

Vicinity Map - Zone Atlas H-08-Z

Indexing Information

Projected Section 8, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Watershed Subdivision
Owner: Pulte Homes of New Mexico, Inc.
UPC #: 100805935214140102

Purpose of Plat

1. SUBDIVIDE EXISTING TRACT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... .23.0746 ACRES
ZONE ATLAS PAGE NO..... .H-08-Z
NUMBER OF EXISTING TRACTS..... .1
NUMBER OF LOTS CREATED..... .87
NUMBER OF TRACTS CREATED..... .12
MILES OF FULL-WIDTH STREETS..... .0.749 MILES
MILES OF HALF-WIDTH STREETS..... .0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... .0.00 ACRES
DATE OF SURVEY..... .AUGUST 2018

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.
5. TRACTS 'C', 'D', 'G', 'H', 'I', 'J', 'K', 'M', 'U', 'V' AND 'W' WILL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

100805935214140102

PROPERTY OWNER OF RECORD

Pulte Homes of New Mexico

BERNALILLO COUNTY TREASURER'S OFFICE

Patty Meaney

**Plat for
Del Webb @ Mirehaven, Unit 3A
Being Comprised of
Tract N-2-B-2
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
November 2018**

DOCH 2019016110
03/01/2019 02:25 PM Page: 1 of 6
PLAT R:\$25.00 B: 2019C P: 0019 Linda Stover, Bernalillo County

Project Number: PR-2018-001916 (1006864)

Application Number: SD-2018-00126

Plat Approvals:

[Signature] 12-21-18
PNM Electric Services
[Signature]
Qwest Corp. d/b/a CenturyLink QC
[Signature] 12/19/18
New Mexico Gas Company
[Signature] 12/18/18
Comcast

City Approvals:

[Signature] 11/14/18
City Surveyor
[Signature] 1/30/19
Traffic Engineer
[Signature] 01-30-19
ABCWA
[Signature] 2/25/19
Parks and Recreation Department
[Signature] 12/21/18
AMAFCA
[Signature] 2/22/19
City Engineer
[Signature] 2-25-2019
DRP Chairperson, Planning Department
[Signature] 12/30/19
Code Enforcement

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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

Will Plotner Jr. 12/12/18
Will Plotner Jr. Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



Legal Description

TRACTS N-2-B-2 OF THE WATERSHED SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE BULK PLAT ENTITLED "BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-1, WATERSHED SUBDIVISION, BEING COMPRISED OF TRACTS N-2-B AND N-2-C, WATERSHED SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.

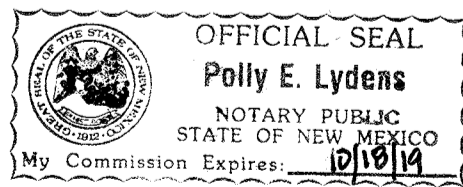
Free Consent

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PULTE HOMES OF NEW MEXICO, INC.

[Signature]
KEVIN PATTON
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC.

12/13/18
DATE



STATE OF New Mexico }
COUNTY OF Bernalillo }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 13, 2018
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/19

2019C-19

(1)

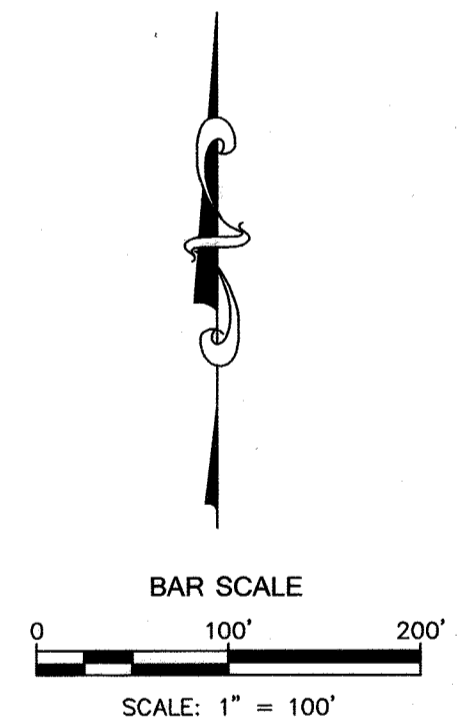
This Sheet is to Show the
Boundary of Unit 3A and
Matchline Only
(See Sheets 3 and 4 for Lot
and Tract Information)

Plat for
Del Webb @ Mirehaven, Unit 3A
Being Comprised of
Tract N-2-B-2
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
November 2018

ACS Monument "BH_41"
NAD 1983 CENTRAL ZONE
X=1491701.376 *
Y=1496608.828 *
Z=N/A * (NAVD 1988)
G-G=0.99967093
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
HOA	HOMEOWNERS ASSOCIATION
---	MATCHLINE



