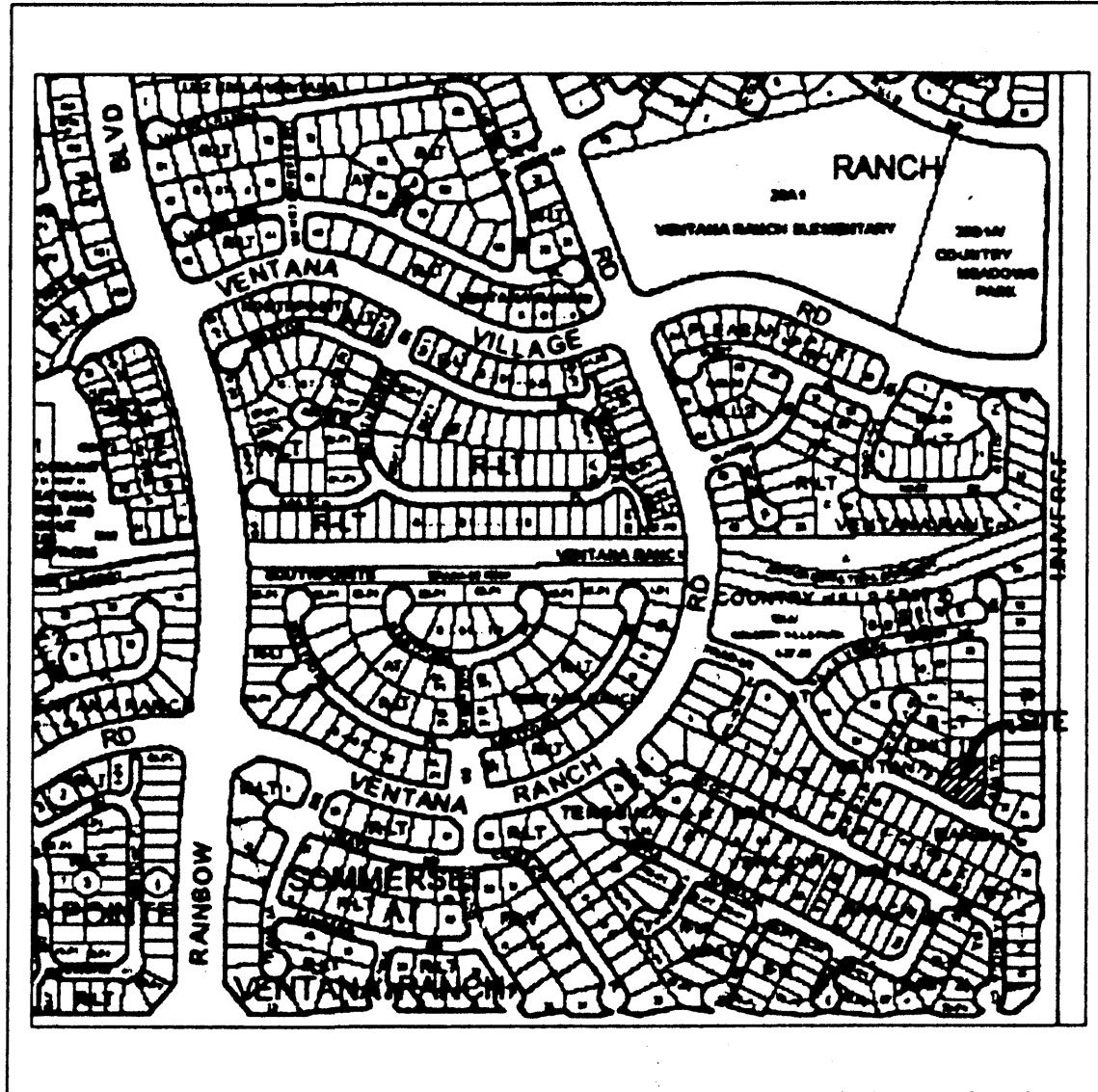


VICINITY MAP (B-9)



NO SCALE

SUBDIVISION DATA

1. DRB Proj. No. 100554B
  2. Zone Atlas Index No. B-9
  3. Current Zoning R-LT
  4. Gross acreage 0.4200
  5. Existing number of platted parcels 2  
Replatted number of lots 2
- LOG NO. 2007170364

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ( ).
2. Perimeter distances or field measurements made on the ground and agree with plat records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Existing ten foot (10') Public Utility Easement as shown on Plat of Country Hills Unit One at Ventana Ranch, recorded August 15, 1996, in Plat Book 96C, Page 357.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from two existing lots.



