

VICINITY MAP No. C-13

LEGAL DESCRIPTION

LOT NUMBERED ONE-P-ONE (1-P1) IN BLOCK NUMBERED ONE (1) OF THE PLAT OF VISTA MONTECITO SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, 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 AUGUST 20, 1993 IN VOLUME 93C, FOLIO 244.

AND

LOT NUMBERED THREE-P-ONE (3-P1) IN BLOCK NUMBERED SIX (6) OF THE PLAT OF VISTA MONTECITO SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, 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 AUGUST 20, 1993 IN VOLUME 93C, FOLIO 244.

TOGETHER WITH

TRACT LETTERED A-ONE (A-1) AND C-ONE (C-1) OF THE PLAT OF LOT 5 A-P1 AND TRACTS A-1, B-1 AND C-1, VISTA MONTECITO SUBDIVISION, 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 SEPTEMBER 24, 1999 IN VOLUME 99C, FOLIO 273.

PLAT OF  
**LOT 1A-P1, BLOCK 1**  
**LOT 3A-P1, BLOCK 6**  
 AND  
**TRACTS A-1-A & C-1-A**  
**VISTA MONTECITO SUBDIVISION**

WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

DRB No. \_\_\_\_\_

APPROVALS:

TRAFFIC ENGINEER, TRANSPORTATION GROUP \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR, ENGINEERING DIVISION \_\_\_\_\_ DATE **7-21-03**

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY MANAGEMENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 3-P1 AND 1-P1 WITH THE COMMON AREA AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.1855 ACRES.
- TALOS LOG NO. 2003471235
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: APRIL 2003
- CURRENT ZONING: SU-1
- THESE TRACTS ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA, WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASES ON NMU, INC'S FACILITIES, NOT THE CITY OF ALBUQUERQUE'S WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU, INC.
- TRACT C-1 IS COMMON AREA AND LANDSCAPE EASEMENTS FOR THE COMMON USE AND JOINT BENEFIT OF THE VISTA MONTECITO HOME OWNERS ASSOCIATION, PSC OF NEW MEXICO, GAS COMPANY OF NEW MEXICO, US WEST COMMUNICATIONS, JONES INTERCALBE NEW MEXICO UTILITIES INC. AND THE CITY OF ALBUQUERQUE OF THE PURPOSE OF ALLOWING IT VARIOUS OPERATING DEPARTMENTS TO PROVIDE SERVICE TO THE RESIDENTS OF THE SUBDIVISION IN THE SAME MANNER AND TO THE SAME EXTENT AS THOUGH THE REFERENCE TRACTS WERE DEDICATED STREETS. ALL OWNERS OF LOTS WITHIN THE SUBDIVISION HAVE RIGHTS AND ACCESS TO THEIR PROPERTY OVER AND ACROSS THE REFERENCED TRACTS AND EASEMENTS.
- THE 15' LANDSCAPE EASEMENT BENEFITS THE OVERALL SUBDIVISION LOTS AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FREE CONSENT Lot 1-P1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.  
 ACKNOWLEDGMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 5th DAY OF May, 2003

BY: \_\_\_\_\_  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 4/2006 NOTARY PUBLIC

FREE CONSENT Lot 3-P1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.  
 ACKNOWLEDGMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 5th DAY OF May, 2003

BY: \_\_\_\_\_  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 4/2006 BY: \_\_\_\_\_ NOTARY PUBLIC

FREE CONSENT Tracts A-1 & C-1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.  
 ACKNOWLEDGMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 6 DAY OF May, 2003

BY: Edward K. Berchman  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 4/2006 BY: \_\_\_\_\_ NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURE AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  - U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  - JONES INTERCALBE FOR THE INSTALLATION, MAINTENANCE 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, LOCATED, 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 ERRECTED 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN, OR NEAR EASEMENT SHOWN ON THIS PLAT.

SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, 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, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 18th DAY OF May, 2003.

