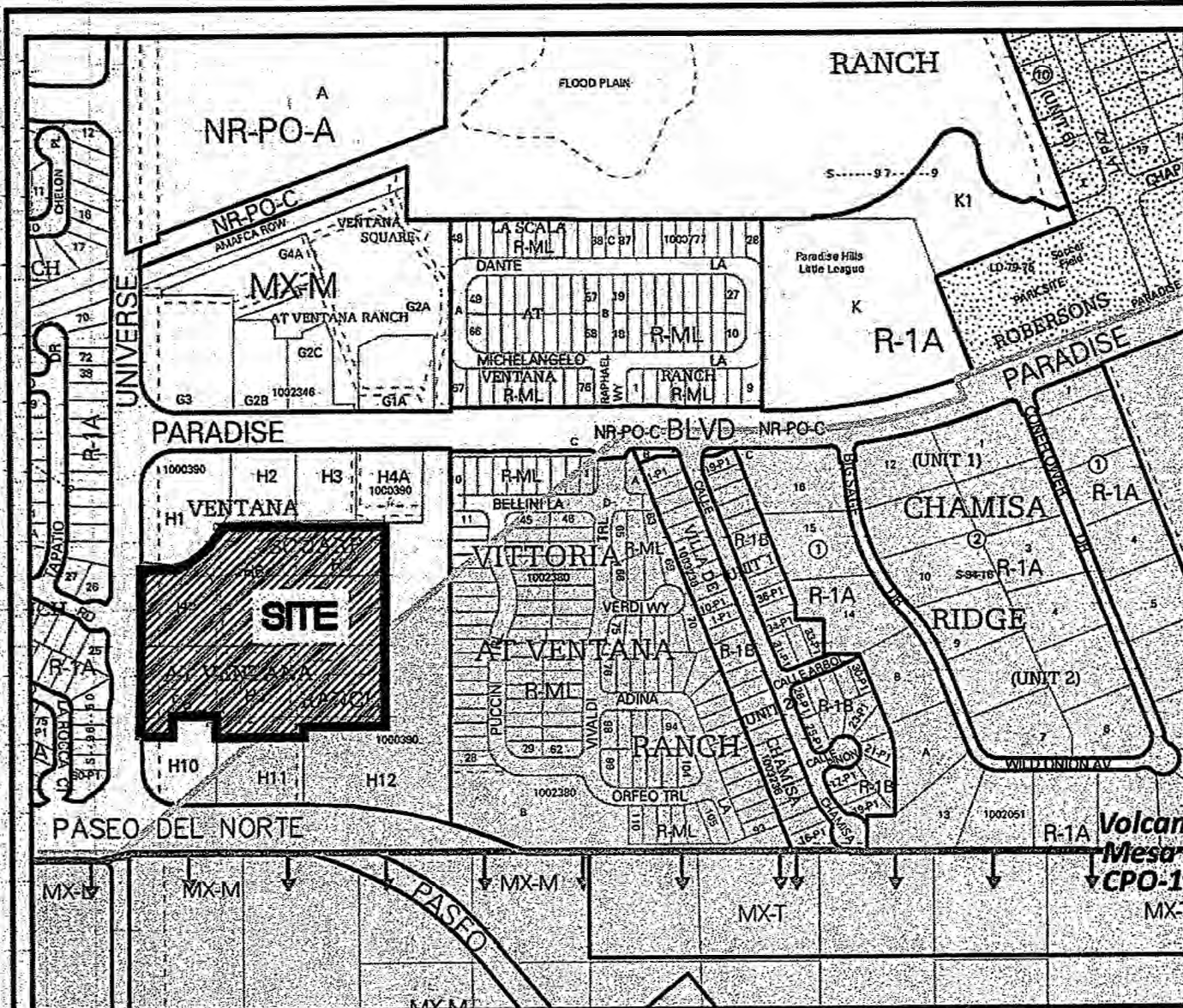




Vicinity Map - Zone Atlas B-10-Z

Documents

1. TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
2. PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
3. WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892; DOC. NO. 2004002902.
4. WARRANTY DEED FOR TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

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.