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lots Forty-five (45) and Forty-six (46), COUNTRY HILLS UNIT ONE AT VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 15, 1996, in Plat Book 96C, Page 357.

FREE CONSENT

The platting of the property as described above and granting of all public and private easements, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*Carson Lemmon*  
Carson Lemmon, Co-Owner of Lot 45

*Diane Lemmon*  
Diane Lemmon, Co-Owner of Lot 45

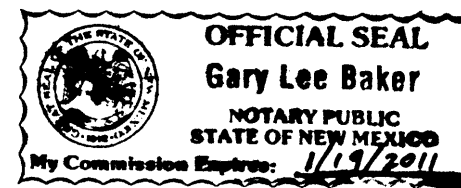
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 19<sup>th</sup> day of May, 2007, the foregoing instrument was acknowledged before me by Carson and Diane Lemmon, Owners of Lot 45.

My Commission expires 1/19/2011

*Gary Lee Baker*  
Notary Public



*Christine Hodson*  
Christine Hodson, Co-Owner of Lot 46

*Patrick Ferron*  
Patrick Ferron, Co-Owner of Lot 46

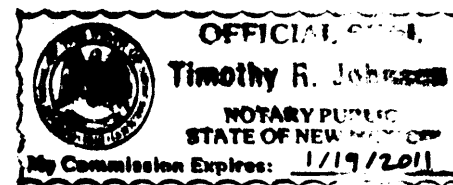
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 7<sup>th</sup> day of May, 2007, the foregoing instrument was acknowledged before me by Christine Hodson and Patrick Ferron, Owners of Lot 46.

My Commission expires 1/19/2011

*Timothy R. Johnson*  
Notary Public



PLAT OF  
LOTS 45-A AND 46-A  
COUNTRY HILLS UNIT ONE  
AT VENTANA RANCH

A REPLAT OF LOTS 45 AND 46, COUNTRY HILLS UNIT ONE AT VENTANA RANCH, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2007

PROJECT NUMBER: 100554B

Application Number: 07DRB-00592

City Approvals: *[Signature]*

City Surveyor

*N/A*

Environmental Health Department

Traffic Engineering, Transportation Division

Water Utility Department

*Christina Sandoval*  
Parks and Recreation Department

*Bradley S. Bigham*  
AMA/CA

*Bradley S. Bigham*  
City Engineer

*Andrew Garcia*  
DRB Chairperson, Planning Department

5-7-07

Date

5/21/07

Date

5-16-07

Date

5/16/07

Date

5/16/07

Date

5/16/07

Date

5/16/07

Date

5/21/07

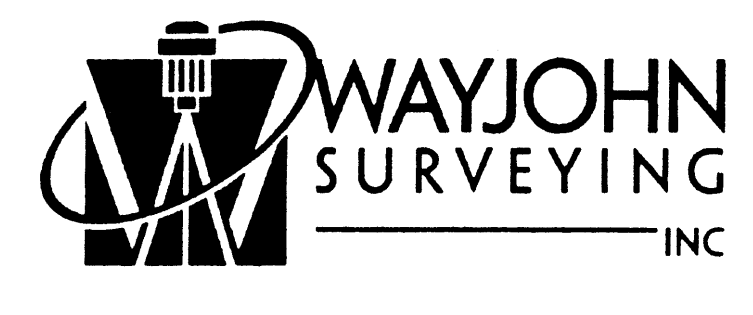
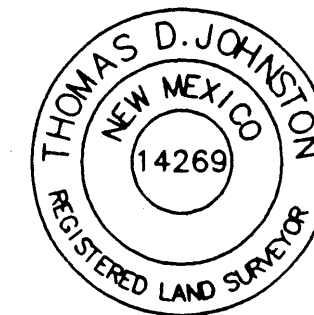
Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