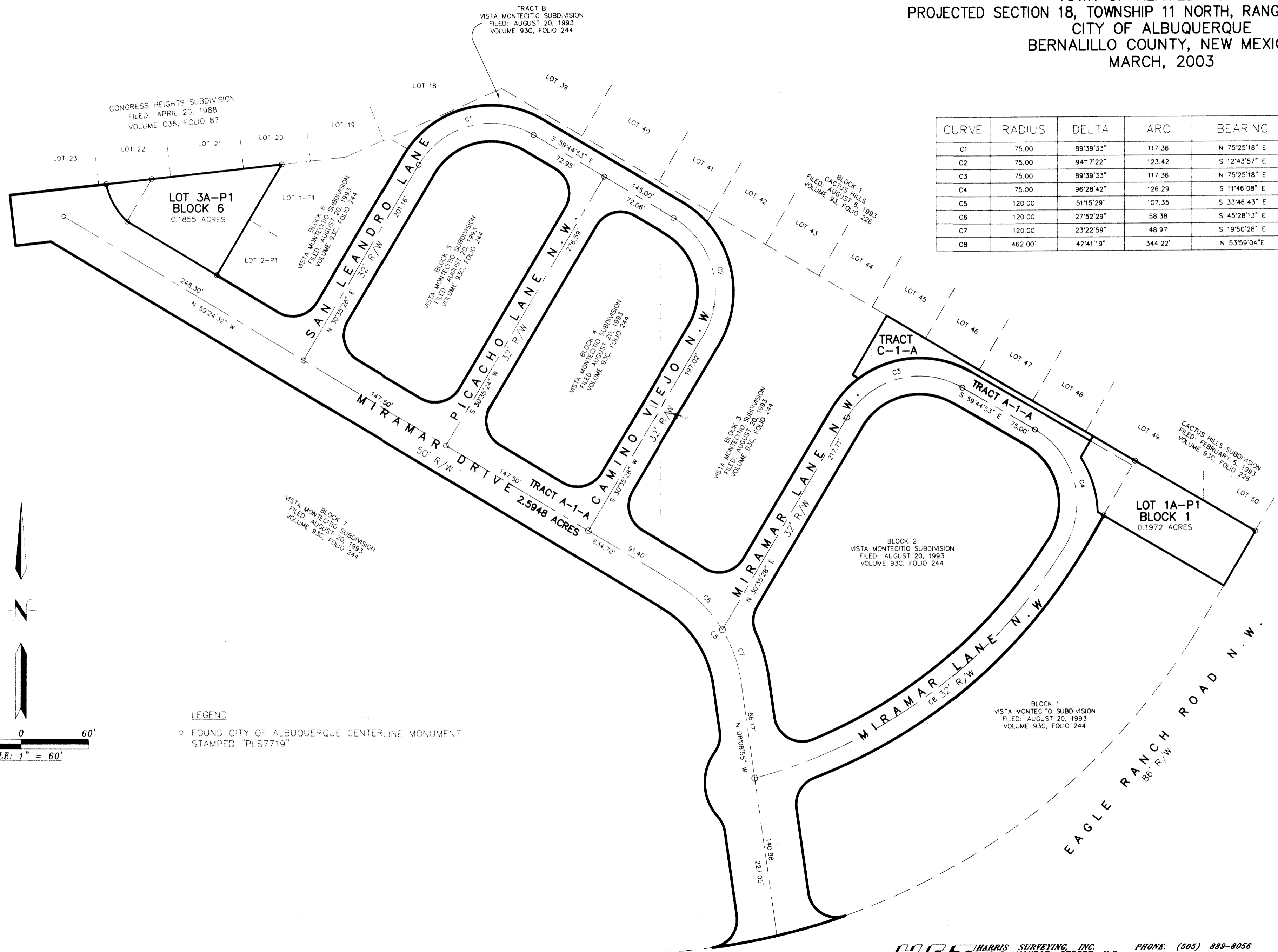
Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.**  
 2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8050 FAX: (505) 889-8645

PLAT OF  
**LOT 1A-P1, BLOCK 1**  
**LOT 3A-P1, BLOCK 6**  
 AND  
**TRACTS A-1-A & C-1-A**  
**VISTA MONTECITO SUBDIVISION**

WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	75.00	89°39'33"	117.36	N 75°25'18" E	105.75
C2	75.00	94°17'22"	123.42	S 12°43'57" E	109.96
C3	75.00	89°39'33"	117.36	N 75°25'18" E	105.75
C4	75.00	96°28'42"	126.29	S 11°46'08" E	111.89
C5	120.00	51°15'29"	107.35	S 33°46'43" E	103.81
C6	120.00	27°52'29"	58.38	S 45°28'13" E	57.81
C7	120.00	23°22'59"	48.97	S 19°50'28" E	48.63
C8	462.00'	42°41'19"	344.22'	N 53°59'04"E	336.31