Thomas D. Growney
THOMAS D. GROWNNEY, MANAGING MEMBER
DIAMOND TAIL REALTY, LLC
DATE 7-9-21

STATE OF *North Carolina* SS
COUNTY OF *Buncombe*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-9 2021
BY: THOMAS D. GROWNNEY, MANAGING MEMBER, DIAMOND TAIL REALTY, LLC

By: *Adam Curry*
NOTARY PUBLIC
MY COMMISSION EXPIRES 03/02/2026

ADAM CURRY
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
NOTARY ID# 20210800126
COMMISSION EXPIRES 03/02/2026

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: Diamond Tail Realty LLC
UPC #: 101006506208830605 (Tract H-5)
101006504807330604 (Tract H-6)
101006501607230610 (Tract H-7)
101006501605030611 (Tract H-8)
101006504904730603 (Tract H-9)

Purpose of Plat

1. SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 8.7797 ACRES
ZONE ATLAS PAGE NO. B-10-Z
NUMBER OF EXISTING LOTS: 5
NUMBER OF LOTS CREATED: 6
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: 0.1295 ACRES
DATE OF SURVEY: OCTOBER 2020

Legal Description

TRACTS "H-5" THRU "H-9" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 2003035708.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. 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

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 #: 101006506208830605
101006504807330604
101006501607230610
101006501605030611
101006504904730603

PROPERTY OWNER OF RECORD

Diamond Tail Realty LLC

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat

for

Tracts H-5A, H-6A, H-6B,
H-7A, H-8A and H-9A,
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5 thru H-9
Ventana Square at Ventana Ranch
City of Albuquerque
Bernalillo County, New Mexico
July 2021

Project Number: PR-2020-004024

Application Number: SD-2021-00155

Plat Approvals:

<i>[Signature]</i> Rodney Palmer (Jul 20, 2021 08:51 MDT)	Jul 20, 2021
PNM Electric Services <i>[Signature]</i> Abdel Elmaghrabi Abdel Elmaghrabi (Jul 20, 2021 09:15 MDT)	Jul 20, 2021
Qwest Corp. d/b/a CenturyLink QC <i>[Signature]</i> Jeff Estevan Jeff Estevan (Jul 20, 2021 09:15 MDT)	Jul 20, 2021
New Mexico Gas Company <i>[Signature]</i> Mike Mortus Mike Mortus (Jul 20, 2021 07:42 MDT)	Jul 20, 2021
Comcast	

City Approvals:

<i>[Signature]</i> Loren N. Risenhoover P.S. City Surveyor	7/6/2021
<i>[Signature]</i> Jeanne Wolfenbarger Traffic Engineer	Aug 9, 2021
<i>[Signature]</i> Blaine Carter ABCWA	Aug 10, 2021
<i>[Signature]</i> ABCWA Parks and Recreation Department	Aug 9, 2021
<i>[Signature]</i> Code Enforcement AMAFCA	Aug 10, 2021
<i>[Signature]</i> Ernest Armijo City Engineer	8/9/2021
<i>[Signature]</i> DRB Chairperson, Planning Department	Aug 9, 2021
	Aug 11, 2021

Surveyor's Certificate

I, WILL PLOTNER JR., 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.

[Signature]
Will Plotner Jr.
N.M.R.P.S. No. 14271
Date 7/8/2021

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
201710

2021C-96

Existing Lot
Lines, Existing
Easements and
Easements to be
vacated shown on
this sheet

Easement Notes

- 1 EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT
(05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 2 EXISTING 10' P.U.E (12/03/2001, 2001C-315)
- 3 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT
(03/04/2003, 2003C-50)
- 4 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 5 EXISTING PRIVATE NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND
PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS
(03/04/2003, 2003C-50) (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)
(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 EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 10 EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS 
- 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)
- 14 EXISTING PRIVATE 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217,
DOC. NO. 2002095488)
- 15 EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
PORTIONS VACATED BY THIS PLAT, SHOWN HEREON AS 
- 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' PUBLIC UTILITY EASEMENT (12/03/2001, 2001C-35)

Legend

N 90°00'00" E
(N 90°00'00" E)

MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES
(3/4/2003, 2003C-50)

FOUND MONUMENT AS INDICATED

SET 1/2" REBAR WITH CAP "LS 14271"
UNLESS OTHERWISE NOTED

..... LOT LINE ELIMINATED WITH THIS PLAT

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"

