



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review for our subdivision plat to create 4 new tracts from 3 existing tracts. Our plat also seeks to vacate a portion of a private access easement 20, and we grant a public utility easement.

APPLICATION INFORMATION

Applicant/Owner: GDC VS, LLC		Phone:
Address: 6900 E Camelback Rd, Suite 607		Email:
City: Scottsdale	State: AZ	Zip: 85251
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tracts H-5A, H-6B and H-9A	Block:	Unit:
Subdivision/Addition: Ventana Square at Ventana Ranch	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): B-10-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 4	Total Area of Site (Acres): 5.3125

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Universe Blvd NW Between: Paseo del Norte NW and: Paradise Blvd NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004024, 1000390

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 09/29/2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 29, 2022

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Proposed Tracts H-5A-1, H-6B-1, H-6B-2, and H-9A-1 Ventana Ranch located near the Northeast Corner of Universe Blvd. N.W. and Paseo Del Norte N.W.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, GDC VS, LLC and we request an updated sketch plat review to subdivide the three (3) existing tracts to create four (4) new tracts, grant a 10-foot public utility easement [29], and vacate the turn-around bulb / portion of the private access easement [20] as the future site design will have 30-foot interior drive aisles, covered by CCRs and Blanket Private Access Easement [6]. The property is currently zoned MX-M (Mixed Use – Moderate Intensity). Previous subdivision actions for this property were heard under PR-2020-004024 / SD-2021-00155, and the PR-2020-004024 number was reused when we were previously heard for a sketch plat review of a 3-tract configuration (didn't have Tract H-5A or PUE involved).

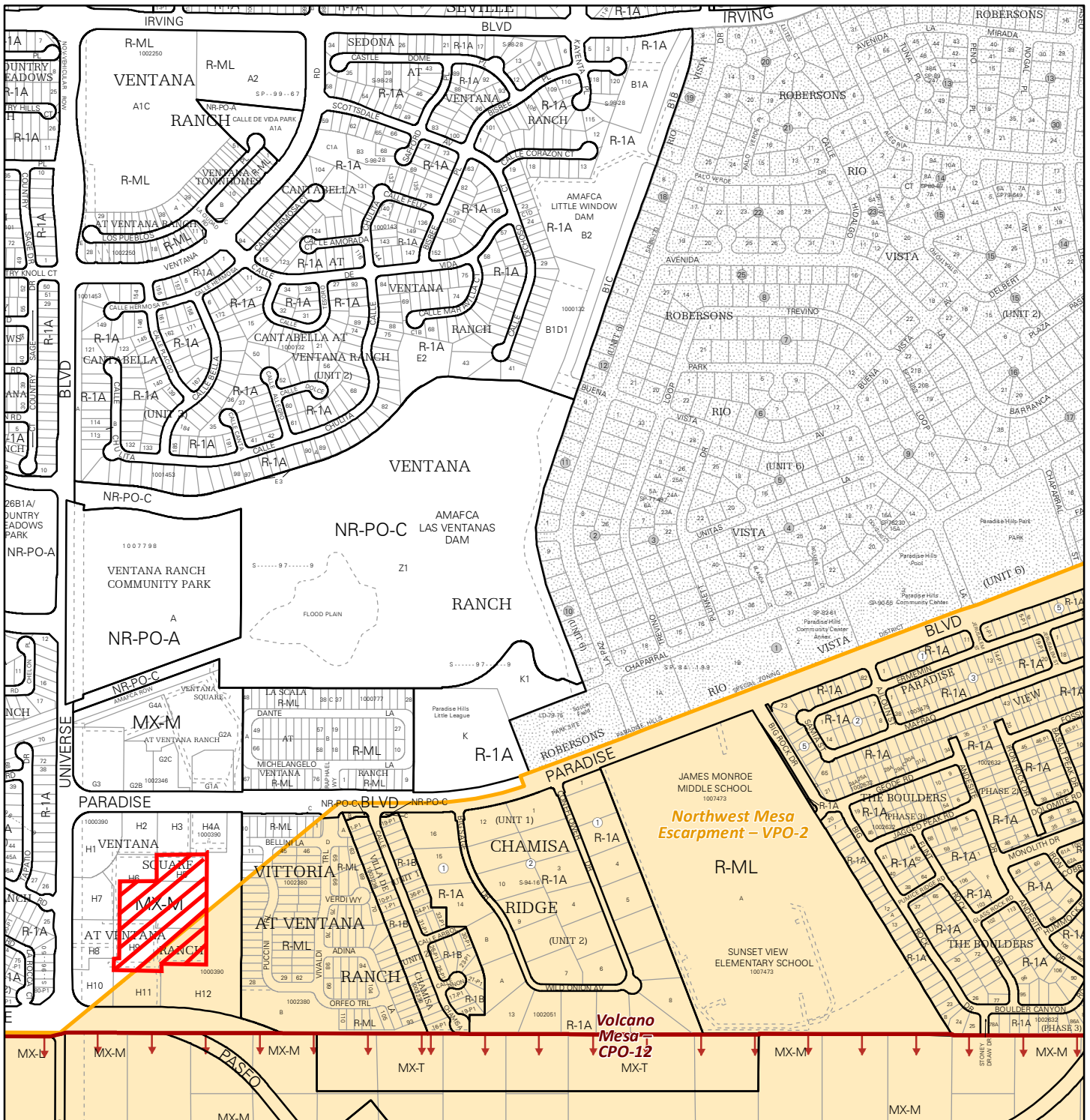
Thank you for your consideration,
Ryan J. Mulhall