*[Signature]*  
Thomas D. Johnston, P.E., P.S. No. 14269

4.30.07  
Date



INDEXING INFORMATION FOR COUNTY  
OWNER (LOT 45): LEMMON  
OWNER (LOT 46): HODSON/FERRON  
LOCATION: SEC. 9  
T.11 N., R.2 E., N.M.P.M.  
COUNTRY HILLS UNIT 1 • VENTANA RANCH

DRAWN: T R J  
CHECKED: T D J  
DRAWING NO. SP40207.DWG

SCALE: 1" = 20'  
01 MAY 2007

FILE NO. SP-4-02-2007  
SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 009 065 497 088 40907

1 009 065 496 081 40908

PROPERTY OWNER(S) OF RECORD:  
Carson & Diane Lemmon, Christine Hodson & Patrick Ferron

BERNALILLO COUNTY TREASURER'S OFFICE

*[Signature]* 5-22-07

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1 (C1)	175.00' (175.00')	21.84' (21.84')	07° 09' 07" (07° 09' 07")	21.83' (21.83')	S 03° 51' 24" W (S 03° 51' 24" W)
C2 (C2)	175.00' (175.00')	57.86' (57.86')	18° 56' 42" (18° 56' 42")	57.60' (57.60')	S 16° 54' 19" W (S 16° 54' 19" W)
C3 (C3)	25.00' (25.00')	39.27' (39.27')	90° 00' 00" (90° 00' 00")	35.36' (35.36')	S 71° 22' 39" W (S 71° 22' 39" W)

LINE TABLE

LINE	DISTANCE	BEARING
L1 (L1)	175.00' (175.00')	S 26° 22' 39" W (S 26° 22' 39" W)

2007075826  
657973  
Page: 2 of 2  
05/22/2007 09:35A  
Bk-2887C Pg-133

Magie Toulouse Bern. Co. PLAT R 12.00

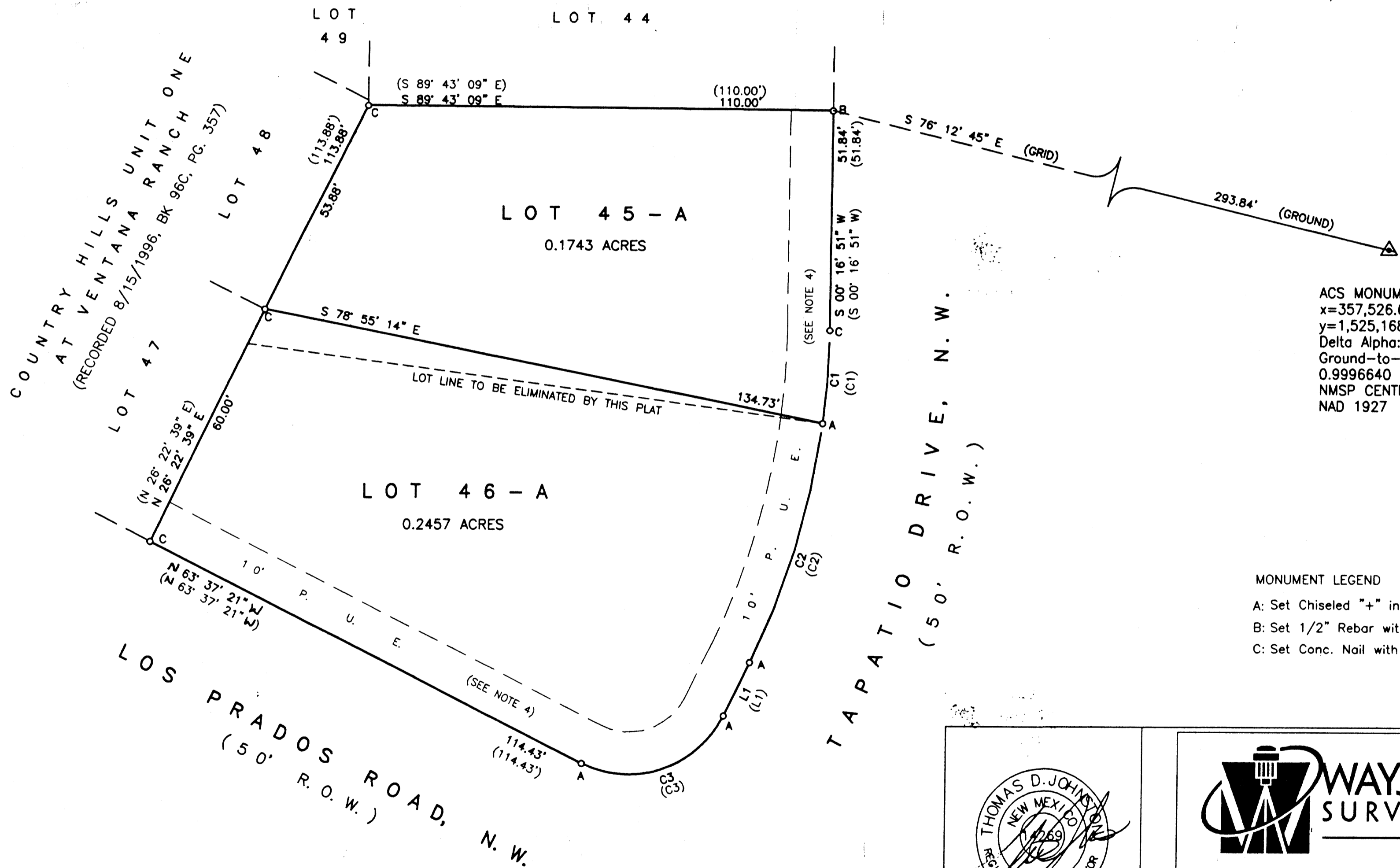
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS 45-A AND 46-A  
COUNTRY HILLS UNIT ONE  
AT VENTANA RANCH