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

Sheet 2 of 5
201710

DOC# 2021098753

08/20/2021 10:44 AM Page: 2 of 5

PLAT R:\$25.00 B: 2021C P: 0096 Linda Stover, Bernalillo County

(2)

2021C-96

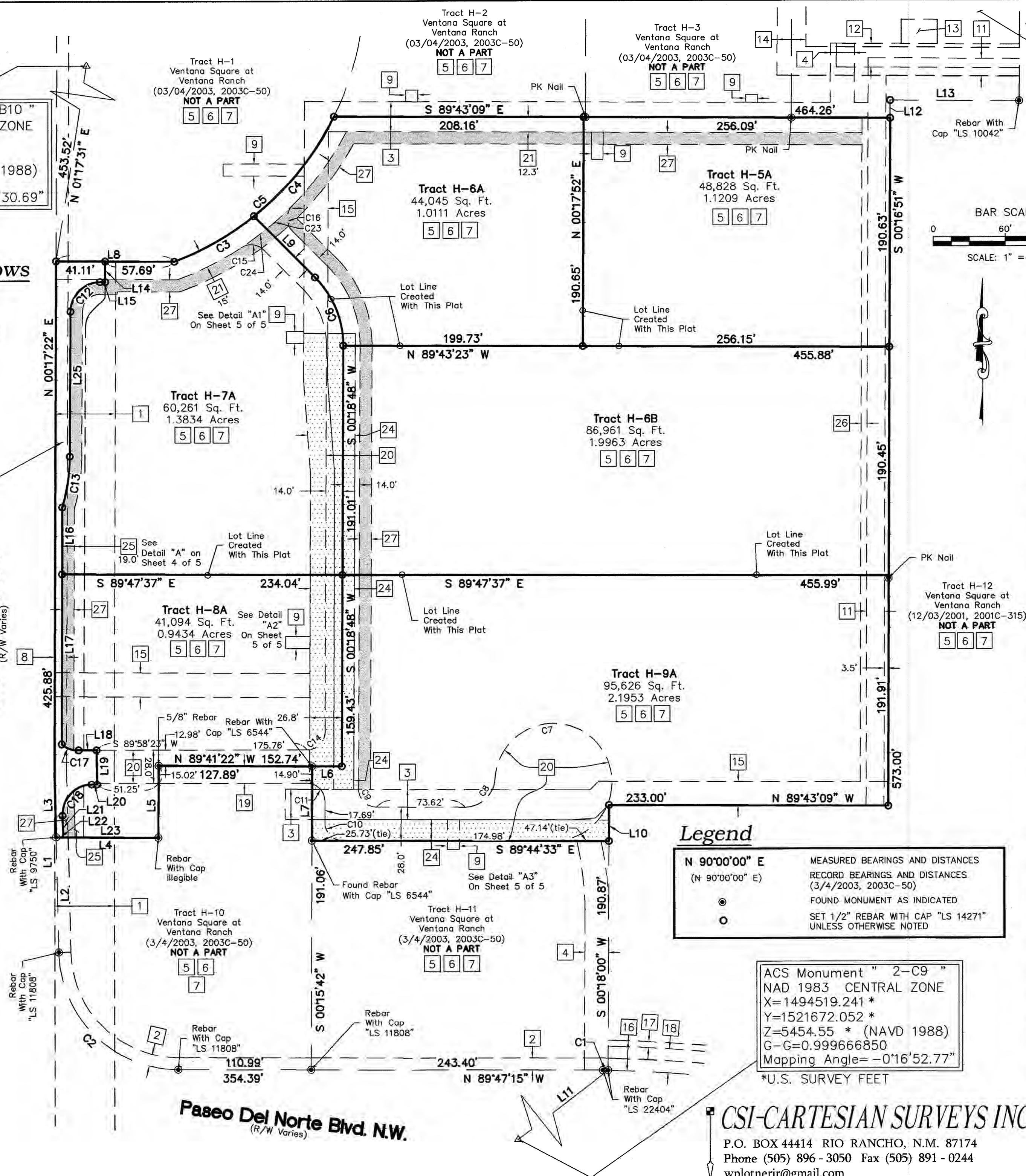
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*U.S. SURVEY FEET