UPC Numbers for subject properties of proposed Subdivision Plat

101006506108530605 (Tract H-5A)

101006505206730604 (Tract H-6B)

101006505004830603 (Tract H-9A)



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

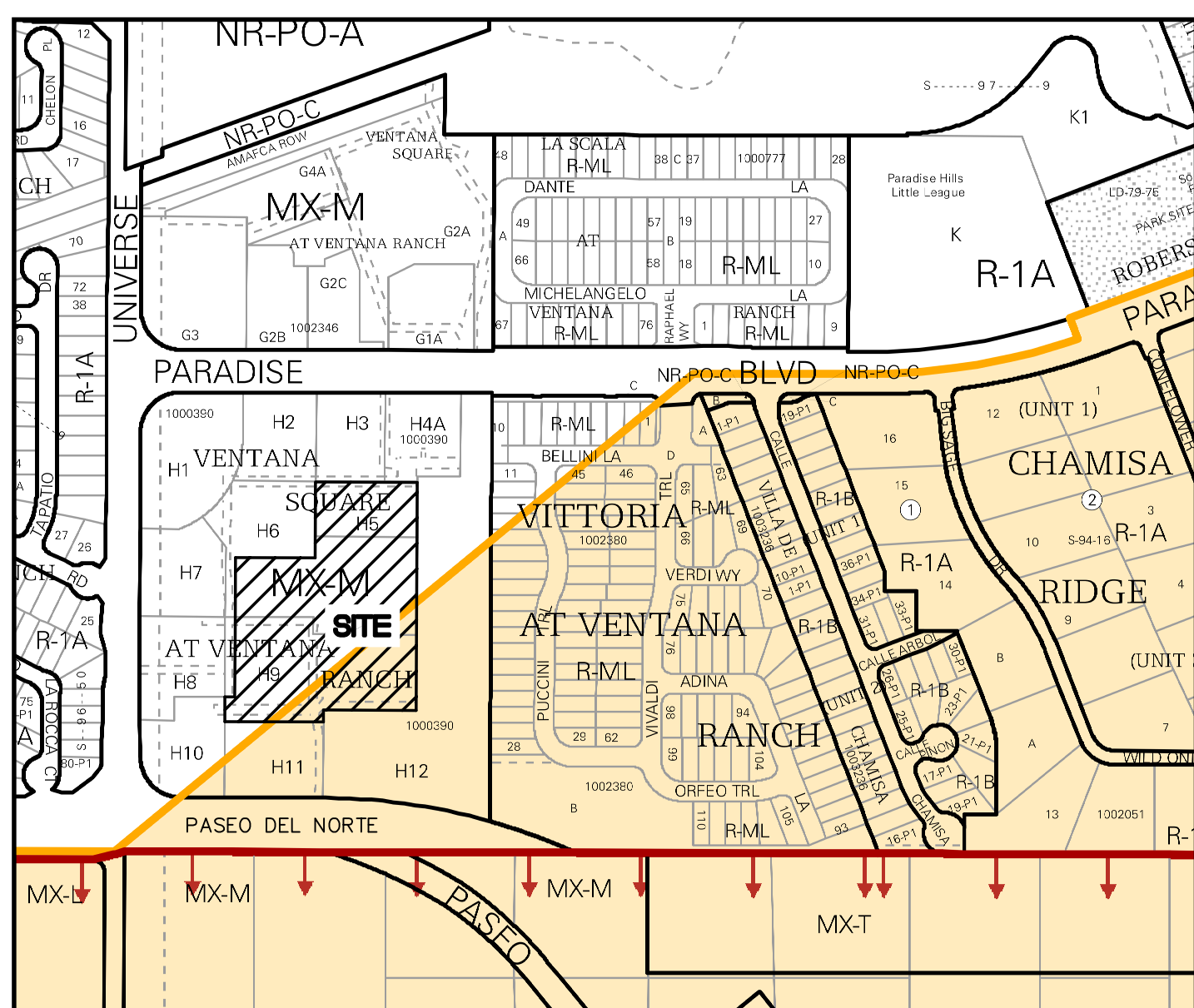
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
B-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Vicinity Map - Zone Atlas B-10-Z