**LEGEND**  
 ○ FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT  
 STAMPED "PLS7719"

60' 30' 0 60'  
 SCALE: 1" = 60'

LOT3-P1.DWG(MAR-03)

**HARRIS SURVEYING, INC.**  
 2412-D MONROE STREET N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8056  
 FAX: (505) 889-8645

PLAT OF  
**LOT 1A-P1, BLOCK 1**  
**LOT 3A-P1, BLOCK 6**  
 AND  
**TRACTS A-1-A & C-1-A**  
**VISTA MONTECITO SUBDIVISION**

WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

ACS STATION "3-B12"  
 X=369,484.87  
 Y=1,524,345.87  
 GRD TO GRID=0.9996671  
 $\Delta\alpha = -00^{\circ} 15' 06''$   
 CENTRAL ZONE, NAD 1927

CONGRESS HEIGHTS SUBDIVISION  
 FILED: APRIL 20, 1988  
 VOLUME C36, FOLIO 87

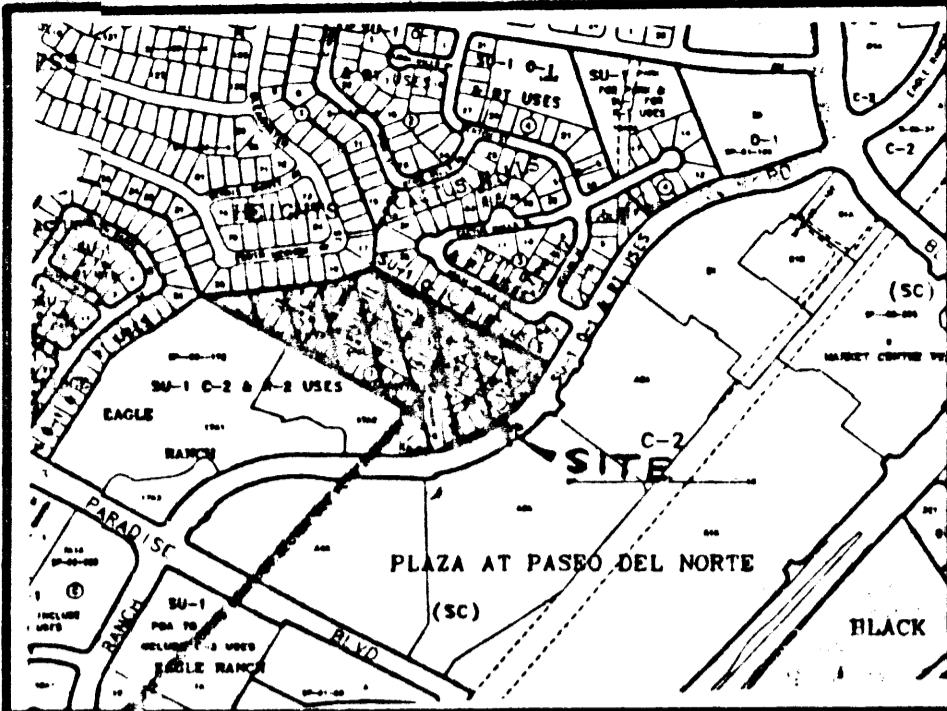
C1  
 R = 63.50'  
 D = 34'38"28"  
 CB = N 29°39'05" W  
 CH = 37.81'  
 L = 38.39'

C2  
 R = 91.00'  
 D = 66°54'30"  
 CB = S 86°48'40" W  
 CH = 100.33'  
 L = 106.27'

C3  
 R = 94.81'  
 D = 30°56'46"  
 CB = N 17°35'53" W  
 CH = 50.59'  
 L = 51.21'

ACS STATION "3-B12"  
 X=369,484.87  
 Y=1,524,345.87  
 GRD TO GRID=0.9996671  
 $\Delta\alpha = -00^{\circ} 15' 06''$   
 CENTRAL ZONE, NAD 1927

40' 20' 0 40'  
 SCALE: 1" = 40'



VICINITY MAP No. C-13

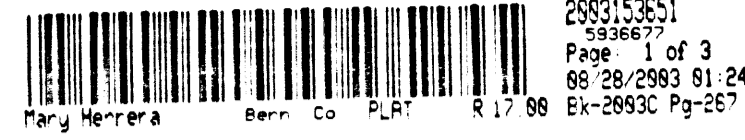
LEGAL DESCRIPTION

LOT NUMBERED ONE-P-ONE (1-P1) IN BLOCK NUMBERED ONE (1) OF THE PLAT OF VISTA MONTECITO SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, 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 AUGUST 20, 1993 IN VOLUME 93C, FOLIO 244.