This Sheet Shows
Post Plat
Conditions

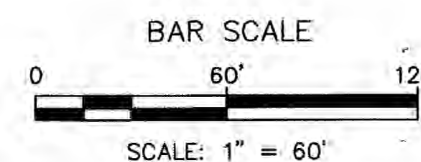
Right of Way
Dedicated to the
City of Albuquerque
5,639 Sq. Ft.
0.1295 Acres

Universe Blvd. N.W.
(R/W Varies)

Paseo Del Norte Blvd. N.W.
(R/W Varies)



Plat for
Tracts H-5A, H-6A, H-6B,
H-7A, H-8A and H-9A,
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5 thru H-9
Ventana Square at Ventana Ranch
City of Albuquerque
Bernalillo County, New Mexico
July 2021



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- 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 EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) SEE SHEET 5 OF 5 FOR DETAILS
- 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)
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- 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)
- 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-35)
- 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)
- 20 PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- 21 PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- 22 INTENTIONALLY OMITTED
- 23 INTENTIONALLY OMITTED
- 24 PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]. SEE DETAIL "A4" ON SHEET 5 OF 5.
- 25 PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A" ON SHEET 4 OF 5.
- 26 ADDITIONAL 5' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 27 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]

Legend

N 90°00'00" E
(N 90°00'00" E)
MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES
(3/4/2003, 2003C-50)
FOUND MONUMENT AS INDICATED
SET 1/2" REBAR WITH CAP "LS 14271"
UNLESS OTHERWISE NOTED

ACS Monument "2-C9"
NAD 1983 CENTRAL ZONE
X=1494519.241 *
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G-G=0.99966850
Mapping Angle=-0°16'52.77"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

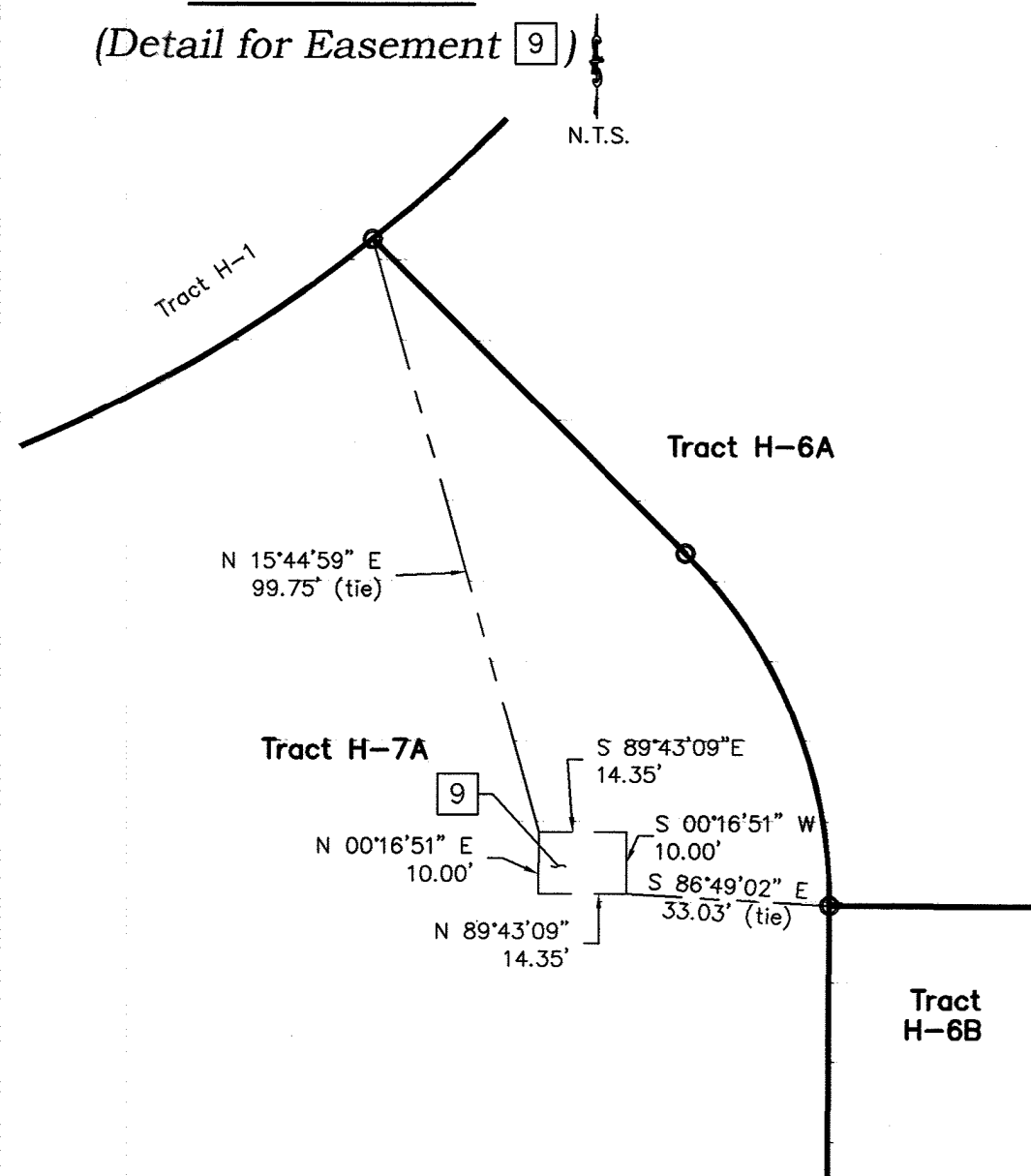
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 3 of 5
201710

