

		Oxide Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD SRC	
C1	89.53.17	99.81	156.88	100.00	141.28	S45.14.33.5	
C2	24.38.52	450.36	521.39	1212.00	517.37	N72.18.07.18	
C3	23.60.51	430.36	548.25	2038.00	842.15	N72.42.08.05	
C4	90.00.00	80.00	125.66	80.00	113.14	S74.3.18.65	
C5	44.15.08	428.36	815.60	1056.00	705.48	S07.05.14.65	
C6	14.43.55	147.89	294.15	1144.00	283.34	S07.39.52.54	

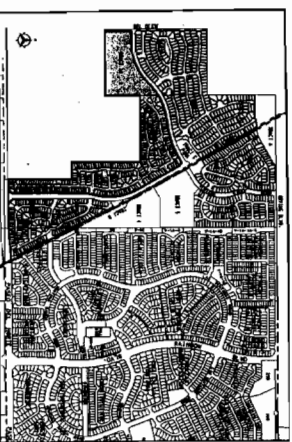
Tangent Data	
ID	BEARING DISTANCE
T1	N89°48'48" W 175.20'
T2	N00°17'55" E 366.92'
T3	N60°46'42" E 7.00'
T4	S12°04'00" W 73.55'

SURVEY NOTES:

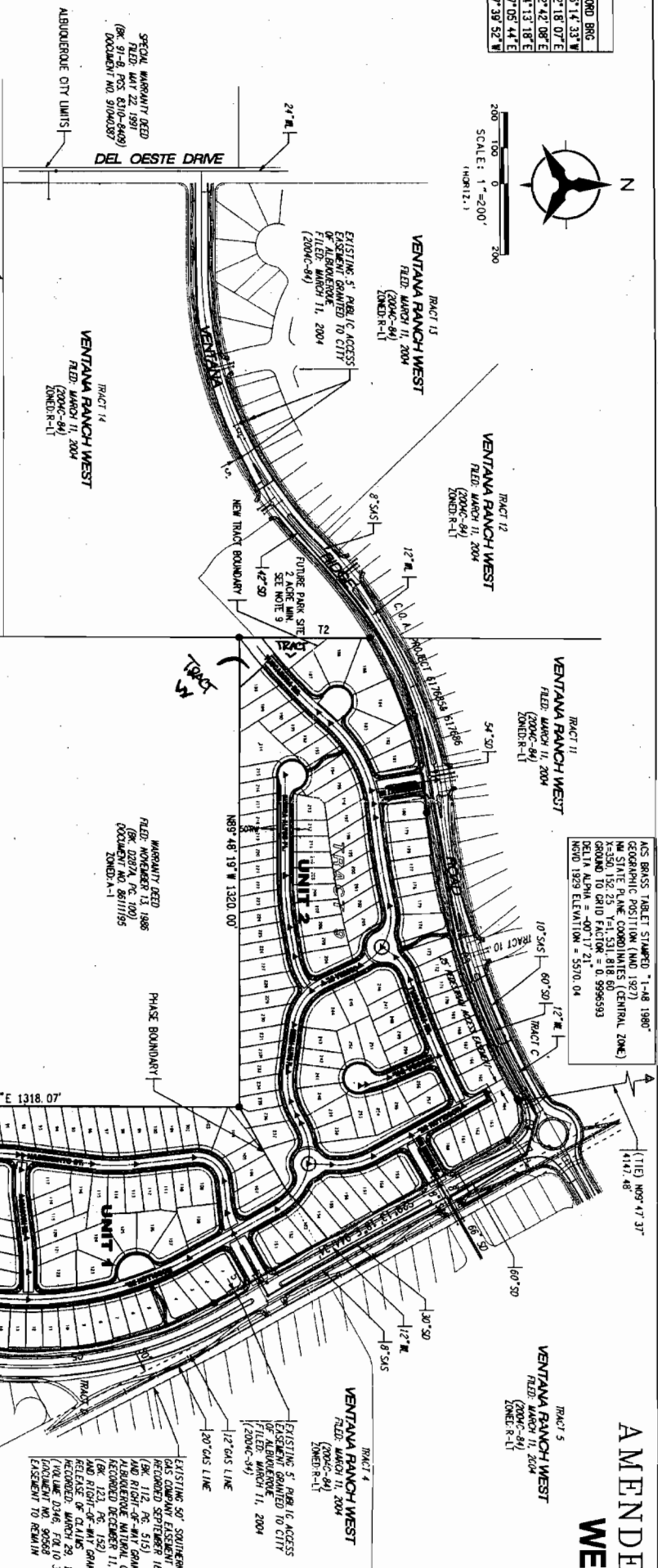
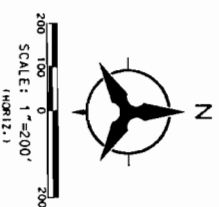
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN
THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED
"WEAVER LS 6544".

