEGEND
□ INDICATES A FOUND #5 REBAR W/CAP STAMPED "LS 6544"
● INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.

**PLAT OF
LOTS 104-A, 105-A AND 106-A
PINON POINTE SUBDIVISION, UNIT 5
AT VENTANA RANCH**

SITUATE WITHIN
PROJECTED SECTION 9, TOWNSHIP 11 NORTH,
RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

LOT DATA:

PROJECT NO.	1003537
GROSS ACREAGE	0.4037 ACRES
ZONE ATLAS INDEX NO.	B-9-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	3
NO. OF LOTS CREATED	3
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	N/A
S.P. TALOS LOG	2004293571

APPROVALS:
DRB PROJECT NUMBER: 1003537
DRB APPLICATION NUMBER: 04DRB-0180

UTILITY APPROVALS:
Leah S. M... 8-6-04
PNM GAS AND ELECTRIC SERVICES DATE
Dave R. Muller 8-25-04
QUEST TELECOMMUNICATIONS DATE
Rita Euchs 8-25-04
COMCAST DATE
[Signature] 7-25-04
NEW MEXICO UTILITIES DATE

CITY APPROVALS:
[Signature] 7-30-04
CITY SURVEYOR DATE
[Signature] 8-4-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Roger A. K... 8/14/04
UTILITIES DEVELOPMENT DATE
Christine Sandoval 8/14/04
PARKS AND RECREATION DATE
Bradley S. Bingham 8/11/04
AMAFCA DATE
Bradley S. Bingham 8/11/04
CITY ENGINEER, ENGINEERING DIVISION DATE
Sharon Nation 8/14/04
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT 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. QUEST 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 ELECTRICAL 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 (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE COMMON TO LOTS 104 AND 105 AND TO ADJUST THE LOT LINE COMMON TO LOTS 105 AND 106.

LEGAL DESCRIPTION

LOTS 104, 105 AND 106 OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), NAD 27 DATUM ALSO BEING THE SAME AS BEARINGS SHOWN ON THE PLAT OF PINON POINTE SUBDIVISION, UNIT 5 AT VENTANA RANCH FILED ON AUGUST 4, 2003 IN VOLUME 2003C, FOLIO 233.
2. RECORD AND MEASURED DISTANCES ARE IDENTICAL. REFER TO RECORD PLAT NOTED IN PRECEDING NOTE.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
LOTS 104, 105 AND 106, PINON POINTE, UNIT 5, UPC #100908513447220111
PROPERTY OWNER OF RECORD: PULTE HOMES Las Ventanas LTO. Partnership
BERNALILLO COUNTY TREASURER'S OFFICE:
BY: *Mark A. Hill* DATE: 22 Aug 04

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	10.00'	15.73'	90°07'42"	N44°43'08"W	14.16'
C2	173.00'	78.23'	24°38'01"	S12°08'48"E	74.84'
C3	28.00'	38.84'	82°08'29"	N18°28'51"E	39.88'
C4	328.00'	3.78'	0°28'07"	S87°12'01"W	3.78'
C5	173.00'	15.12'	5°00'22"	S02°08'28"E	15.11'
C6	173.00'	48.24'	15°18'46"	S12°19'02"E	48.10'
C7	173.00'	13.88'	4°35'53"	S22°16'22"E	13.88'
C8	173.00'	3.58'	1°11'21"	S04°03'59"E	3.58'
C9	173.00'	3.80'	1°15'30"	S19°20'40"E	3.80'

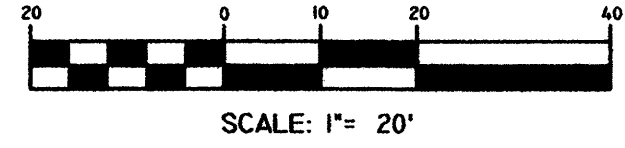
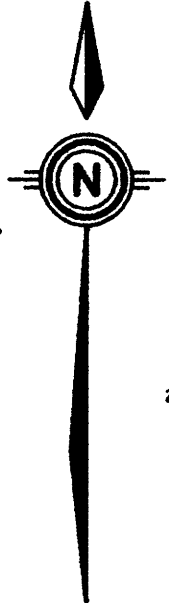
SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, WHILE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE: 7-16-2004



