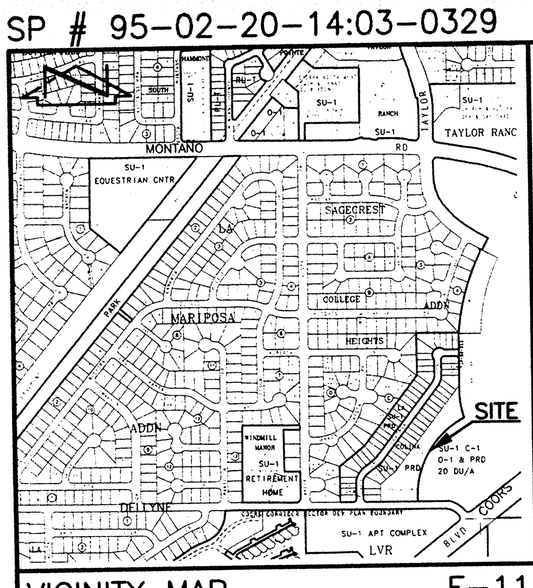
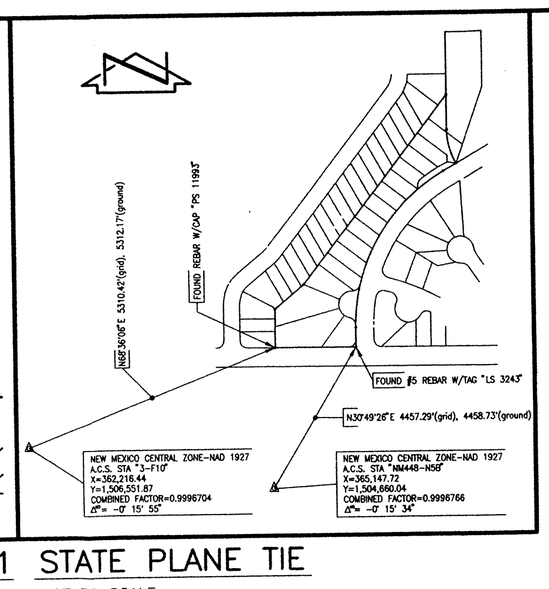
SP # 95-02-20-14:03-0329

96028308



VICINITY MAP

SCALE: 1" = 750'



E-11 STATE PLANE TIE

NOT TO SCALE

SUBDIVISION PLAT OF

MONTAÑO VISTA SUBDIVISION

ALBUQUERQUE, NEW MEXICO

MAY, 1995

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
MAR 1 2 1996 at 3:53 o'clock P.M. Recorded in Vol. 96C of records of said County, Folio 115
Judy D. Woodward Clerk & Recorder
Deputy Clerk

S-95-11

APPROVALS: DRB CASE NO. 94-371

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO	3.12.96 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	2-6-96 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	3-7-96 DATE
A.M.A.F.C.A.	3-7-96 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	2-26-96 DATE
PARKS AND RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO	3-7-96 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	03/04/96 DATE
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO	2-8-96 DATE
P.N.M. ELECTRIC SERVICES	2-15-96 DATE
U.S. WEST COMMUNICATIONS	2-13-96 DATE
P.N.M. GAS SERVICES	2-15-96 DATE
JONES INTERCABLE	2/13/96 DATE

In approving this plat, PNM Electric Services and Gas Services [illegible] did not perform a Title Search of the property shown hereon. Consequently, it does not waive any existing easement or easement rights which may exist on this property.

1-011-062-493046-40710

HOECH TRUSTEE

Laurie Hikeal

Notes:

1. A boundary survey was performed in February, 1995. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Section 26, Township 11 North, Range 2 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings based upon the replat of Tract 18-C, Taylor Ranch, filed 05-11-79, D9-122.
5. Street acreage dedicated by this plat = 0.1750 acres.
6. The purpose of this plat is to:
   A. Subdivide Tract 18-C-2, Taylor Ranch into 16 residential lots and revise the boundary of Tract O, The Estates at Taylor Ridge, to create Tract O-1.
   B. Dedicate in fee simple the necessary public street rights-of-way, and grant the necessary easements as shown.
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed as indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a " ⊗ " symbol.
8. Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

   The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

   The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

   U.S. West 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.

   Jones Intercable for the installation, maintenance, and service of such lines, cables, 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 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

   City of Albuquerque Water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque.
9. Setbacks for Lots 1 through 16 are defined as follows: There shall be a front yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long. There shall be a side yard setback of not less than 5 feet. There shall be a rear yard setback of not less than 15 feet.
11. Lots 1-16 as platted hereon shall conform with a requirement for open space of 1200 square feet per lot.

LEGAL DESCRIPTION

Tract 18-C-2, Taylor Ranch, Albuquerque, New Mexico, as the same is shown and designated on the replat of Tract 18-C, Taylor Ranch, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 11, 1979, Book D9, Page 122; together with Tract O, The Estates at Taylor Ridge, as shown on the plat of Taylor Ridge, Tract B, filed in the Office of the County Clerk of Bernalillo County on May 1, 1995, Book 95C, Page 153. Containing 3.9978 acres more or less.