A REPLAT OF LOTS 45 AND 46, COUNTRY HILLS UNIT ONE  
AT VENTANA RANCH, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH,  
RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2007

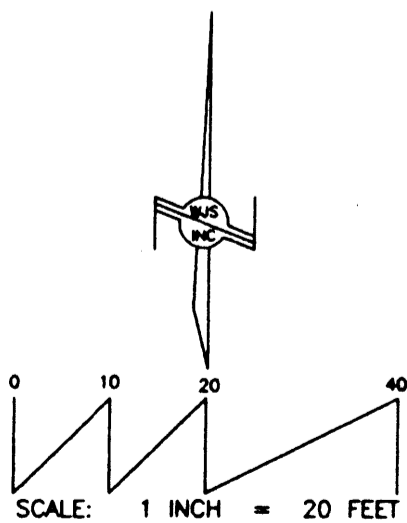
COUNTRY HILLS UNIT ONE  
AT VENTANA RANCH  
(RECORDED 8/15/1996, BK 96C, PG. 357)



ACS MONUMENT "1-B10"  
x=357,526.69  
y=1,525,168.35  
Delta Alpha: -00°16'30"  
Ground-to-grid:  
0.9996640  
NMSP CENTRAL ZONE  
NAD 1927

MONUMENT LEGEND

- A: Set Chiseled "+" in Sidewalk
- B: Set 1/2" Rebar with Cap "L.S. 14269"
- C: Set Conc. Nail with Tag "L.S. 14269"