Documents

- TITLE COMMITMENT FOR TRACTS "H-5A, H-6B, AND H-9A", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2202313 AND AN EFFECTIVE DATE OF AUGUST 18, 2023.
- PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 2021, IN BOOK 2021C, PAGE 96.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 18, 2023, AS DOC. NO. 2023053203.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON ALONG UNIVERSE BOULEVARD NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

JEFFREY GARRETT, PRESIDENT _____ DATE
GDC VS, LLC

STATE OF }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JEFFREY GARRETT, PRESIDENT, GDC VS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 10, Township 11 North, Range 2 East,
N.M.P.M. Town of Alameda Grant
Subdivision: Ventana Square at Ventana Ranch
Owner: GDC VS, LLC
UPC #: 101006506108530605 (Tract H-5A)
101006505206730604 (Tract H-6B)
101006505004830603 (Tract H-9A)

Purpose of Plat

- SUBDIVIDE EXISTING 3 TRACTS INTO 4 TRACTS, AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 5.3125 ACRES
ZONE ATLAS PAGE NO. B-10-Z
NUMBER OF EXISTING LOTS. 3
NUMBER OF LOTS CREATED. 4
MILES OF FULL-WIDTH STREETS. 0.000 MILES
MILES OF HALF-WIDTH STREETS. 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. SEPTEMBER 2023

Legal Description

TRACTS H-5A, H-6B AND H-9A OF THE PLAT FOR TRACTS H-5A, H-6A, H-7A, H-8A AND H-9A OF VENTANA SQUARE AT VENTANA RANCH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 2021, IN PLAT BOOK 2021C, PAGE 96, AS DOCUMENT NO. 2021098753.

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020 AND SEPTEMBER 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- PROPERTY SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:
- DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810
- FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871
- SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872
- THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091
- ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998
- FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 20060510001
- FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002
- SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003
- SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745
- EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196
- THE MEASURED BEARINGS AND DISTANCES MATCH THE RECORD BEARINGS AND DISTANCES EXACTLY FROM PLAT OF RECORD (8/20/2021, 2021C-96).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0103H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____
101006505206730604
101006505004830603

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Plat
for
**Tracts H-5A-1, H-6B-1,
H-6B-2, and H-9A-1**
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5A, H-6B and H-9A
Ventana Square at Ventana Ranch
City of Albuquerque
Bernalillo County, New Mexico
September 2023

Project Number: PR-2020-004024

Application Number: _____

Plat Approvals:

PNM Electric Services _____

Qwest Corp. d/b/a CenturyLink QC _____

New Mexico Gas Company _____

Comcast _____

City Approvals:

City Surveyor _____

Traffic Engineering, Transportation Division _____

ABCWUA _____

Parks and Recreation Department _____

AMAFCA _____

Hydrology _____

Code Enforcement _____

Planning Department _____

City Engineer _____

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez _____ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