ACS BRASS TABLET STAMPED "2-810 1980"
NAD 27 NEW MEXICO CENTRAL ZONE STATE
PLANE COORDINATES
X = 357,543.73 Y = 1,527,976.48
GND TO GRID SCALE FACTOR = 0.99966354
GAM = -018'30"
NGVD 1929 ELEV = 5429.35

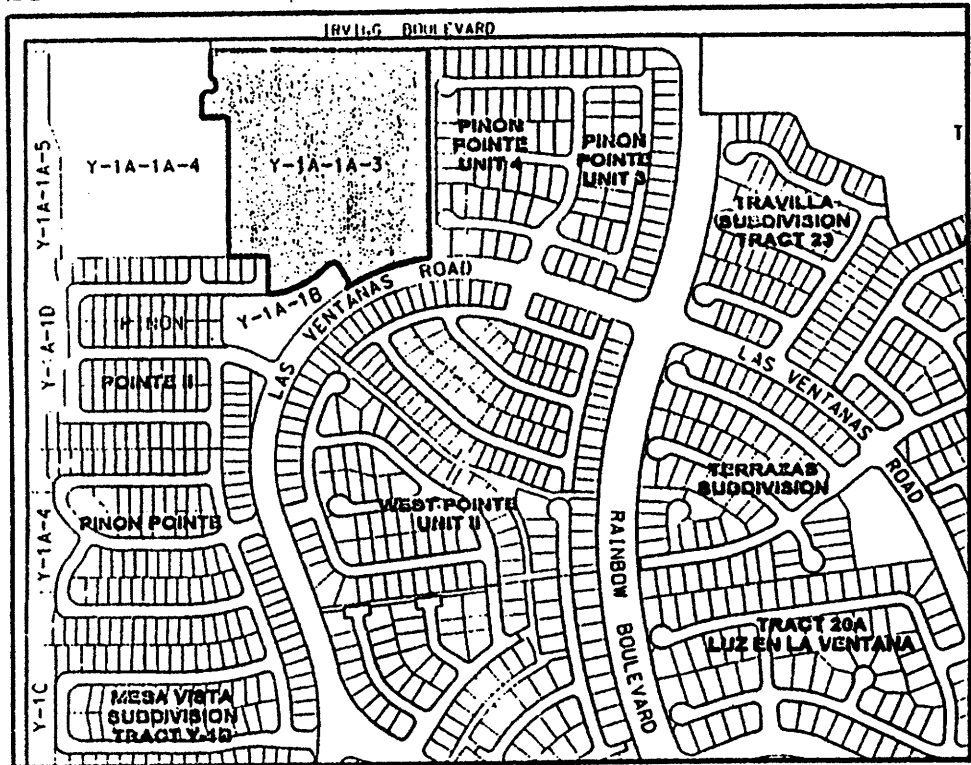


SHEET 1 OF 1

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corralles, N.M. 87048

COMMUNITY SCIENCES CORPORATION - SURVEYING, NEW MEXICO

SP-2003280524



LOCATION MAP

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

SUBDIVISION DATA

- 1. DBB No.
2. Zone Atlas Index No. B-9-Z
3. Gross Subdivision Acres: 16.5326 Acres
4. Total Number of Lots created: One hundred six (106) Lots and Two (2) Tracts.

DISCLOSURE STATEMENT

The purpose of this PLAT is to subdivide Tract Y-1A-1A-3 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico...

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.
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.

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...

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

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within the Northwest Quarter (NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico...

BEGINNING at the northeast corner of said Tract Y-1A-1A-3, a point on the southerly right-of-way line of Irving Boulevard NW, whence the Albuquerque City Survey (ACS) monument '2-B10 1900' a standard ACS brass tablet set in a concrete post...