THOMAS D. JOHNSON  
NEW MEXICO  
REGISTERED LAND SURVEYOR  
4.30.07

**WAYJOHN SURVEYING INC**

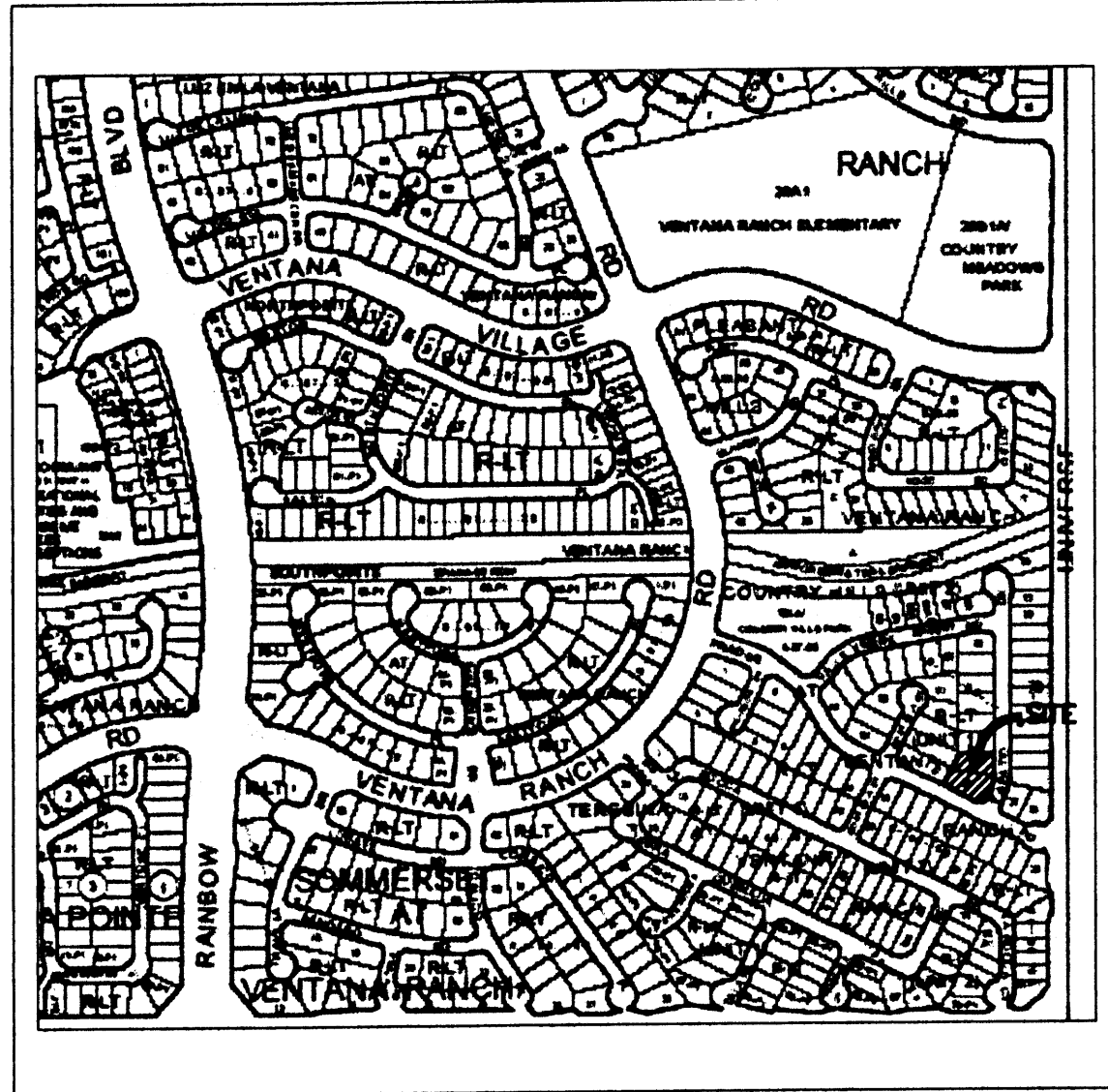
330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
OWNER (LOT 45): LEMMON  
OWNER (LOT 46): HOODSON/FERRON  
LOCATION: SEC. 9  
T.11 N., R.2 E., N.M.P.M.  
COUNTRY HILLS UNIT 1 @ VENTANA RANCH

DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-4-02-2007
CHECKED: T D J	DRAWING NO. SP40207.DWG	SHEET 2 OF 2
DATE: 01 MAY 2007		



VICINITY MAP (B-9)



NO SCALE

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. B-9
3. Current Zoning R-LT
4. Gross acreage 0.4200
5. Existing number of platted parcels 2  
Replatted number of lots 2

LOG NO. 2007170364

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ( ).
2. Perimeter distances are field measurements made on the ground and agree with plat records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Existing ten foot (10') Public Utility Easement as shown on Plat of Country Hills Unit One at Ventana Ranch, recorded August 15, 1996, in Plat Book 96C, Page 357.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from two existing lots.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 009 065 497 088 40907