AND

LOT NUMBERED THREE-P-ONE (3-P1) IN BLOCK NUMBERED SIX (6) OF THE PLAT OF VISTA MONTECITO SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, 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 AUGUST 20, 1993 IN VOLUME 93C, FOLIO 244.

TOGETHER WITH TRACT LETTERED A-ONE (A-1) AND C-ONE (C-1) OF THE PLAT OF LOT 5 A-P1 AND TRACTS A-1, B-1 AND C-1, VISTA MONTECITO SUBDIVISION, 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 SEPTEMBER 24, 1999 IN VOLUME 99C, FOLIO 273.



PLAT OF  
**LOT 1A-P1, BLOCK 1**  
**LOT 3A-P1, BLOCK 6**  
 AND  
**TRACTS A-1-A & C-1-A**  
**VISTA MONTECITO SUBDIVISION**  
 WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

DRB No. 03DRB-01221  
 Project No. 1002829

APPROVALS:	DATE
<i>Richard D. Duke</i> TRAFFIC ENGINEER, TRANSPORTATION GROUP	8-20-03
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	7/29/03
N/A	DATE
N/A	DATE
N/A	DATE
N/A	DATE
<i>W.B. Jai</i> CIVIL ENGINEERING FIRM	7-21-03
<i>Roger A. Green</i>	7-25-03
<i>Richard D. Duke</i> ARCHITECT	8-20-03
<i>Bradley B. Byham</i> CIVIL ENGINEER	8/20/03
N/A	DATE
N/A	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

*Sheran Watson*  
 CITY PLANNER  
 ALBUQUERQUE PLANNING DIVISION  
 DATE: 8/22/03

SURVEYORS CERTIFICATE

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

I, ANTHONY L. HARRIS, 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, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
 THIS 18th DAY OF May, 2003

*Anthony L. Harris*  
 ANTHONY L. HARRIS, P.S. # 11461

**ALBUQUERQUE SURVEYING, INC.**  
 2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 889-9058 FAX (505) 889-8645

DISBURSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 3-P1 AND 1-P1, THE COMMON AREA AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES

- LESS NOTED, NO. 4 REBAR WITH CAP STAMPED 5/11483 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY 0.1855 ACRES.
- OS LOG NO. 2003471235.
- SIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- BOUNDARIES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- DATE OF FIELD WORK, APRIL 2003.
- PRESENT ZONING, SU-1.
- EASE TRACTS ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASES ON NMU, INC.'S FACILITIES. THE CITY OF ALBUQUERQUE'S WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMU, INC.
- TRACT C-1 IS COMMON AREA AND LANDSCAPE EASEMENTS FOR THE COMMON USE AND BENEFIT OF THE VISTA MONTECITO HOME OWNERS ASSOCIATION, PSC OF NEW MEXICO COMPANY OF NEW MEXICO, US WEST COMMUNICATIONS, JONES INTERCALBE NEW MEXICO UTILITIES INC. AND THE CITY OF ALBUQUERQUE OF THE PURPOSE OF ALLOWING IT VARIOUS GRATING DEPARTMENTS TO PROVIDE SERVICE TO THE RESIDENTS OF THE SUBDIVISION IN THE SAME MANNER AND TO THE SAME EXTENT AS THOUGH THE REFERENCE TRACTS WERE DEDICATED STREETS. ALL OWNERS OF LOTS WITHIN THE SUBDIVISION HAVE RIGHTS AND ACCESS TO THEIR PROPERTY OVER AND ACROSS THE REFERENCED TRACTS AND EASEMENTS.
- THE 15' LANDSCAPE EASEMENT BENEFITS THE OVERALL SUBDIVISION LOTS AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FREE CONSENT: L-4 1-P1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 5th DAY OF May, 2003

