

SCANNED BY
DATE: 11-25-03

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 17, T. 11 N. R. 4 E. N.M.P.M., WITHIN ELENA GALLEGOS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

LOTS NUMBERED NINE (9) THROUGH SIXTEEN (16), BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, 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 MARCH 10, 1937, IN VOLUME D, FOLIO 121;

TOGETHER WITH THE REMAINING NORTHERLY PORTIONS OF LOTS SEVENTEEN (17) THROUGH TWENTY-TWO (22), BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, 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 MARCH 17, 1937, IN VOLUME D, FOLIO 129, SAID REMAINING PORTIONS ACQUIRED BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AS RIGHT OF WAY UNDER NEW MEXICO PROJECT NUMBER TPU-4045 (2), WITH SAID TRACTS TO POSSIBLY BE SOLD AS EXCESS RIGHT OF WAY;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, A POINT ON THE WEST OF RIGHT-OF-WAY LINE OF VENTURA ST. NE, AND SOUTH OF RIGHT-OF-WAY LINE OF HOLLY AVE., FROM WHENCE A TIE TO ACS MONUMENT "3-C20" BEARS N 01°03'03" E, 2644.16 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING S 00°12'18" W, 115.06 FEET ALONG WEST OF RIGHT-OF-WAY LINE OF VENTURA TO A POINT; THENCE,

S 09°59'33" W, 71.06 FEET TO AN ANGLE POINT; THENCE,

S 00°10'50" W, 61.48 FEET TO AN ANGLE POINT; THENCE,

S 29°02'24" W, 38.42 FEET TO AN ANGLE POINT AND TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH OF RIGHT-OF-WAY LINE OF PASEO DEL NORTE, S 79°44'45" W, 366.45 FEET TO A POINT; THENCE,

S 85°41'53" W, 203.75 FEET TO A POINT; THENCE,

S 85°28'33" W 330.98 FEET TO AN ANGLE POINT; THENCE,

N 00°10'38" E, 158.19 FEET TO AN ANGLE POINT; THENCE,

N 89°42'41" W, 330.21 FEET TO A POINT; THENCE,

N 00°10'04" E, 234.56 FEET TO AN ANGLE POINT AND TO NORTHWEST CORNER OF SAID TRACT; THENCE,

ALONG THE SOUTH OF RIGHT-OF-WAY LINE OF HOLLY AVE., S 89°38'43" E, 1254.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 9.0513 AC. (394274.88 SF.), MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. AND OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: Richard Leverick DATE: 11/24/03

OWNER PRINT NAME: RICHARD LEVERICK AS MANAGER-DELEGEE FOR

ACKNOWLEDGMENT NM-VENTURA PLACE LLC, OWNER

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF November

20 03 BY Richard Leverick

Notary
NOTARY

MY COMMISSION EXPIRES: 8/12/07



PLAT OF LOTS 1 THRU 6 VENTURA PLACE

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

PROJECT NO. 1002633

APPLICATION NO. 03 DEB -02003

UTILITY APPROVALS:

PNM ELECTRIC SERVICES 11-25-03 DATE
11-25-03 DATE

PNM GAS SERVICES 11-25-03 DATE
11-25-03 DATE

QUEST TELECOMMUNICATIONS 11-25-03 DATE
11-25-03 DATE

COMCAST 11-25-03 DATE
N/A DATE

NEW MEXICO UTILITIES 11-25-03 DATE

APPROVALS:
11-25-03 DATE

11-25-03 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

11-25-03 DATE
UTILITIES DEVELOPMENT

11-25-03 DATE
PARKS AND RECREATION DEPARTMENT

11-25-03 DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

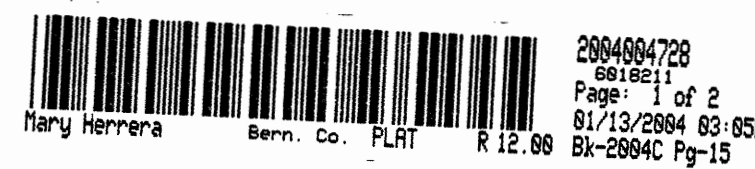
11-25-03 DATE
CITY ENGINEER

11-25-03 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11-24-03 DATE
LEONARD MARTINEZ P.S. # 9801