1 009 065 496 081 40908

PROPERTY OWNER(S) OF RECORD:  
Carson & Diane Lemmon, Christine Hodson & Patrick Ferron

BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

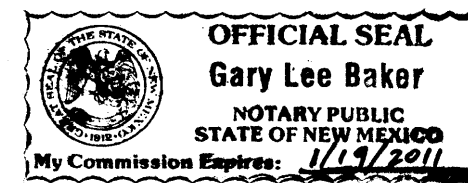
Lots Forty-five (45) and Forty-six (46), COUNTRY HILLS UNIT ONE AT VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 15, 1996, in Plat Book 96C, Page 357.

FREE CONSENT

The platting of the property as described above and granting of all public and private easements, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*Carson Lemmon*  
Carson Lemmon, Co-Owner of Lot 45

*Diane Lemmon*  
Diane Lemmon, Co-Owner of Lot 45



ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

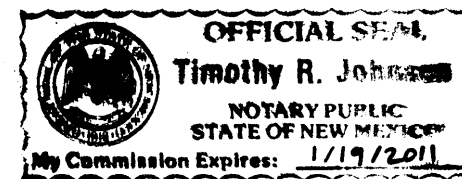
On this 1<sup>st</sup> day of May, 2007, the foregoing instrument was acknowledged before me by Carson and Diane Lemmon, Owners of Lot 45.

My Commission expires 1/19/2011

*Gary Lee Baker*  
Notary Public

*Christine Hodson*  
Christine Hodson, Co-Owner of Lot 46

*Patrick Ferron*  
Patrick Ferron, Co-Owner of Lot 46



ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 7<sup>th</sup> day of May, 2007, the foregoing instrument was acknowledged before me by Christine Hodson and Patrick Ferron, Owners of Lot 46.

My Commission expires 1/19/2011

*Timothy R. Johnson*  
Notary Public

PLAT OF  
LOTS 45-A AND 46-A  
COUNTRY HILLS UNIT ONE  
AT VENTANA RANCH

A REPLAT OF LOTS 45 AND 46, COUNTRY HILLS UNIT ONE AT VENTANA RANCH, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2007

PROJECT NUMBER: \_\_\_\_\_

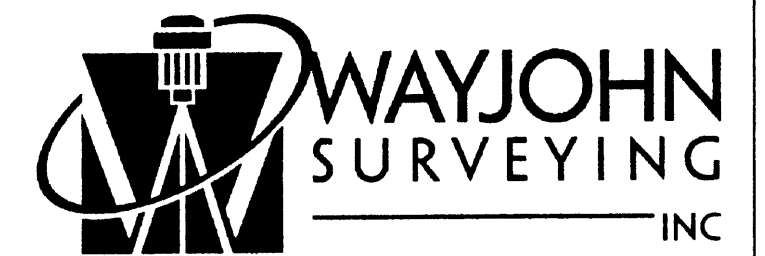
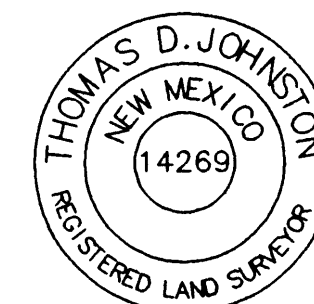
Application Number: \_\_\_\_\_

City Approvals: <i>M. B. Hat</i>	<u>5-7-07</u>
City Surveyor	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
Thomas D. Johnston, N.M.P.S. No. 14269  
4.30.07  
Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER (LOT 45): LEMMON OWNER (LOT 46): HODSON/FERRON	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-4-02-2007
LOCATION: SEC. 9 T.11 N., R.2 E., N.M.P.M. COUNTRY HILLS UNIT 1 • VENTANA RANCH	CHECKED: T D J	DRAWING NO. SP40207.DWG	SHEET 1 OF 2

PLAT OF  
 LOTS 45-A AND 46-A  
**COUNTRY HILLS UNIT ONE**  
 AT VENTANA RANCH

A REPLAT OF LOTS 45 AND 46, COUNTRY HILLS UNIT ONE  
 AT VENTANA RANCH, WITHIN PROJECTED SECTION 9, TOWNSHIP 11 NORTH,  
 RANGE 2 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2007