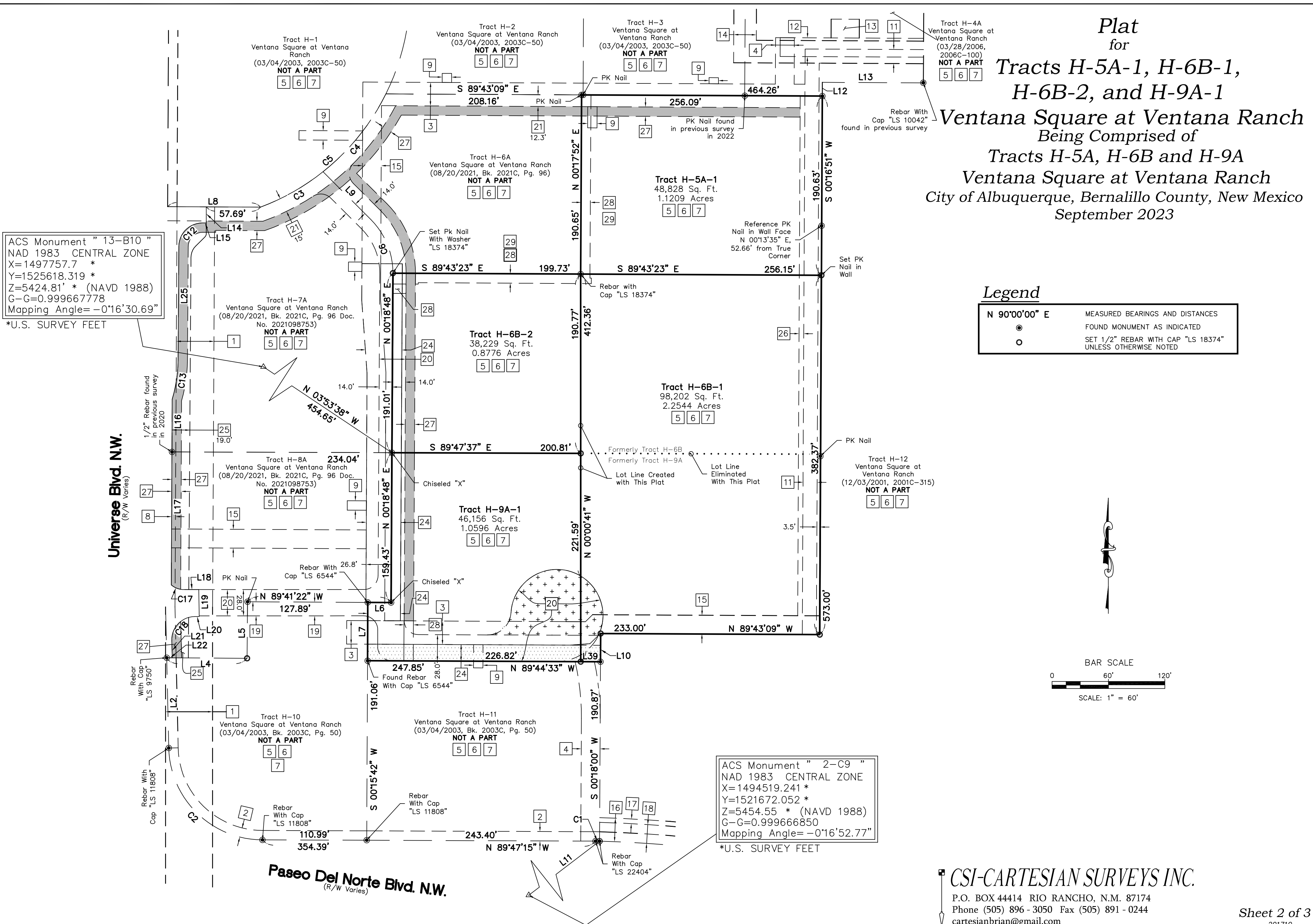


Plat
 for
Tracts H-5A-1, H-6B-1,
H-6B-2, and H-9A-1
Ventana Square at Ventana Ranch
 Being Comprised of
Tracts H-5A, H-6B and H-9A
Ventana Square at Ventana Ranch
 City of Albuquerque, Bernalillo County, New Mexico
 September 2023