2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ESTABLISHED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS "X" WILL BE MARKED BY A FIVE (5') ALUMINUM OIL STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544."
3. THE SUBURBAN BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASES OF BENCHMARKS WILL BE NEW MEXICO STATE PLANE GRID BENCHMARKS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. BENCHMARKS WILL BE SET AT ALL POINTS OF CURVATURE, INTERSECTION, AND STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION APPROVED FOR MONUMENTATION AND STREET NAMES.

CITY SURVEYOR [Signature]
DATE 8-30-05



LOCATION MAP
ZONE ATLAS MAP NO. 8-8



ACS BRASS TABLET STAMPED "1-A8 1980"
GEOGRAPHIC POSITION (NAD 1927)
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
X=550,152.25 Y=1,531,818.60
GROUND TO GRID FACTOR = 0.9996593
DELTA ALPHA = -00°17'21"
NAD 1929 ELEVATION = 5570.04

TRACT 5
RANCH WEST
MARCH 11, 2004
(0000-04)
NEL R-LT

AMENDED PRELIMINARY PLAT
WESTERN RIDGE SUBDIVISION
UNIT 1 & UNIT 2
(REPLAT OF TRACT 2 & 9
AT VENTANA RANCH WEST)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2004

- LEGAL DESCRIPTION:
PARCELS 2 & 9 OF PENITANA RANCH WEST
FILED: MARCH 11, 2004 (2004C-84)
1. EXISTING ZONING: R1
APPROVED ZONING: R1
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL AREA: 49.2 GROSS ACRES
AREA OF LOT: 10.0 ACRES
APPROXIMATE 5' x 170.0' PER ACRE
3. MINIMUM LOT DIMENSIONS 45' x 100'
4. ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE
PAID FOR BY THE DEVELOPER FOR MAINTENANCE TO THE
CITY OF ALBUQUERQUE
5. THIS SUBDIVISION LIES WITHIN THE NEW MEXICO
UTILITIES, INC. (NMU) FRANCHISE AREA. WATER
AND SANITARY SERVICES WILL BE OBTAINED FROM
NMU'S UTILITIES, AND FROM THE REGIONAL
WASTEWATER TREATMENT PLANT. ALL UTILITY
IMPROVEMENTS MUST BE APPROVED
BY BOTH THE REGIONAL AND NMU.
6. ALL SANITARY AND WATER UTILITIES IN THE STREET
RIGHT OF WAY ARE TO BE OWNED AND MAINTAINED BY NMU.

7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO NEWMAN WEST PLANNED, PAVED OR UNPAVED NEWMAN RIDGE ROAD OF NEWMAN RANCH WEST AND TRACT A THEREAFTER.
8. LOT SEPARATORS SHALL CONFORM TO R.I.T. ZONE REGULATIONS. REQUIRED SEPARATORS SHALL INCLUDE:
- FRONT YARD: 20' (TYP.)
 - (15' MIN. TO 20' TO GARAGE W/L)
 - SIDE YARD: 5' (MIN.)
 - BACK YARD: 15' (MIN.)
 - CORNER SEPARATOR: 10' TO 20'

9. PAVN DEEDICATION REQUIREMENTS HAVE BEEN MET WITH PAVN SITE AS RESERVED AS A PORTION OF TRACT 11. THE VENTNAR RANCH RES. IN ACCORDANCE WITH THE PAVN DEEDICATION AGREEMENT BETWEEN THE CITY OF ALABAMA AND VENTNAR RES. LLC
10. TRACT 2 IS SUBJECT TO AN EXISTING THIRTY (30) YEAR EASEMENT PUBLIC SHOW DASH EASEMENT OBTAINED TO THE CITY OF ALABAMA
11. TRACTS 1, 2 AND TRACTS 3 HAVE BEEN DEED TO AND MAINTAINED BY VENTNAR RANCH RES COMMUNITY ASSOCIATION BY SPURDIN DEED AND SUELEY PRIVATE SPACE, RECREATION ACCESS AND COMMUNITY LANDSCAPING
12. TRACTS 4 AND 5 HAVE BEEN DEED TO THE CITY OF ALABAMA AND THE CITY OF ALABAMA WITH THE CITY OF ALABAMA

