DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 14 LOTS, INTO 6 (SIX) LOTS.

GRANT NEW EASEMENTS AND DEDICATE RIGHT-OF-WAY AS SHOWN.

#### GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801
- WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. <u>2003480463</u> 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE GRID
- BEARINGS (CENTRAL ZONE) NAD BASIS OF BEARING: BETWEEN ACS MONUMENTS "3-C20" AND "7-C19".
- 5: BEARINGS ARE GRID, DISTANCES ARE GROUND 6: THIS PROPERTY LIES WITHIN PROJECTED SECTION 17,
- TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
- 7: SITE DATA: ZONING IS SU-1 MIXED USED. 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- 9: NUMBER OF EXISTING TRACTS/LOTS.....14 LOTS 10: NUMBER OF TRACTS/LOTS CREATED......6 LOTS 11: AREA DEDICATED TO CITY OF ALBUQUERQUE.....0.0604 ACRES 12: DATE OF SURVEY......MAY 2003
- 13: A BLANKET PRIVATE DRAINAGE, UTILITY, ACCESS AND PARKING EASEMENT IS GRANTED BY THIS PLAT ACROSS LOTS 1, 2, 3, 4, 5 & 6. THE PROPERTY OWNERS FOR ALL TRACTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS. THE SITE IS FURTHER SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR VENTURA PLACE AT PASEO PLACED OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO. 14: OWNER COVENANTS AND AGREES THAT:
  - 1. APPROVAL OF THE SUBDIVISION PLAT AND SITE PLAN FOR SUBDIVISION IS AN INTERIM ACTION AND IS CONTINGENT ON A RESUBMITTED SUBDIVISION PLAT AND SITE PLATFOR DRB REVIEW AND APPROVAL SHOWING ALL OF LOTS 9-24, BLOCK 10, PER EPC APPROVAL ON SEPTEMBER 18, 2003. THE REVISED SUBDIVISION PLAT AND SITE PLAN SHALL BE SUBMITTED WITHIN 30 DAYS OF THE DRB APPROVAL.
  - 2. NO CONSTRUCTION OR ISSUANCE OF BUILDING PERMIT CAN OCCUR ON LOTS 9-24, BLOCK 10, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, UNTIL THE APPLICANT SUBMITS A REVISED SUBDIVISION PLAT AND REVISED SITE PLAN FOR SUBDIVISION SHOWING ALL OF LOTS 9-24, BLOCK 10, FOR DRB APPROVAL. A NOTE TO THIS EFFECT SHALL BE PUT ON THE SUBDIVISION PLAT AND SITE PLAN FOR SUBDIVISION.
  - 3. IF APPLICANT FAILS TO SUBMIT A REVISED SUBDIVISION PLAT AND REVISED SITE PLAN FOR SUBDIVISION WITHIN 30 DAYS OF DRB APPROVAL, APPLICANT AGREES TO SUBMIT A WRITTEN REQUEST TO VOID THE SITE PLAN APPROVAL, AND AGREES TO SUBMIT A VACATION REQUEST, VACATING THE SUBDIVISION PLAT, IN WHICH EVENT APPLICANT AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS NECESSARY FOR VACATION APPROVAL AND THE FILING OF THE SUBDIVISION REPLAT.

LEGAL DESCRIPTION:

CEASING DW

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 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE POREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE:

PICHARD LE VERICK AS MANAGER-DELEGEE POR OWNER PRINT NAME: NM-VENTURA PLACE LLC, OWNER

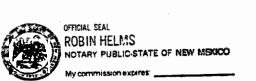
ACKNOWLEDGMENT STATE OF NEW MEXICO

COUNTY OF BERNALILLO )

24 DAY OF NOVEMBER THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

Richard Leverick





### 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:

//- 25-03 DATE

//-25*-0*3

TRANSPORTATION DIVISION 1203 (03

<u> 12-03-</u>03 ROYO FLOOD CONTROL AUTHORITY

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 BEIND KNOWLEDGE AND BELIEF. STATE OF

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #SEE ATTACH PROPERTY OWNER OF RECORD: SPAADley Wilton & Mayoric ALBUQUERQUE, NEW MEXICO 87114 MEAS JOSEPH F. SUSANS BERNALILLO CO. TREASURER'S OFFICE:

ADVANCED **ENGINEERING** and CONSULTING, LLC

10205 SNOWFLAKE CT., NW

SHEET 1 OF 2

# **EASMENTS:**

DRAWING: 200250-PLAT DRAWN BY: SHH DATE: 11-23-03

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2005

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:

1. 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.