ACS Monument " 13-B10 "
 NAD 1983 CENTRAL ZONE
 X=1497757.7 *
 Y=1525618.319 *
 Z=5424.81' * (NAVD 1988)
 G-G=0.999667778
 Mapping Angle=-0°16'30.69"
 *U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument " 2-C9 "
 NAD 1983 CENTRAL ZONE
 X=1494519.241 *
 Y=1521672.052 *
 Z=5454.55 * (NAVD 1988)
 G-G=0.999666850
 Mapping Angle=-0°16'52.77"
 *U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.
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 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Plat
for
**Tracts H-5A-1, H-6B-1,
H-6B-2, and H-9A-1**
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5A, H-6B and H-9A
Ventana Square at Ventana Ranch
City of Albuquerque
Bernalillo County, New Mexico
September 2023

Line Table		
Line #	Direction	Length (ft)
L2	N 01°16'32" W	96.43'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L6	N 89°41'22" W	24.84'
L7	N 00°13'42" E	62.01'
L8	S 89°43'09" E	98.80'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'




Line Table		
Line #	Direction	Length (ft)
L22	N 89°38'39" W	5.90'
L25	S 00°22'36" W	120.74'
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	13.68'
L28	S 89°58'33" W	4.50'
L29	N 89°43'23" W	10.63'
L30	N 00°18'48" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'19" E	10.63'
L34	S 00°22'26" W	43.12'
L35	S 89°38'39" E	17.10'
L36	N 89°41'22" W	1.95'
L37	N 00°13'42" E	19.40'
L38	N 89°43'09" W	34.82'
L39	S 89°44'33" E	21.04'

* L1, L3, L23, AND L24 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00'	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00'	25°05'45"	106.46'	N 38°56'41" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W

* C7-C11, C14-C16 ARE INTENTIONALLY OMITTED

Easement Notes

- [1] REMAINING PORTION OF EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT AND SHOWN ON PLAT (12/03/2001, BK. 2001C, PG. 315, DOC. NO. 2001143438), (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- [2] EXISTING 10' P.U.E (12/03/2001, 2001C-315, DOC. NO. 2001143438)
- [3] EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
- [4] REMAINING PORTIONS OF EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- [5] EXISTING PRIVATE NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- [6] EXISTING PRIVATE NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- [7] EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- [8] REMAINING PORTION OF EXISTING 10' P.U.E. (03/04/2003, 2003C-50, DOC. NO. 2003035708)
- [9] REMAINING PORTIONS OF EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
- [10] INTENTIONALLY OMITTED
- [11] EXISTING PUBLIC 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- [12] EXISTING PUBLIC 20' PUBLIC SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489) AND (7/30/2002, BK. A39, PG. 5223, DOC. NO. 2002095494)
- [13] EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
- [14] EXISTING PRIVATE 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- [15] REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50 DOC. NO. 2003035708)
- [16] EXISTING 25' PUBLIC DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- [17] EXISTING 5' PUBLIC PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- [18] EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315, 2001143438)
- [19] PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (08/06/2021, DOC. NO. 2021092875) AND AS SHOWN ON PLAT (08/20/2021, 2021C-96)
- [20] EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753). PORTION VACATED WITH THIS PLAT, SHOWN HEREON AS 
- [21] EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
- [22] INTENTIONALLY OMITTED
- [23] INTENTIONALLY OMITTED
- [24] EXISTING PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT, SHOWN HEREON AS  (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
- [25] EXISTING PUBLIC MULTI-USE TRAIL EASEMENT (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
- [26] EXISTING ADDITIONAL 5' PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
- [27] EXISTING 10' PUBLIC UTILITY EASEMENT, SHOWN HEREON AS  (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
- [28] EXISTING 10' PNM EASEMENT (6/28/2023, DOC. NOS. 2023040039, 2023040041, AND 2023040042)
- [29] 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

 **CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sketch Plat
for
Tract H-5A-1, Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5A, H-6B, and H-9A,
Ventana Square at Ventana Ranch
City of Albuquerque
Bernalillo County, New Mexico
September 2022