500'13'00" W, a distance of 836.52 feet to the southeast corner of said Tract Y-1A-1A-3, a point of curve (non-tangency) on the northerly right-of-way line of Las Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-3 and also along said right-of-way line.

Tract contains 16.5326 acres, more or less.

NOTES

- 1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
2. Distances are Ground Distances.
3. All easements of record are shown.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest one-quarter (NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico...

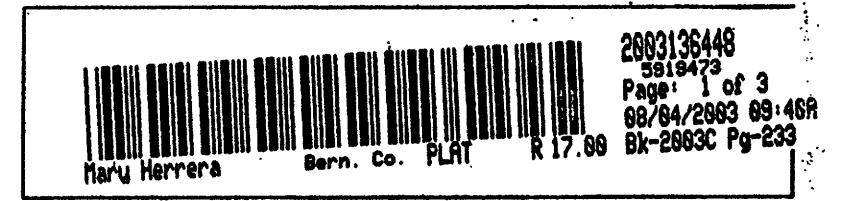
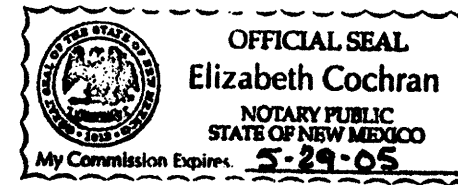
PULTE HOMES OF NEW MEXICO, INC.

BY: Gerard Sanchez, Director of Finance, Pulte Homes of New Mexico, Inc.

State of New Mexico County of Bernalillo

This instrument was acknowledged before me on 14th day of July, 2003 by Gerard Sanchez, Director of Finance, Pulte Homes of New Mexico, Inc. a Michigan Corporation.

My Commission Expires: May 29, 2005 Elizabeth Cochran Notary Public



PLAT OF PINON POINTE SUBDIVISION UNIT 5 AT VENTANA RANCH (A REPLAT OF TRACT Y-1A-1A-3, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO JULY, 2003

PROJECT NUMBER 1001413 APPLICATION NUMBER

PLAT APPROVAL

Table with columns for Utility Approvals (QUEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, NEW MEXICO UTILITIES, INC.), City Approvals (CITY ENGINEER, TRAFFIC ENGINEERING, UTILITIES DEVELOPMENT, PARKS & RECREATION DEPARTMENT, CITY ENGINEER, DRG CHAIRPERSON, REAL PROPERTY DIVISION, ENVIRONMENTAL HEALTH DEPARTMENT), and dates.

TAX CERTIFICATION

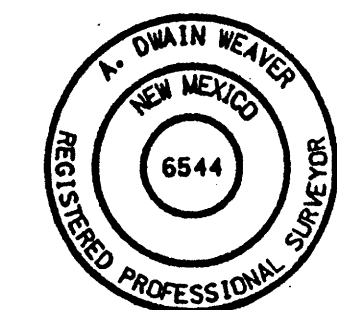
PROPERTY OWNER OF RECORD LAS VENTANAS LTD. BERNALILLO COUNTY TREASURER'S OFFICE DATE 8/4/03

PNM STAMP

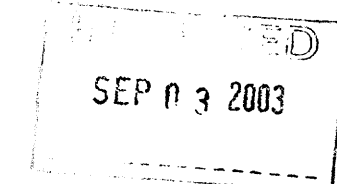
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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...