- 2. 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.
- 3. QWEST 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.
- 4. 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, RECONSTRUCT, 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 INTERFER 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 EASEMEN'TS 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

SCALE: 1"=60'

## PLAT OF LOTS 1 THRU 6 VENTURA PLACE

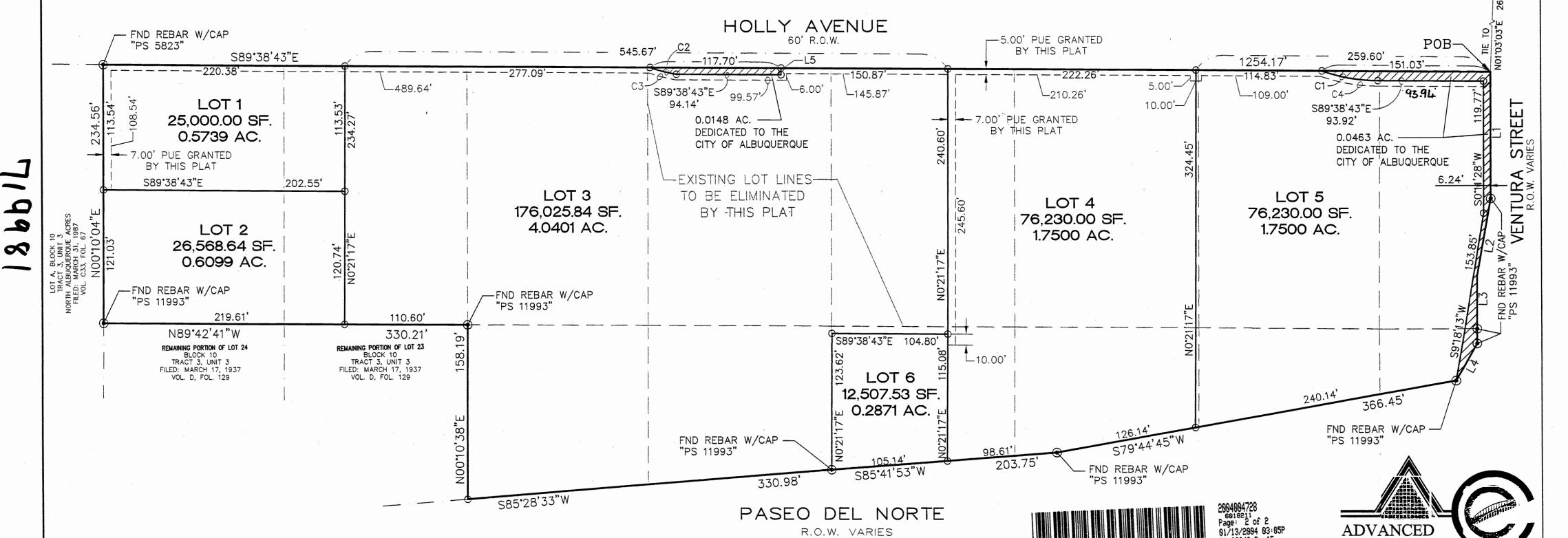
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2003

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGANT	CORD	CORD DIRECTION	
C1	51.82	156.50'	18 <b>'</b> 58'13"	26.15	51.58	S80°09'36"E	
C2	24.34	156.50'	08*54'39"	12.19	24.32	S75*21'34"E	
C3	24.72	161.50'	08°46'11"	12.38	24.70	S75*35'02"E	
C4	52.63	161.50'	18*40'18"	26.55	52.40	S80°18'34"E	
			-				

LINE TABLE						
LINE	LENGTH	BEARING				
L1	115.06	S00°12'18"W				
L2	71.06	S09°59'33"W				
L3	61.48	S00°10'50"W				
L4	38.42	S29°02'24"W				
L5	6.00	N00°21'17"E				

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

ACS MONUMENT "3-C20-1999" NM STATE PLANE COORDINATES CENTRAL ZONE X = 412,819.69Y = 1,521,909.47 - NAD 1927EL. = 5569.886-NGVD 1929 G-G = 0.999642369N 87°54'44" W BASIS OF BEARING



R.O.W. VARIES

ABBREVATIONS: R.O.W. RIGHT-OF-WAY **ACRES** AC. SF. SQUARE FEET

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

**ENGINEERING** 

SHEET 2 OF 2

DRAWING: 200250-PLATI DRAWN BY: SHH | DATE: 11-23-03