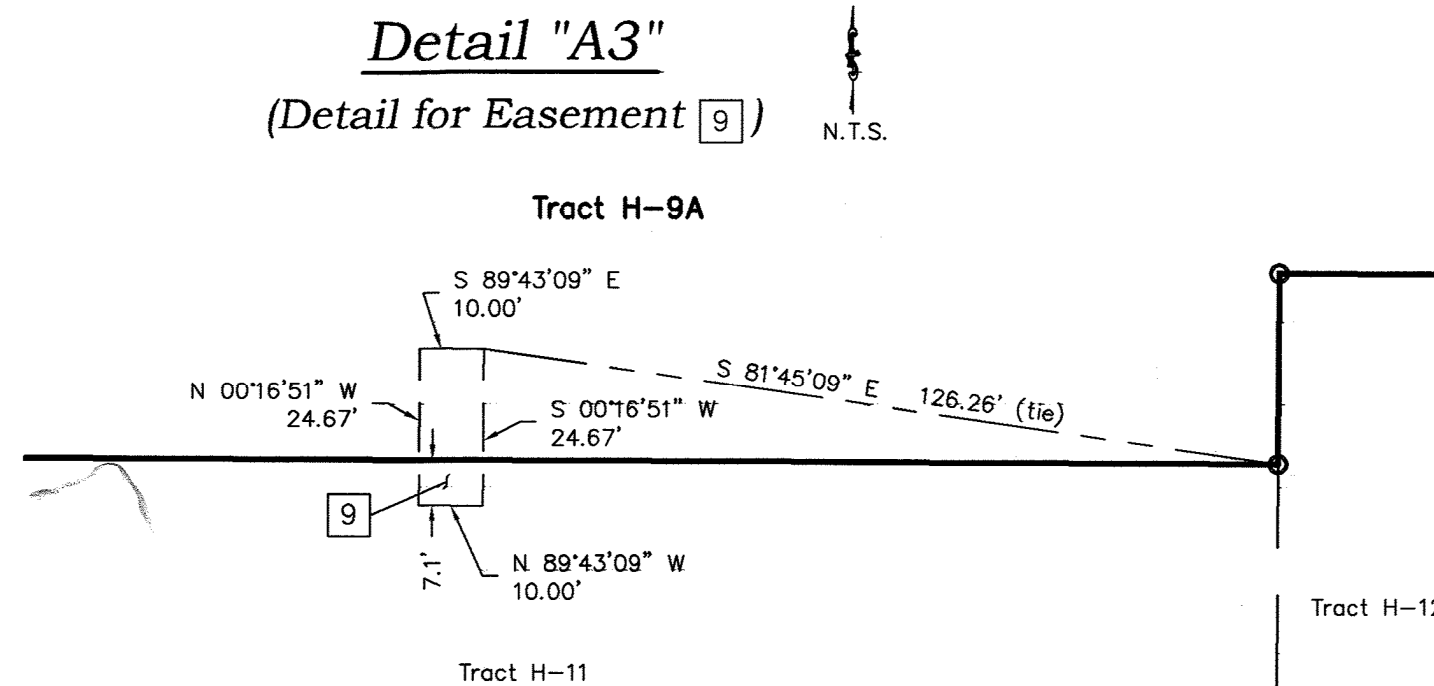
2021C-96

(3)