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # SEE ATTACH

PROPERTY OWNER OF RECORD: SPADLEY WILSON & MARGONIE

BERNALILLO CO. TREASURER'S OFFICE: NEAS JOSEPH F. SUSAN



10205 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

SHEET 1 OF 2

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

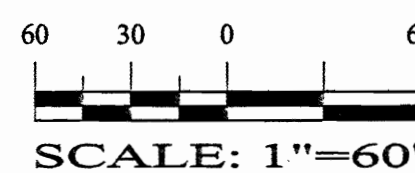
- THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, 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, SING, POOL (ABOVE GROUND 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

GRAPHIC SCALE

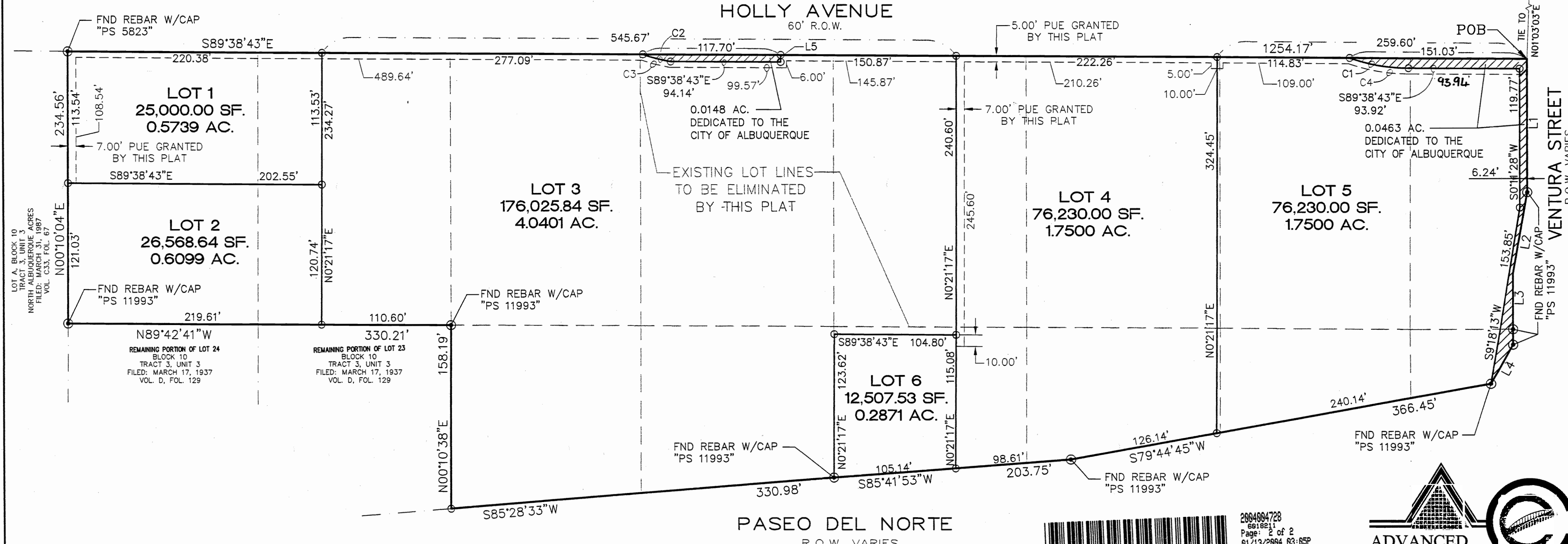


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	51.82'	156.50'	18°58'13"	26.15
C2	24.34'	156.50'	08°54'39"	12.19
C3	24.72'	161.50'	08°46'11"	12.38
C4	52.63'	161.50'	18°40'18"	26.55

ACS MONUMENT "3-C20-1999"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 412,819.69
Y = 1,521,909.47-NAD 1927
EL. = 5565.886-NGVD 1929
G-G = 0.999642369

ACS MONUMENT "7-C19-1999"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 410,171.36
Y = 1,522,006.02-NAD 1927
EL. = 5483.076-NGVD 1929
G-G = 0.999647055

N 87°54'44" W
BASIS OF BEARING



ABBREVIATIONS:

R.O.W. RIGHT-OF-WAY
ACRES ACRES
SF. SQUARE FEET



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SHEET 2 OF 2