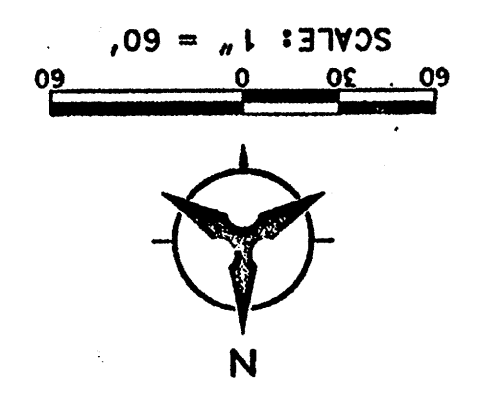
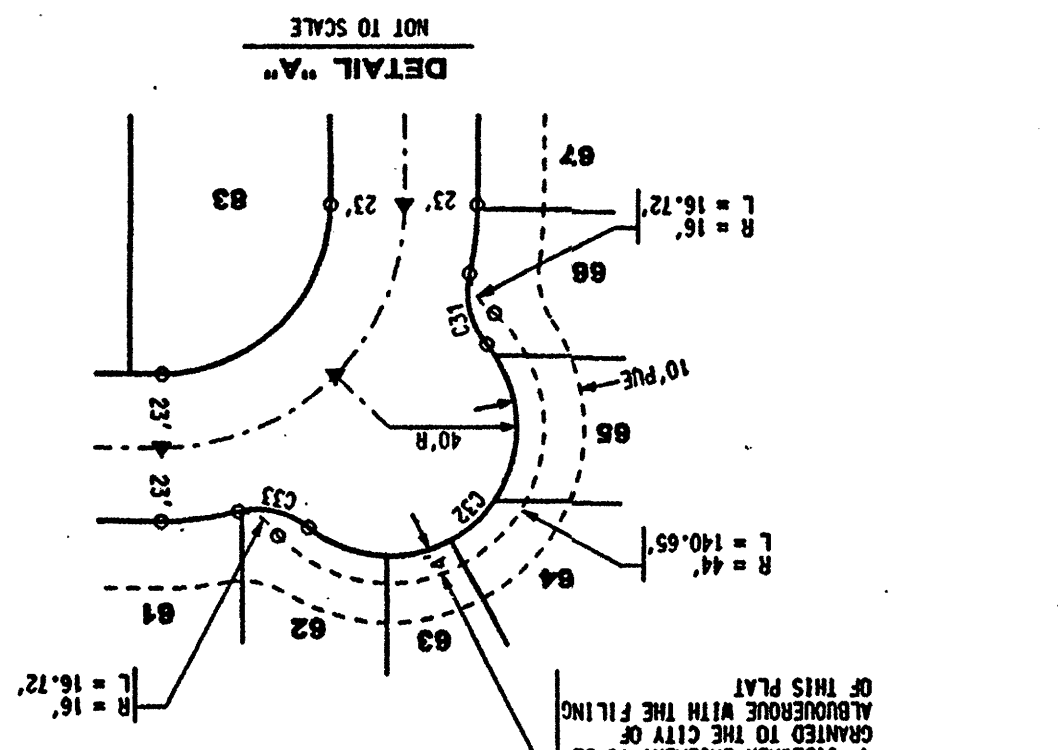