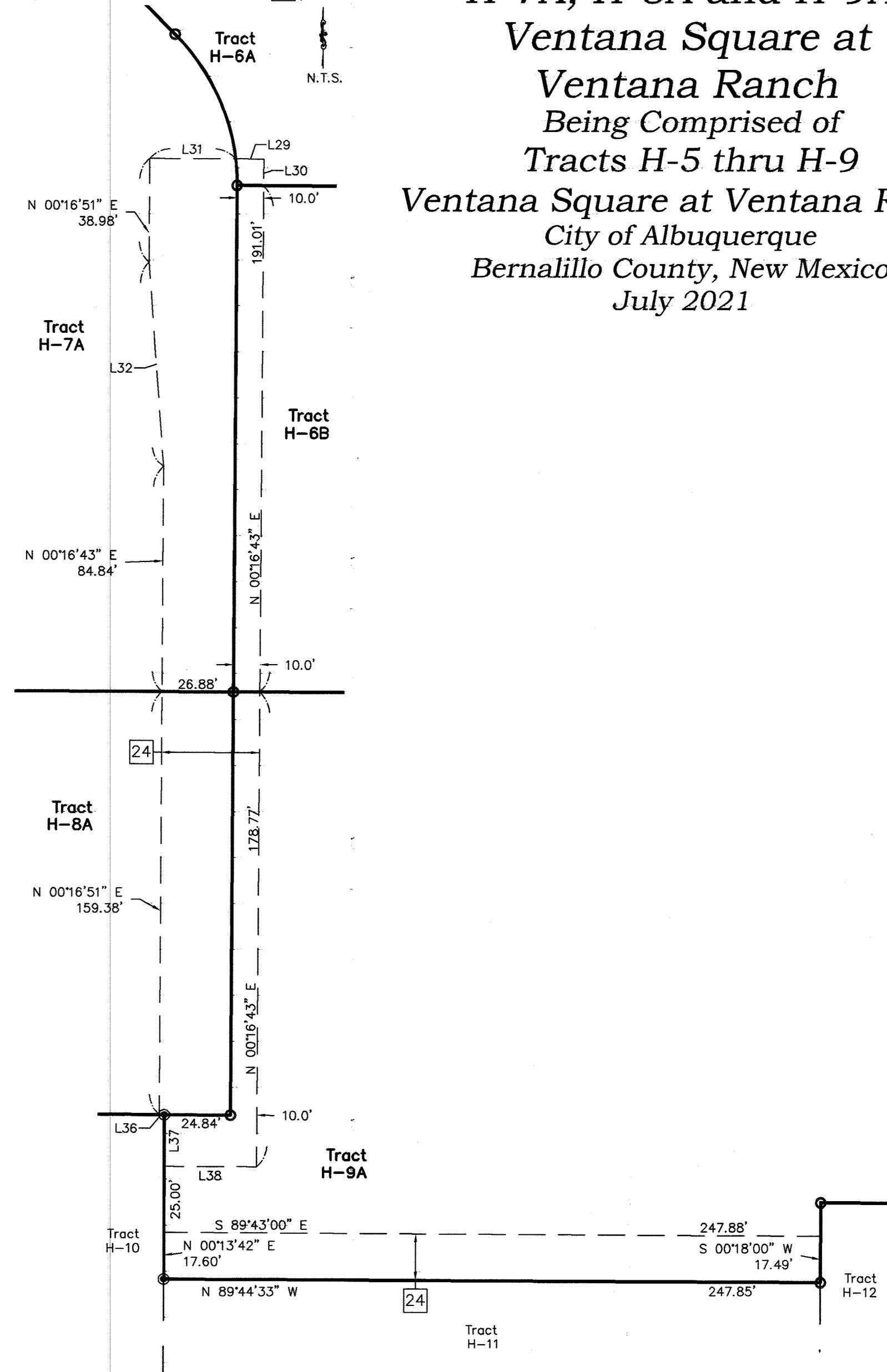
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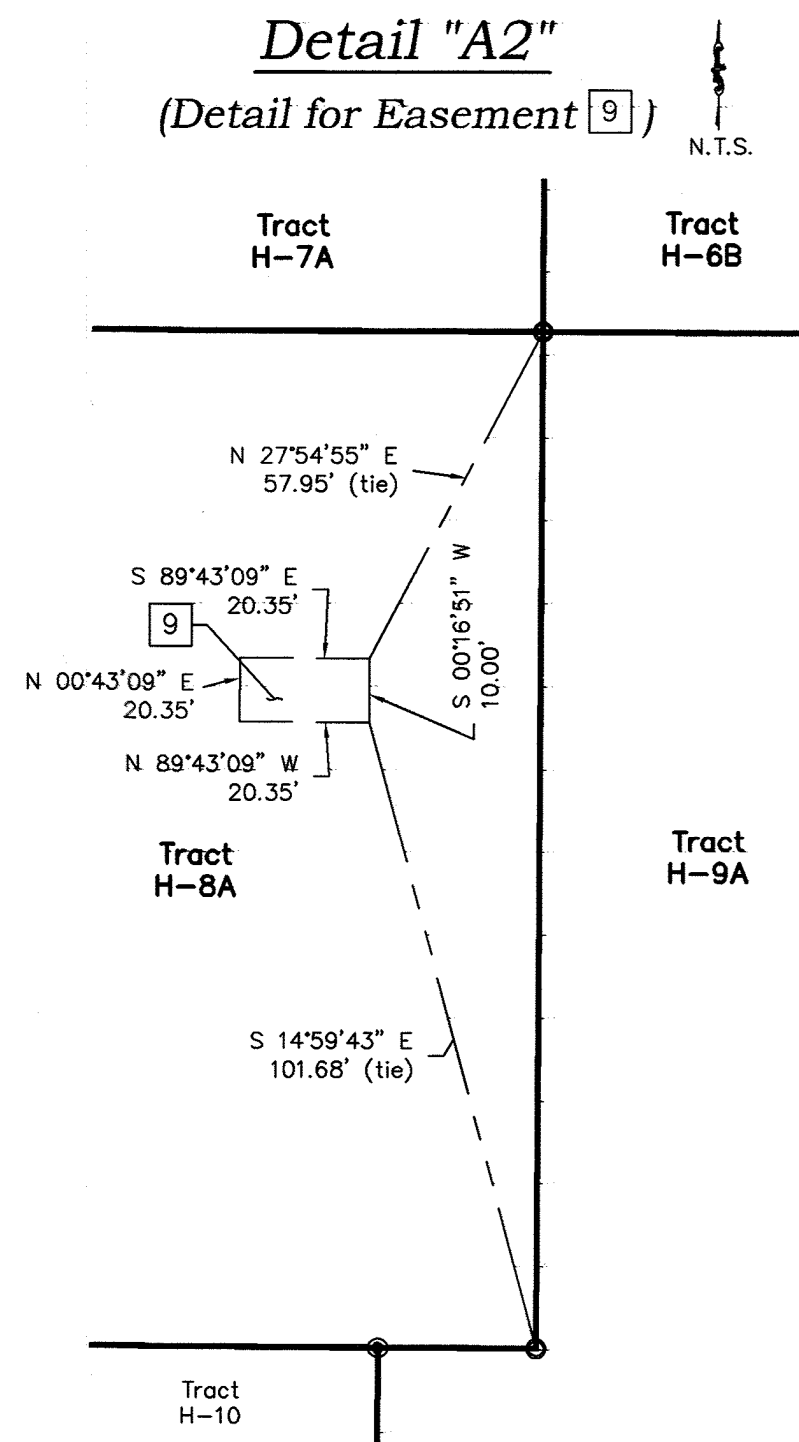
Detail "A3"
(Detail for Easement [9])



Detail "A4"
(Detail for Easement [24])



Detail "A2"
(Detail for Easement [9])



Plat
for
Tracts H-5A, H-6A, H-6B,
H-7A, H-8A and H-9A,
Ventana Square at
Ventana Ranch
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Ventana Square at Ventana Ranch
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July 2021

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wplotnerjr@gmail.com

Sheet 5 of 5
201710

2021C-916

DOCH 2021098753
08/29/2021 10:44 AM Page: 5 of 5
PLAT R: \$25.00 B: 2021C P: 0096 Linda Stover, Bernalillo County

(5)