OWNERS NAME  
 MY COMMISSION EXPIRES 4/1/2006 BY *[Signature]*  
 NOTARY PUBLIC

FREE CONSENT: L-1 3-P1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

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

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 THIS 5th DAY OF May, 2003

OWNERS NAME  
 MY COMMISSION EXPIRES 4/1/2006 BY *[Signature]*  
 NOTARY PUBLIC

FREE CONSENT: Tracts A-1 & C-1

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 6 DAY OF May, 2003

OWNERS NAME  
 MY COMMISSION EXPIRES 4/1/2006 BY *[Signature]*  
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURE AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.  
 3. US WEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO ABOVE GROUND POSTS, S AND CLOSURES.  
 4. JONES INTERCALBE FOR THE INSTALLATION, MAINTENANCE 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, LOCATED, 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 ERRECTED 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENT SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

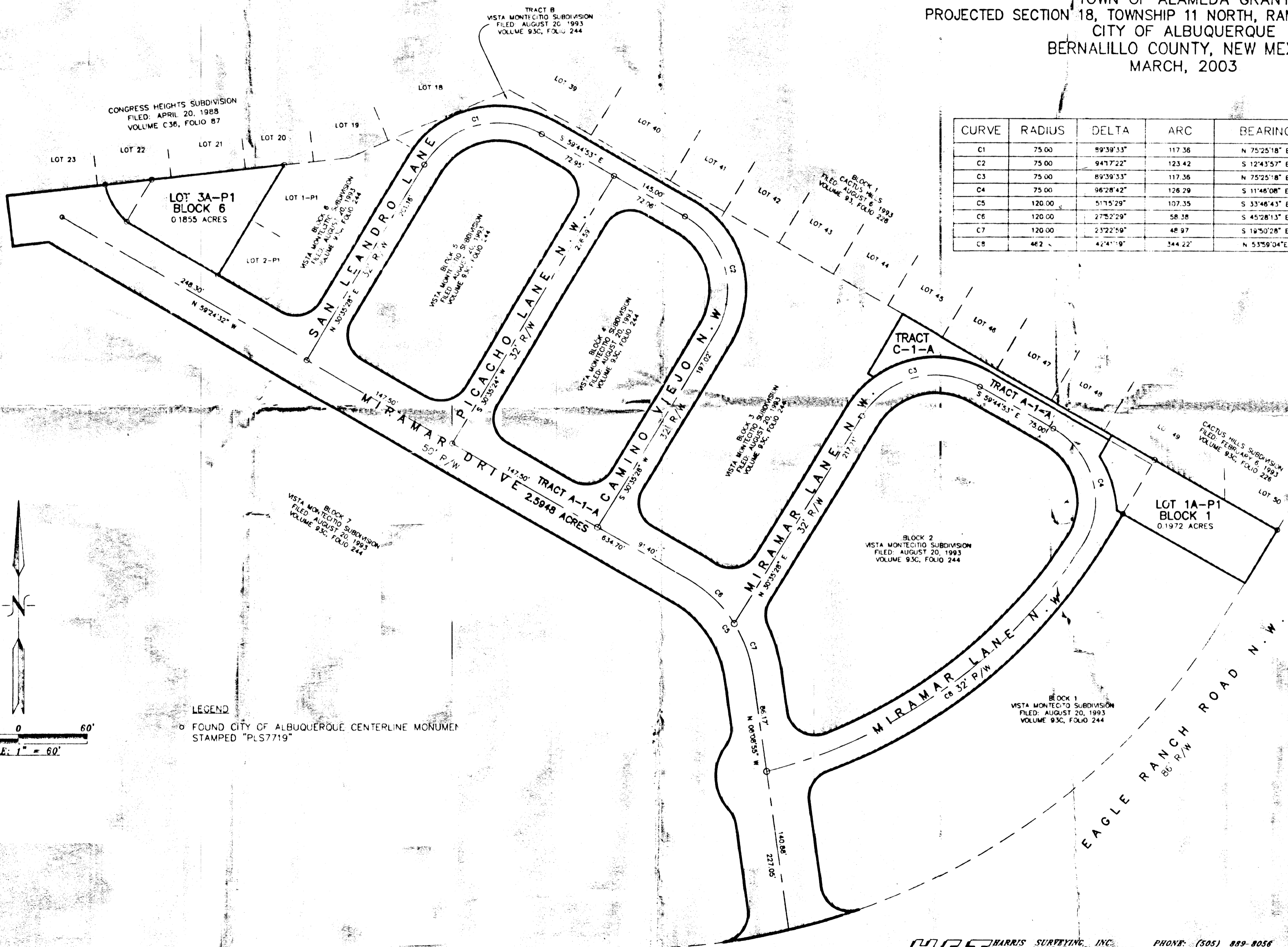
UP See last  
 PROPERTY OWNER OF RECORD Ricardo W. Wilson, C. Redwell  
 BE: BUILDING CO. TREASURER'S OFFICE Danny V. [Signature] 26 Aug 03