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements noted in the policy of title insurance prepared by Rio Grande Title Company, Inc., dated 08-03-1994 (OP 32 0022 60 4714); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in New Mexico, and is true and correct to the best of my knowledge and belief.

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

Charles G. Cala, Jr, N.M.P.S. 11184 — Date 5-8-1995

DEDICATION AND FREE CONSENT

The undersigned owner of the land shown hereon does hereby consent to the subdivision of said land in the manner shown on this plat and does hereby dedicate in fee simple the public street rights-of-way, and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Donald G. Hoech, Trustee, Hoech Real Estate Corporation Defined Benifit Plan (Tract 18-C-2) — Date 5-8-95

Nola Kay Stofac, Trustee, Nola Kay Stofac Morley Purchase Plan (Tract 18-C-2) — Date 5-8-95

Arlo F. Murken, President, New Trend Builders, Inc. (Tract O) — Date 5-8-95

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 8th day of May, 1995.

Notary Public — 5-8-97

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #941111

SHEET 1 OF 2

SP # 95-02-20-14:03-0329

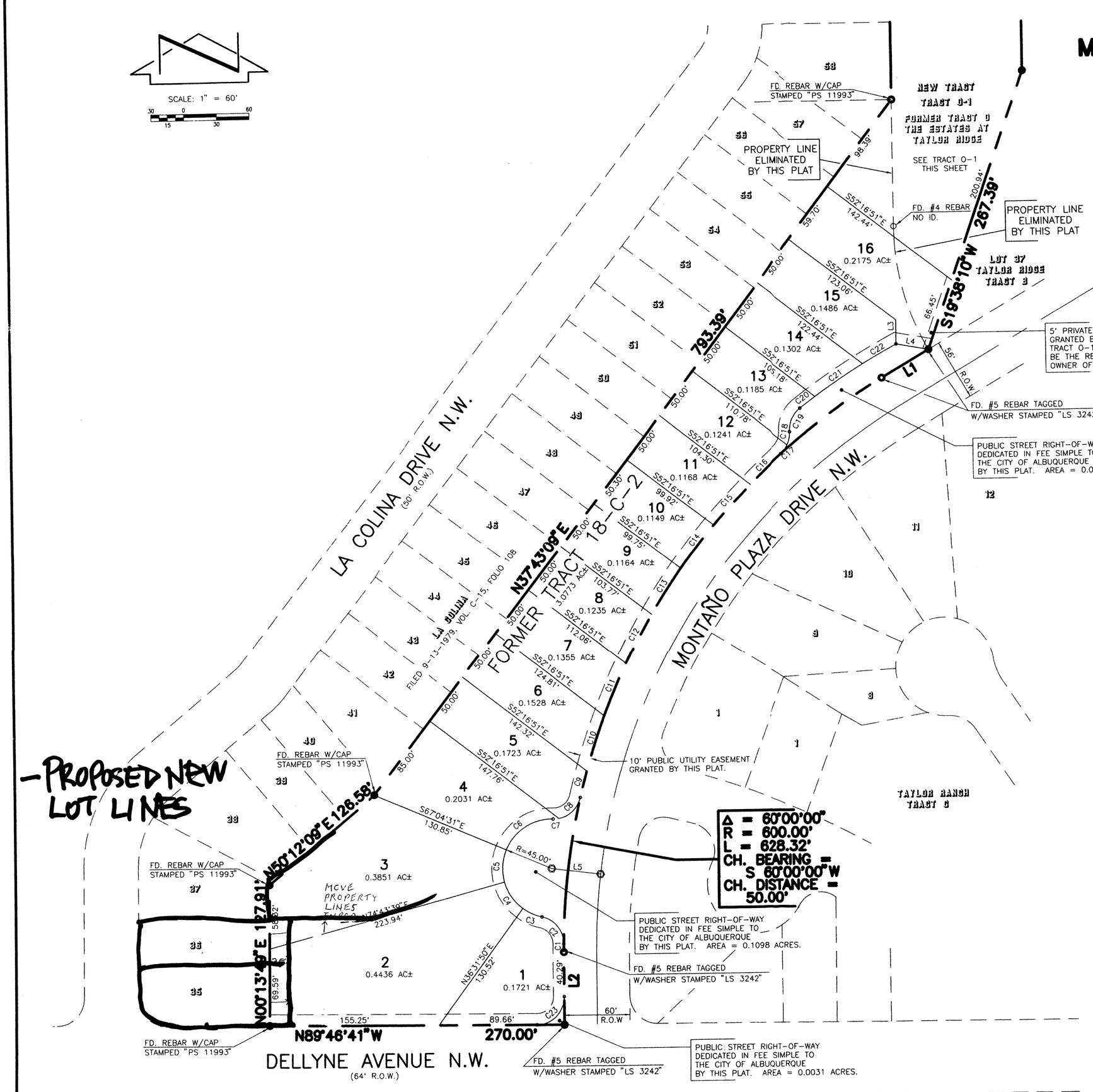
SUBDIVISION PLAT OF 96028308

MONTAÑO VISTA SUBDIVISION

ALBUQUERQUE, NEW MEXICO

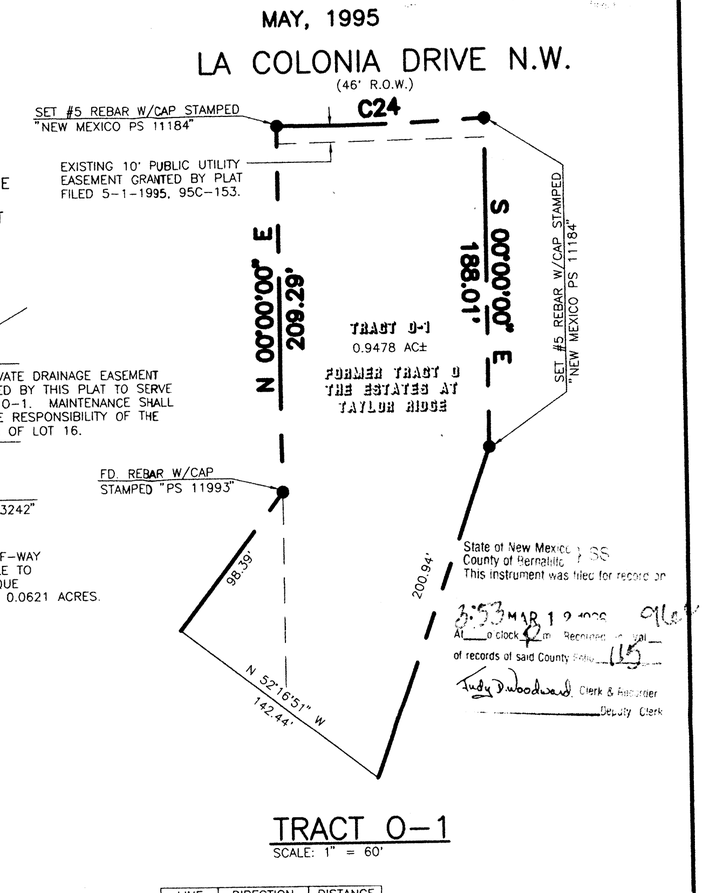
MAY, 1995

SCALE: 1" = 60'



TRACT O-1

SCALE: 1" = 60'



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Deputy Clerk

LINE	DIRECTION	DISTANCE
L1	S60°00'00"W	50.00'