A. Dwain Weaver, New Mexico Professional Surveyor 6544, Date: July 11, 2003



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

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



SHEET 3

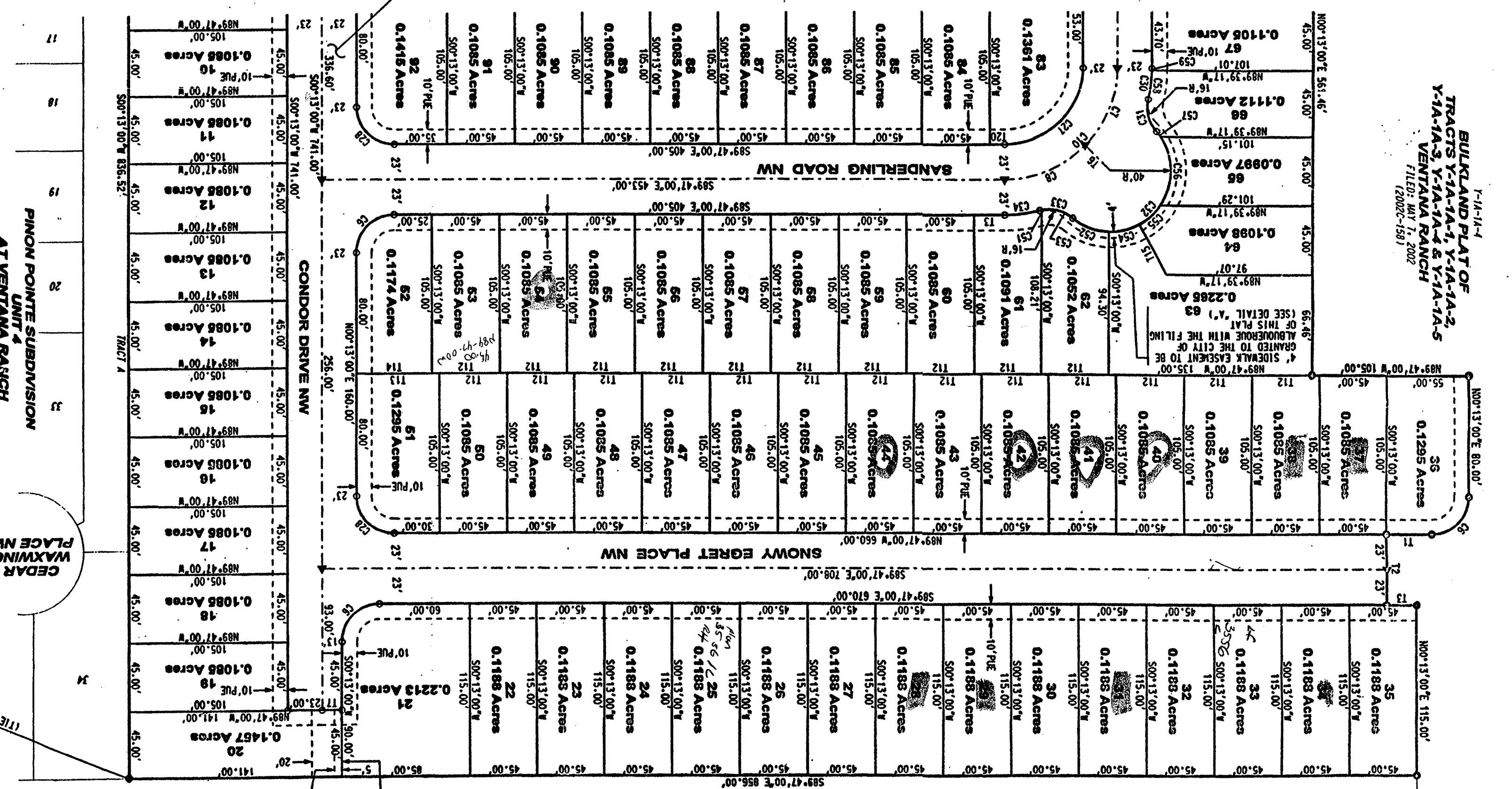
SHEET 2

SEP 3 2003

RECEIVED

TANGENT DATA

10 BEARING	DISTANCE
T1	S89°47'00"E 30.00'
T2	N00°13'00"E 46.00'
T3	N89°47'00"E 20.00'
T4	N00°13'00"E 20.00'
T5	N89°47'00"E 31.48'
T6	N00°13'00"E 23.60'
T7	N89°47'00"E 35.54'
T8	N00°13'00"E 25.00'
T9	N89°47'00"E 13.00'
T10	N00°13'00"E 45.00'
T11	N89°47'00"E 50.00'
T12	N00°13'00"E 55.00'
T13	N89°47'00"E 59.21'
T14	N00°13'00"E 10.00'
T15	N89°47'00"E 10.00'
T16	N00°13'00"E 9.20'
T17	S00°13'00"W 10.00'
T18	S00°13'00"W 45.00'
T19	S00°13'00"W 45.00'
T20	S00°13'00"W 10.00'
T21	S00°13'00"W 21.00'



BULKHEAD PLAN OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH
FILED: MAY 7, 2003
(2002-1581)