12. TRACT L IS DEDICATED TO THE CITY OF ALBUQUERQUE IN
SURRENDER. THE FILING OF THIS PLAT, TRACT L, IS ONE
WITH A FORMAL PUBLIC DRAINAGE EASEMENT AND WILL
MAINTAINED BY THE CITY OF ALBUQUERQUE FOR THE USE
A PRIVATE LANDSCAPE EASEMENT IS RESERVED FOR THE
PARCH MIST COMMUNITY ASSOCIATION, INC. OVER TRACT

MENTAL MESS, LLC
A RECENT CO LIMITED LIABILITY COMPANY
ROBERT A. MANN, PRESIDENT
SANDIA PROPERTIES LTD. CO.
MANAGING MEMBER

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

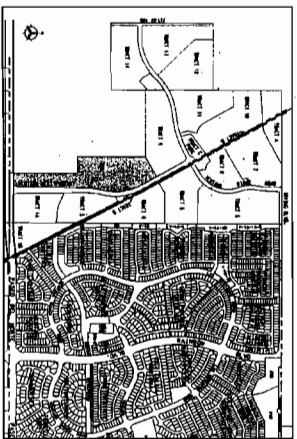
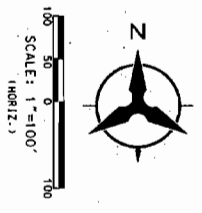
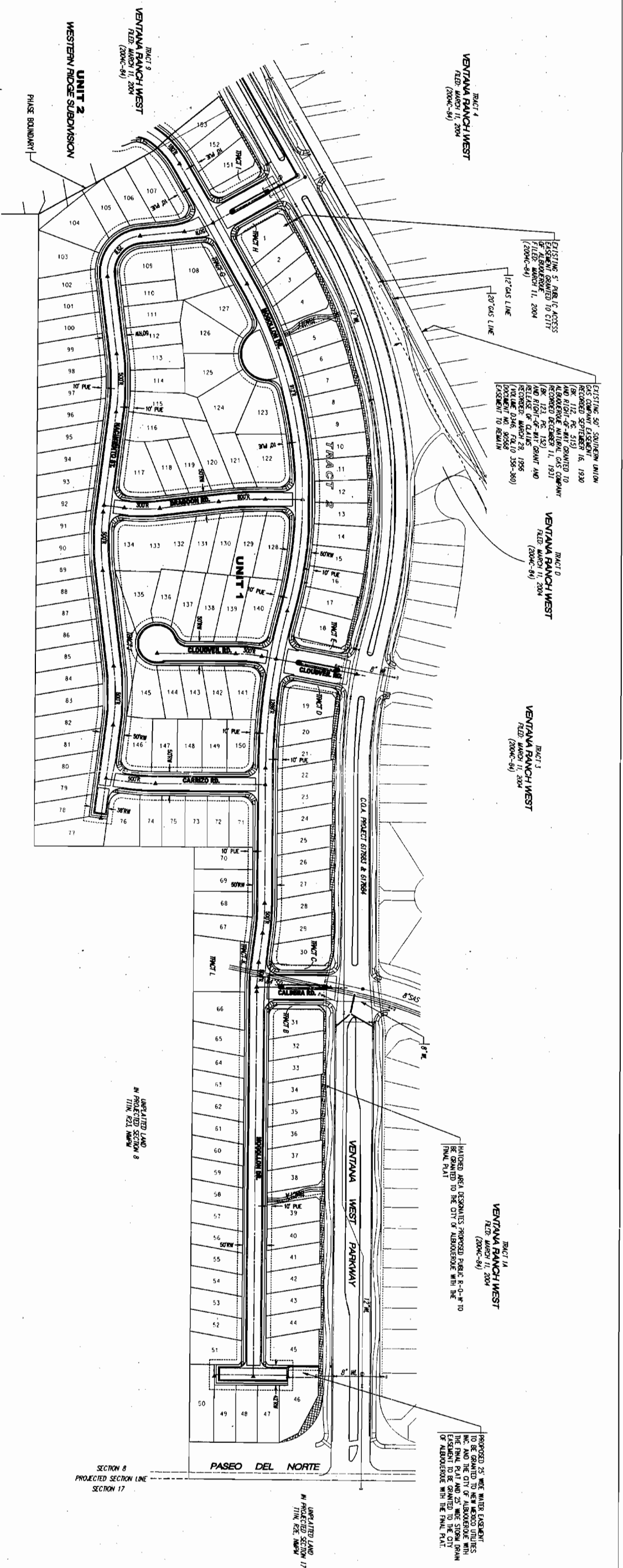
SHEET 1 of 3