The purpose of this plat is to combine the three lots into one



Vicinity Map - Zone Atlas B-10-Z
N.T.S.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▬	CONCRETE
▬	BLOCK WALL
□	BOLLARD
☆	LIGHT POLE
⊠	SIGNAL BOX
⊠	TRAFFIC MAST
□	PULL BOX
WV	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	SIGN
—OHU—	OVERHEAD UTILITY LINE
—W—	WATER METER
—W—	WATER MANHOLE
—SAS—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE

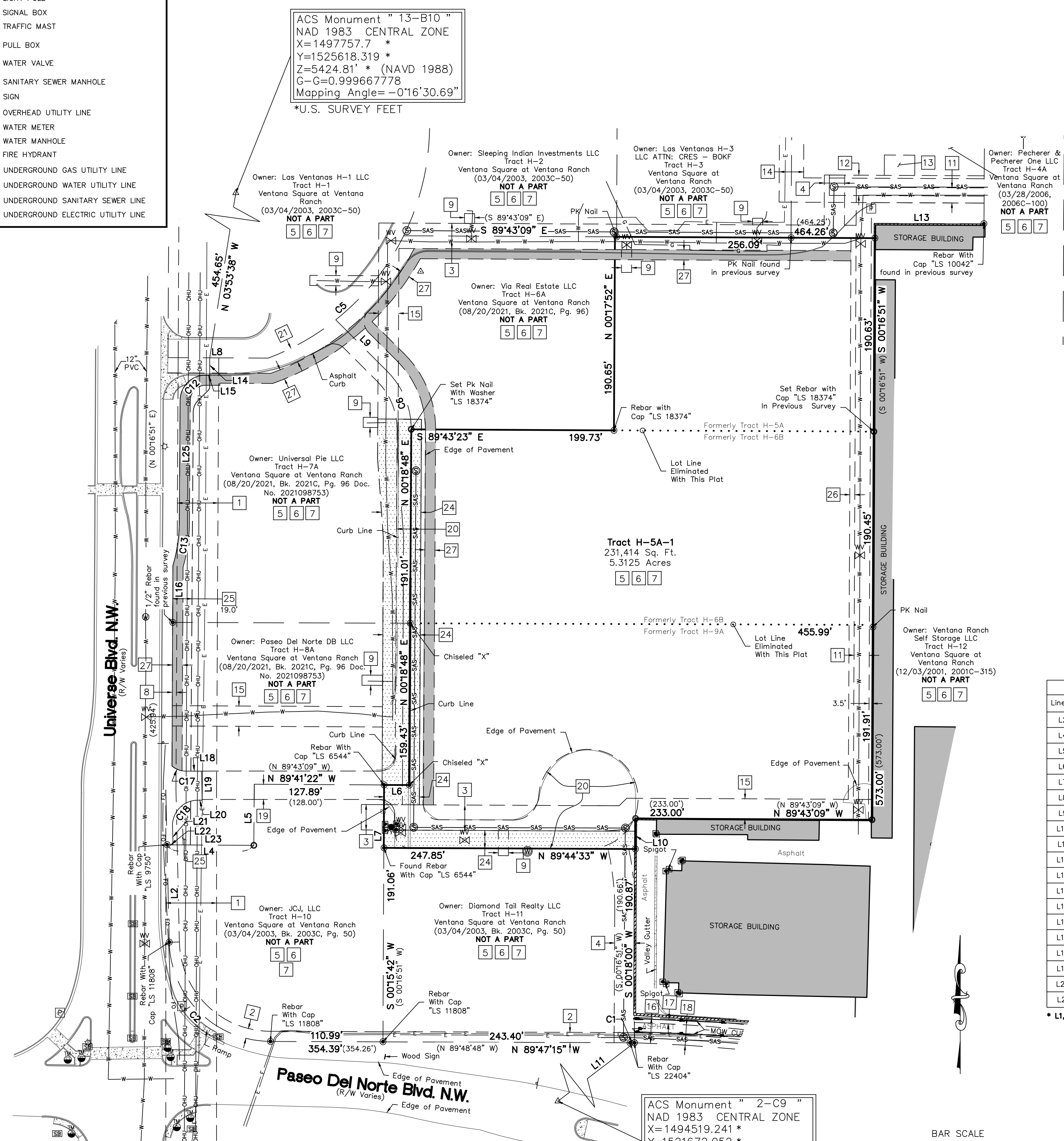
Legal Description
TRACTS H-5A, H-6B AND H-9A OF THE PLAT FOR TRACTS H-5A, H-6A, H-7A, H-8A AND H-9A OF VENTANA SQUARE AT VENTANA RANCH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 2021 IN PLAT BOOK 2021C, PAGE 96 AS DOCUMENT NO. 2021098753.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.