PINON POINTE SUBDIVISION AT VENTANA RANCH
FILED: MARCH 3, 2003
(2002-481)

CURVE DATA

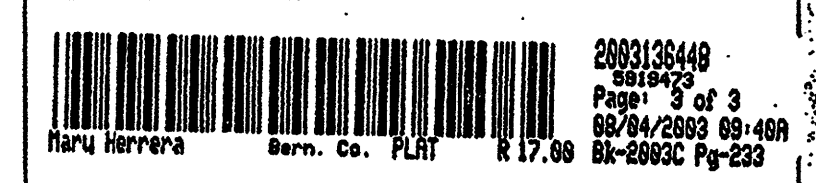
CHORD	CHORD BRG	DELTA	TANGENT	ARC	RADIUS
C1	S69°30'32"W	350.61'	34.00'	25.00'	350.00'
C2	N14°15'09"E	34.00'	37.50'	25.00'	350.00'
C3	N77°45'54"E	34.00'	37.50'	25.00'	350.00'
C4	S48°58'48"E	34.00'	37.50'	25.00'	350.00'
C5	S56°45'07"E	34.00'	37.50'	25.00'	350.00'
C6	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C7	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C8	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C9	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C10	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C11	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C12	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C13	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C14	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C15	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C16	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C17	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C18	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C19	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C20	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C21	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C22	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C23	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C24	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C25	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C26	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C27	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C28	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C29	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C30	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C31	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C32	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C33	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C34	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C35	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C36	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C37	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C38	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C39	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C40	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C41	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C42	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C43	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C44	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C45	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C46	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C47	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C48	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C49	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C50	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C51	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C52	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C53	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C54	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C55	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C56	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C57	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C58	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C59	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C60	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C61	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C62	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C63	N45°13'00"E	34.00'	37.50'	25.00'	350.00'
C64	N45°13'00"E	34.00'	37.50'	25.00'	350.00'

CEDAR WAXWING PLACE NW
NAD 1983 SPIRIT ELEVATION = 5429.35
DELTA ALRMA = 15.30"
GROUND TO GRID FACTOR = 0.9996554
X=3571543.73 Y=15271916.46
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
GEOGRAPHIC POSITION (NAD 1983)
ACS BRASS TABLE STAMPED "2-810 1980"

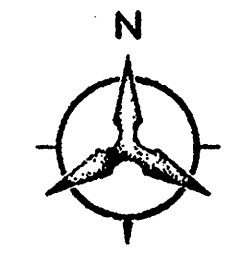
PLAT OF PINON POINTE SUBDIVISION AT VENTANA RANCH (A REPLAT OF TRACT Y-1A-1A-3, VENTANA RANCH) ALBUQUERQUE, NEW MEXICO
JULY, 2003

28033648
Page 2 of 3
88/84/2893 89.158
Berm. Co. PLAT R 17.88 BK-2893C Pg-233
HARD HERRERA

Bohannon & Houston
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGY
Court Yard 1 7500 Jefferson St NE Albuquerque, NM 87109
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23-JUL-2003 11:24
JOB NO.



**PLAT OF
PINON POINTE SUBDIVISION
UNIT 5
AT VENTANA RANCH
(A REPLAT OF TRACT Y-1A-1A-3,
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
JULY, 2003**



SCALE: 1" = 60'

NOTE: SEE SHEET 2 FOR CURVE & TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	3/4" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "HEAVER LS 6544"