CURVE TABLE

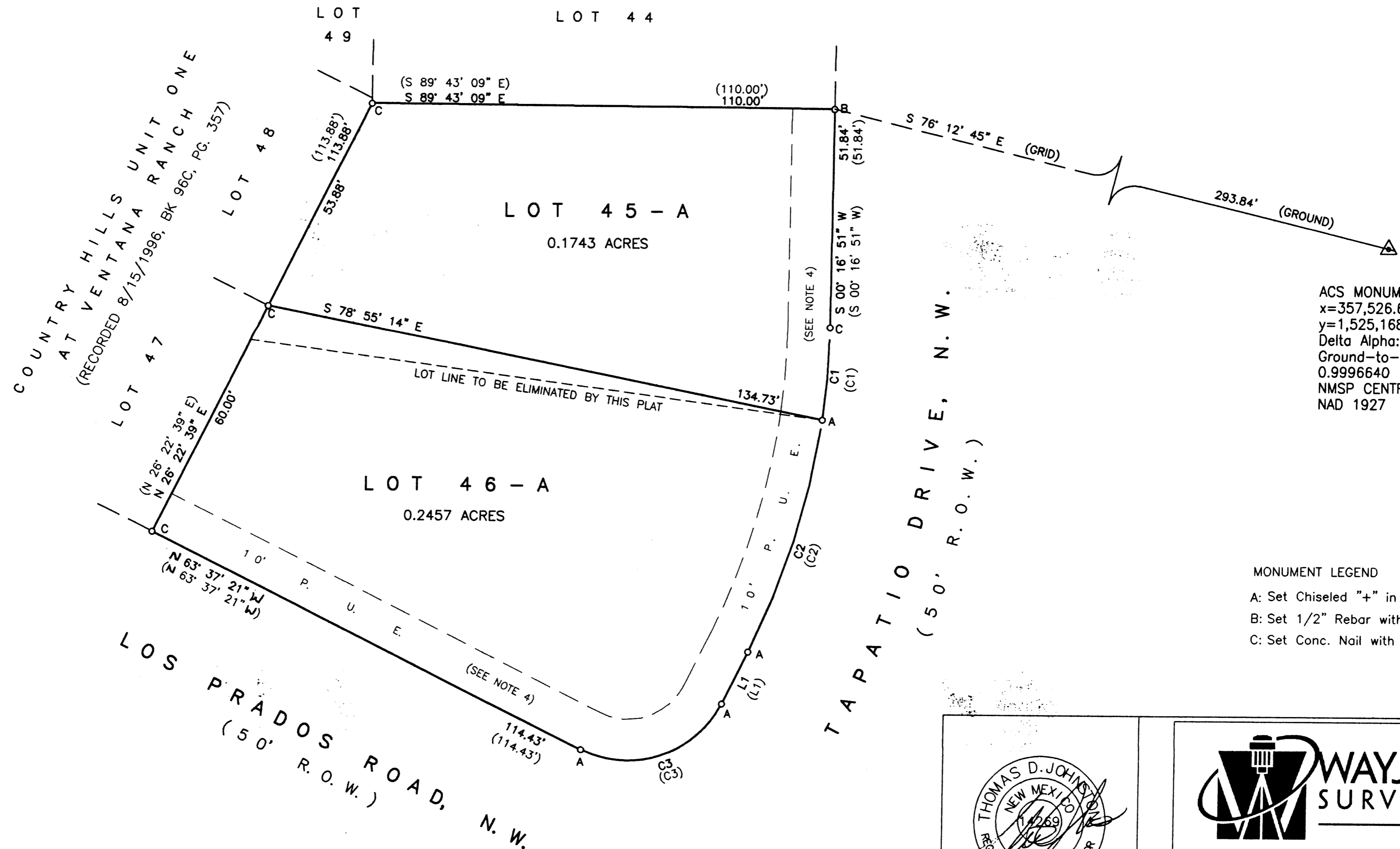
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	175.00'	21.84'	07° 09' 07"	21.83'	S 03° 51' 24" W
(C1)	(175.00')	(21.84')	(07° 09' 07")	(21.83')	(S 03° 51' 24" W)
C2	175.00'	57.86'	18° 56' 42"	57.60'	S 16° 54' 19" W
(C2)	(175.00')	(57.86')	(18° 56' 42")	(57.60')	(S 16° 54' 19" W)
C3	25.00'	39.27'	90° 00' 00"	35.36'	S 71° 22' 39" W
(C3)	(25.00')	(39.27')	(90° 00' 00")	(35.36')	(S 71° 22' 39" W)