Bohannon ▴ Huston

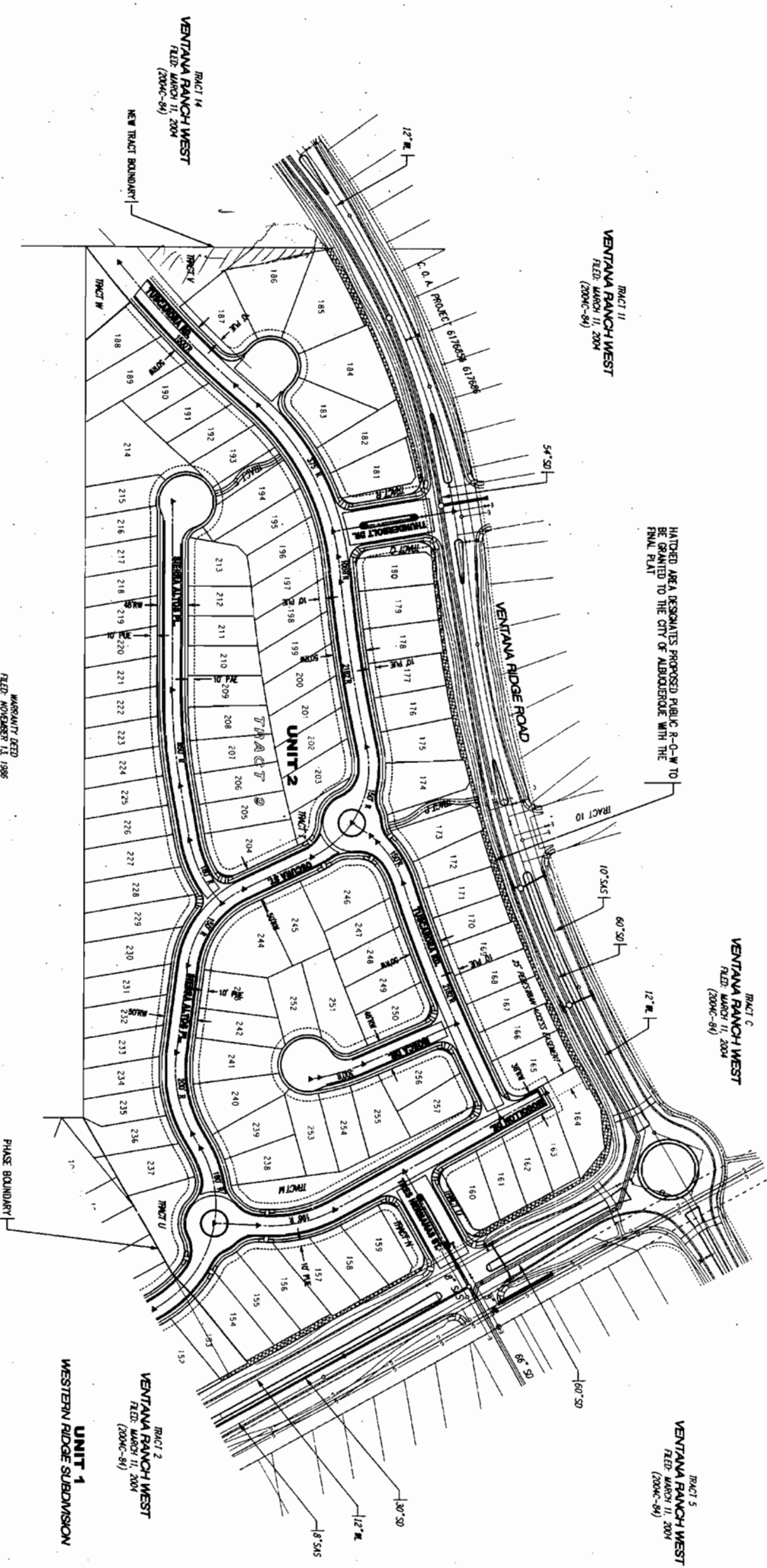
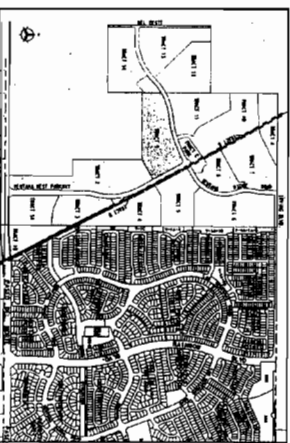
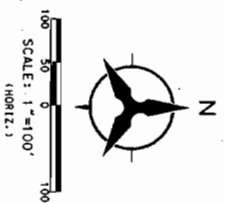
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4333
ENGINEERING & SPATIAL DATA / ADVANCED TECHNOLOGIES

BHI JOB NO. 050129

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



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

WARRANTY DEED
FILED: NOVEMBER 11, 1986
(BK. 0287A, PG. 100)
DOCUMENT NO. 8611195

SHEET 3 OF 3