ACS Monument "13-B10"
NAD 1983 CENTRAL ZONE
X=1497757.7
Y=1525618.319 *
Z=5424.81 * (NAVD 1988)
G-G=0.999667778
Mapping Angle = -0°16'30.69"
*U.S. SURVEY FEET

ACS Monument "2-C9"
NAD 1983 CENTRAL ZONE
X=1494519.241 *
Y=1521672.052 *
Z=5454.55 * (NAVD 1988)
G-G=0.999666850
Mapping Angle = -0°16'52.77"
*U.S. SURVEY FEET



Easement Notes

1. REMAINING PORTION OF EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT AND SHOWN ON PLAT (12/03/2001, BK. 2001C, PG. 315, DOC. NO. 2001143438), (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
2. EXISTING 10' P.U.E (12/03/2001, 2001C-315, DOC. NO. 2001143438)
3. EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
4. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
5. EXISTING PRIVATE NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
6. EXISTING PRIVATE NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
7. EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
8. REMAINING PORTION OF EXISTING 10' P.U.E. (03/04/2003, 2003C-50, DOC. NO. 2003035708)
9. EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
10. INTENTIONALLY OMITTED
11. EXISTING PUBLIC 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
12. EXISTING PUBLIC 20' PUBLIC SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489) AND (7/30/2002, BK. A39, PG. 5223, DOC. NO. 2002095494)
13. EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
14. EXISTING PRIVATE 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
15. REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50 DOC. NO. 2003035708)
16. EXISTING 25' PUBLIC DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
17. EXISTING 5' PUBLIC PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
18. EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315, 2001143438)
19. PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (08/06/2021, DOC. NO. 2021092875) AND AS SHOWN ON PLAT (08/20/2021, 2021C-96)
20. EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11, TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
21. EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11, TO BE MAINTAINED BY SAID OWNERS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
22. INTENTIONALLY OMITTED
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27. EXISTING 10' PUBLIC UTILITY EASEMENT, SHOWN HEREON AS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00'	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00'	25°05'45"	106.46'	N 38°56'41" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	19.29'	15.00'	73°39'53"	17.98'	N 36°31'32" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W
C19	3.25'	5.72'	32°33'36"	3.20'	N 27°39'27" E
C20	13.35'	17.00'	45°00'00"	13.01'	S 22°52'26" W
C21	6.83'	24.79'	15°46'57"	6.81'	S 81°52'08" W
C22	33.21'	24.79'	76°45'22"	30.78'	S 35°35'35" W

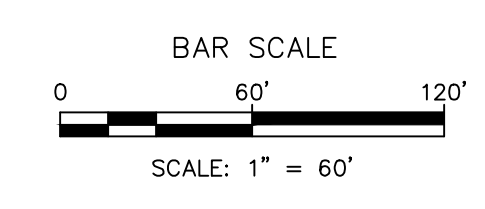
Line Table

Line #	Direction	Length (ft)
L2	N 01°16'32" W	96.43'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L6	N 89°41'22" W	24.84'
L7	S 00°13'42" W	62.01'
L8	S 89°43'09" E	98.80'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'

Line Table

Line #	Direction	Length (ft)
L22	N 89°38'39" W	5.90'
L23	N 89°38'39" E	79.58'
L25	S 00°22'36" W	120.74'
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	13.68'
L28	S 89°58'33" W	4.50'
L29	N 89°43'23" W	10.63'
L30	N 00°18'48" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'19" E	10.63'
L34	S 00°22'26" W	43.12'
L35	S 89°38'39" E	17.10'
L36	N 89°41'22" W	1.95'
L37	N 00°13'42" E	19.40'
L38	N 89°43'09" W	34.82'

* L1, L3 AND L24 INTENTIONALLY OMITTED



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