298315351  
 5936677  
 Page 2 of 3  
 08/28/2003 01:24P  
 Ek-2983C Pg-267

PLAT OF  
 LOT 1A-P1, BLOCK 1  
 LOT 3A-P1, BLOCK 6  
 AND  
 TRACTS A-1-A & C-1-A  
 VISTA MONTECITO SUBDIVISION

WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	75.00	89°39'33"	117.36	N 75°25'18" E	105.75
C2	75.00	94°17'22"	123.42	S 12°43'57" E	109.96
C3	75.00	89°39'33"	117.36	N 75°25'18" E	105.75
C4	75.00	96°28'42"	126.29	S 11°46'08" E	111.89
C5	120.00	51°15'29"	107.35	S 33°46'43" E	103.81
C6	120.00	27°52'29"	58.38	S 45°28'13" E	57.81
C7	120.00	23°22'59"	48.97	S 19°50'28" E	48.63
C8	462.00	42°41'19"	344.22	N 53°59'04" E	336.31



LOT 3-P1, DWG (MAR-03)

**HARRIS SURVEYING, INC.**  
 2412-D MONROE STREET, N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8056  
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2683153651  
 5936677  
 Page: 3 of 3  
 88/28/2883 81 24P  
 81-2663C Pg-267

PLAT OF  
**LOT 1A-P1, BLOCK 1**  
**LOT 3A-P1, BLOCK 6**  
 AND  
**TRACTS A-1-A & C-1-A**  
**VISTA MONTECITO SUBDIVISION**

WITHIN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

ACS STATION "3-B12"  
 X=369,484.87  
 Y=1,524,345.87  
 GRID TO GRID=0.9996671  
 Δκ = -00° 15' 08"  
 CENTRAL ZONE, NAD 1927

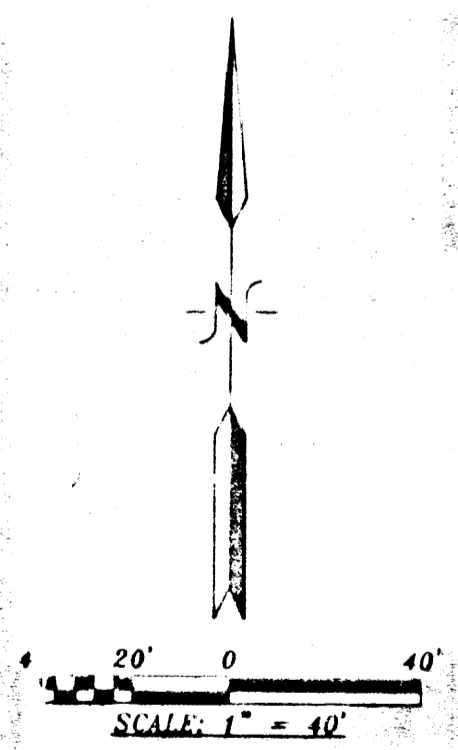
CONGRESS HEIGHTS SUBDIVISION  
 FILED: APRIL 20, 1988  
 VOLUME C36, FOLIO 87

C1  
 R = 83.50'  
 D = 34° 38' 28"  
 Ch = N 29° 39' 00" W  
 Cl = 37.81'  
 L = 38.38'

C2  
 R = 91.00'  
 D = 66° 54' 30"  
 Ch = S 86° 48' 40" W  
 Cl = 100.33'  
 L = 106.27'

C3  
 R = 94.81'  
 D = 30° 56' 46"  
 Ch = N 17° 35' 53" W  
 Cl = 50.59'  
 L = 51.21'

ACS STATION "3-B12"  
 X=369,484.87  
 Y=1,524,345.87  
 GRID TO GRID=0.9996671  
 Δκ = -00° 15' 06"  
 CENTRAL ZONE, NAD 1927



LOTS-P1.DWG(MAR-03)

**HES** HARRIS SURVEYING, INC. PHONE: (505) 889-8058  
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