L2	S00°00'00"E	65.39'
L3	N00°00'00"E	21.85'
L4	N79°41'35"W	30.00'
L5	N82°53'35"W	45.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00'	7.34'	3.67'	7.34'	S00°21'02"W	00°42'04"
C2	25.00'	34.29'	20.46'	31.67'	S38°35'50"E	78°35'48"
C3	45.00'	19.18'	9.74'	19.04'	S65°40'57"E	24°25'34"
C4	45.00'	30.00'	15.58'	29.45'	S34°22'16"E	38°11'50"
C5	45.00'	30.00'	15.58'	29.45'	S03°49'34"W	38°11'50"
C6	45.00'	54.34'	31.03'	51.10'	S57°31'02"W	69°11'06"
C7	25.00'	5.29'	2.66'	5.28'	S86°02'41"W	12°07'49"
C8	25.00'	29.00'	16.38'	27.40'	S46°44'47"W	66°27'59"
C9	600.00'	24.92'	12.46'	24.92'	S14°42'11"W	02°22'48"
C10	600.00'	52.99'	26.51'	52.98'	S18°25'24"W	05°03'38"
C11	600.00'	51.61'	25.82'	51.60'	S23°25'05"W	04°55'44"
C12	600.00'	50.70'	25.36'	50.68'	S28°18'11"W	04°50'29"
C13	600.00'	50.18'	25.10'	50.16'	S33°07'10"W	04°47'29"
C14	600.00'	50.32'	25.17'	50.30'	S37°55'03"W	04°48'17"
C15	600.00'	50.21'	25.12'	50.19'	S42°43'01"W	04°47'39"
C16	600.00'	40.45'	20.23'	40.44'	S47°02'44"W	03°51'46"
C17	25.00'	10.16'	5.15'	10.09'	S37°20'01"W	23°17'13"
C18	25.00'	12.21'	6.23'	12.09'	S11°41'48"W	27°59'12"
C19	25.00'	24.01'	13.02'	23.10'	S25°13'10"W	55°01'58"
C20	620.00'	17.24'	8.62'	17.23'	S53°31'56"W	01°35'34"
C21	620.00'	52.91'	26.47'	52.90'	S56°46'25"W	04°53'24"
C22	620.00'	35.59'	17.80'	35.58'	S60°51'47"W	03°17'19"
C23	25.00'	39.37'	25.10'	35.42'	S45°06'40"W	90°13'19"
C24	1523.00'	120.07'	60.07'	120.04'	N88°33'56"E	04°31'02"

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
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SHEET 2 OF 2