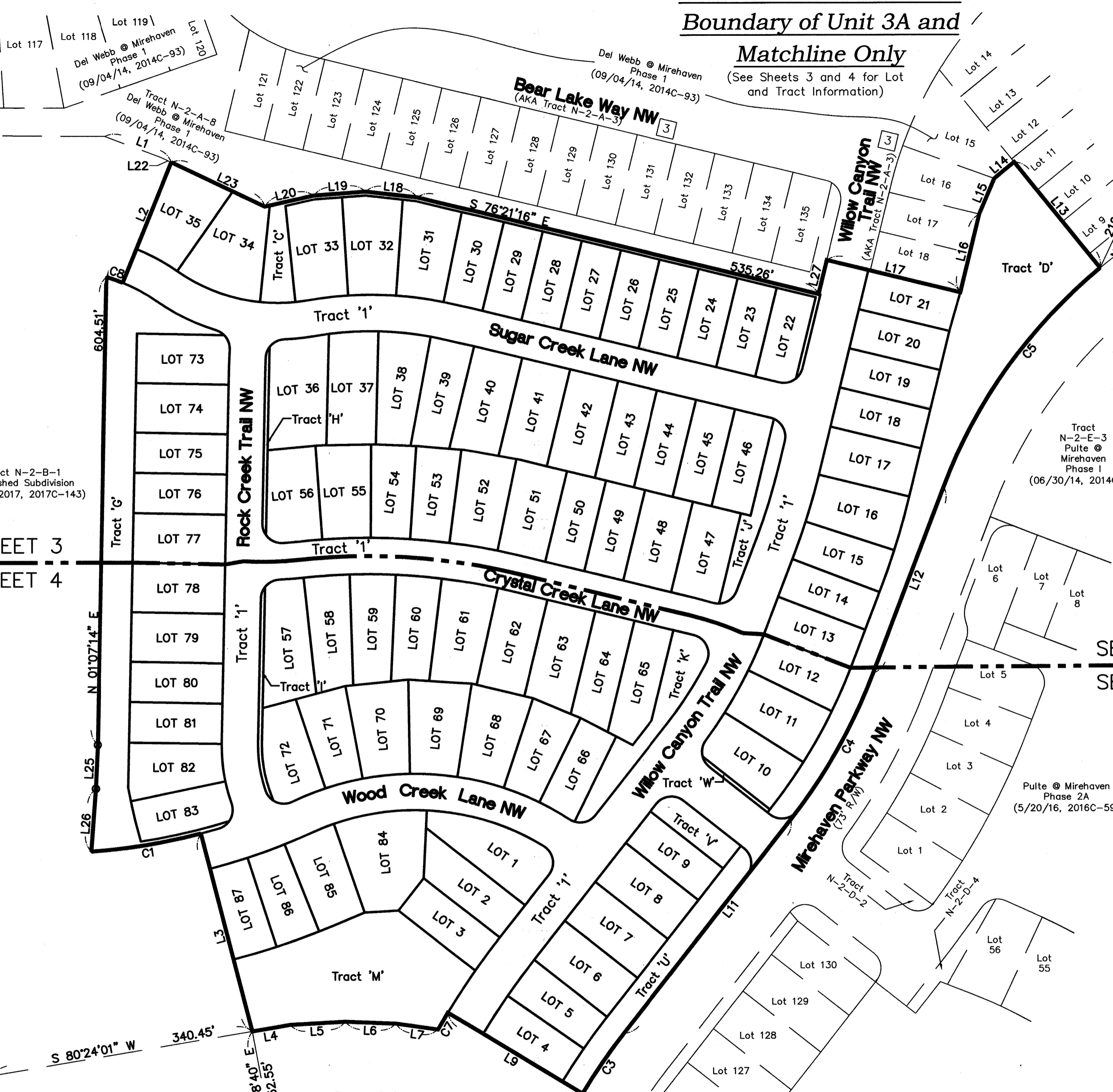
Solar Collection Note

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 6
171876



ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819 *
Y=1487364.063 *
Z=5319.688 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET

DOCH 2019016110
03/01/2019 02:25 PM Page: 2 of 6
PLAT R: \$25.00 B: 2019C P: 0019 Linda Stover, Bernalillo County

SEE SHEET 3
SEE SHEET 4

SEE SHEET 3
SEE SHEET 4

2019C-19

(2)