SEP 3 2003

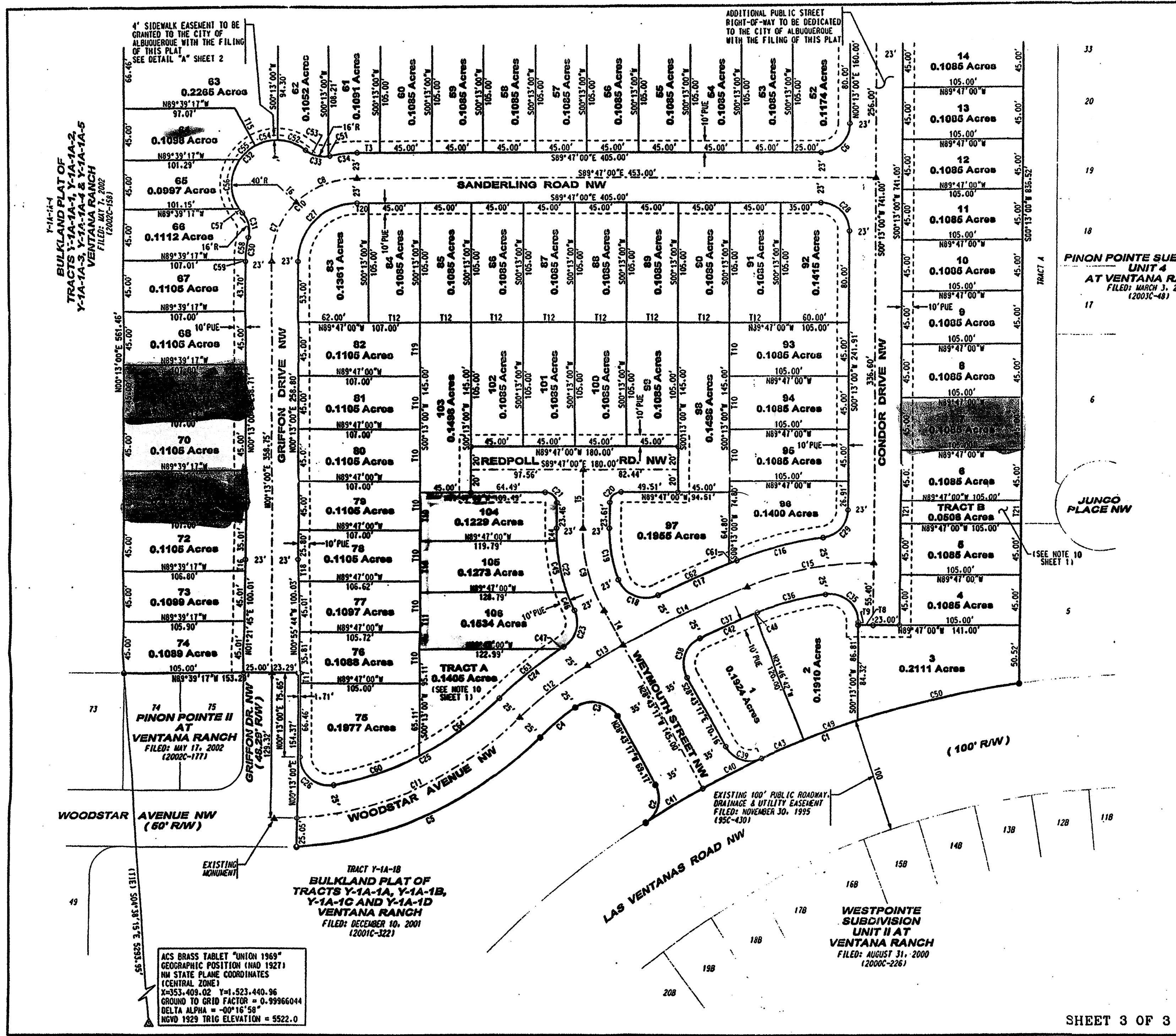
SHEET 2
SHEET 3

Bohannon & Huston

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

SHEET 3 OF 3

P:\030305\survey\007\graphics\030305plot03.dgn
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JOB NO. 030305 007



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

4' SIDEWALK EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. SEE DETAIL "A" SHEET 2

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

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

**TRACT Y-1A-1B
BULKLAND PLAT OF
TRACTS Y-1A-1A, Y-1A-1B,
Y-1A-1C AND Y-1A-1D
VENTANA RANCH
FILED: DECEMBER 10, 2001
(2001C-322)**

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

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