LINE TABLE

LINE	DISTANCE	BEARING
L1	175.00'	S 26° 22' 39" W
(L1)	(175.00')	(S 26° 22' 39" W)

COUNTY CLERK RECORDING LABEL HERE

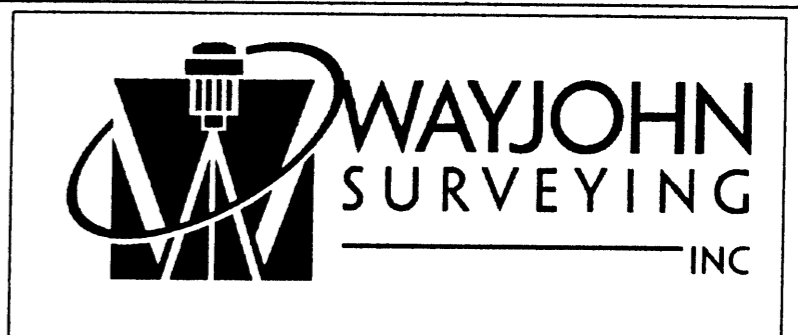
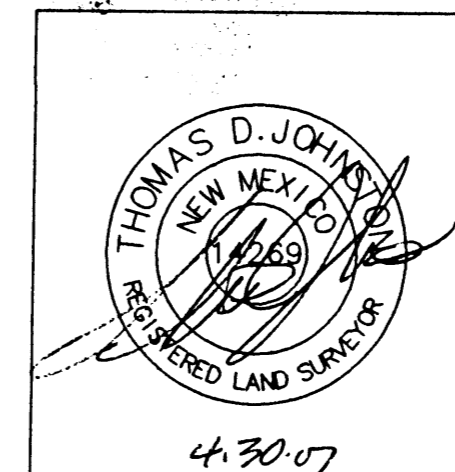
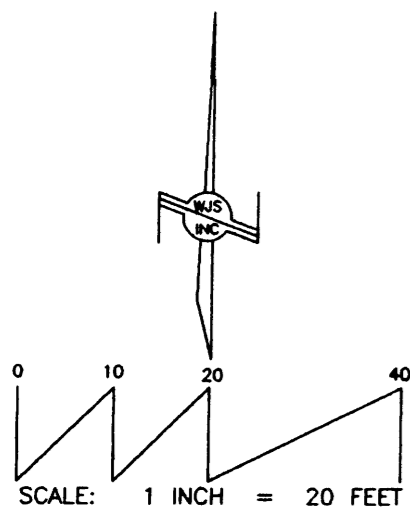
COUNTRY HILLS UNIT ONE  
 AT VENTANA RANCH  
 (RECORDED 8/15/1996, BK 96C, PG. 357)



ACS MONUMENT "1-B10"  
 x=357,526.69  
 y=1,525,168.35  
 Delta Alpha: -00°16'30"  
 Ground-to-grid:  
 0.9996640  
 NMSP CENTRAL ZONE  
 NAD 1927

MONUMENT LEGEND

- A: Set Chiseled "+" in Sidewalk
- B: Set 1/2" Rebar with Cap "L.S. 14269"
- C: Set Conc. Nail with Tag "L.S. 14269"



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
 OWNER (LOT 45): LEMMON  
 OWNER (LOT 46): HODSON/FERRON  
 LOCATION: SEC. 9  
 T.11 N., R.2 E., N.M.P.M.  
 COUNTRY HILLS UNIT 1 @ VENTANA RANCH

DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-4-02-2007
CHECKED: T D J	DRAWING NO. SP40207.DWG	SHEET 2 OF 2