Legend

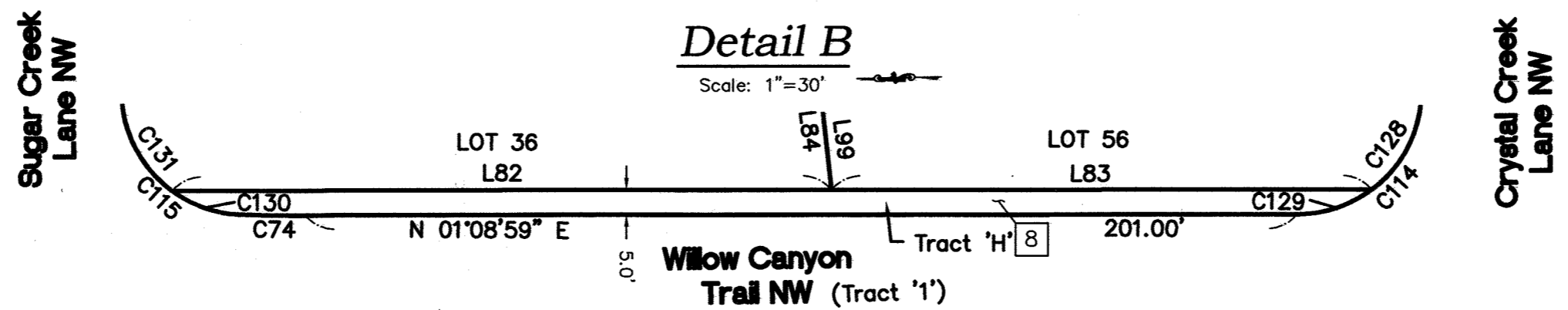
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
HOA	HOMEOWNERS ASSOCIATION

**Plat for
Del Webb @ Mirehaven, Unit 3A**
Being Comprised of
Tract N-2-B-2
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
November 2018

DOC# 2019016110
09/01/2019 02:25 PM Page: 3 of 6
Plot R: 525.89 B: 2019C P: 0019 Linda Stover, Bernalillo County
AKA Tract N-2-A-3

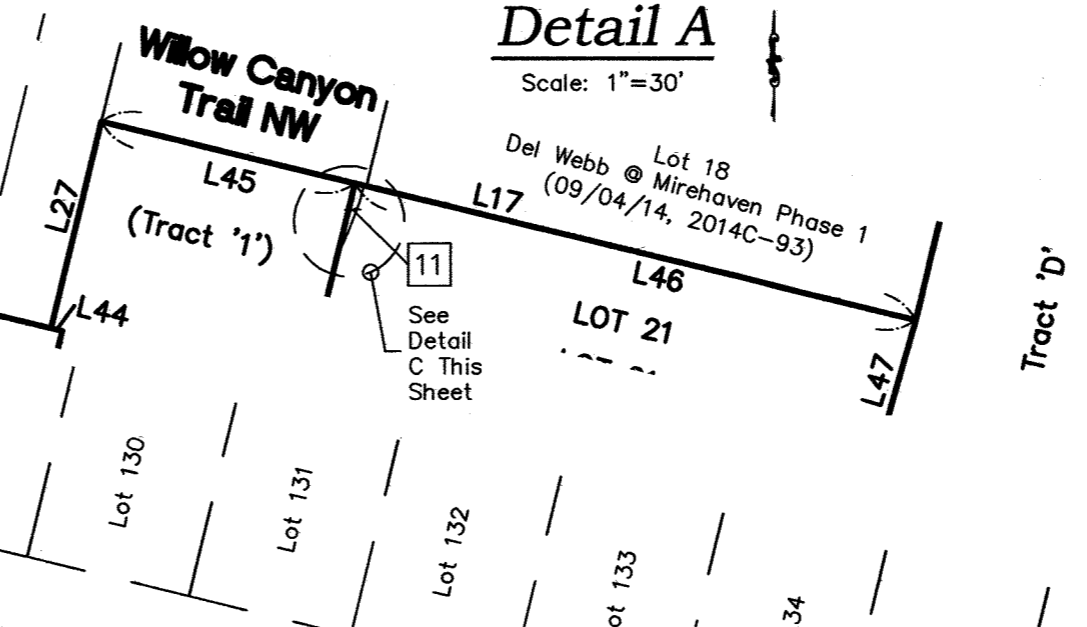
Detail B

Scale: 1"=30'



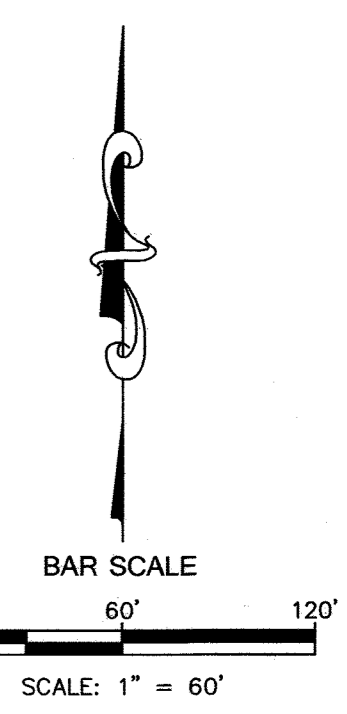
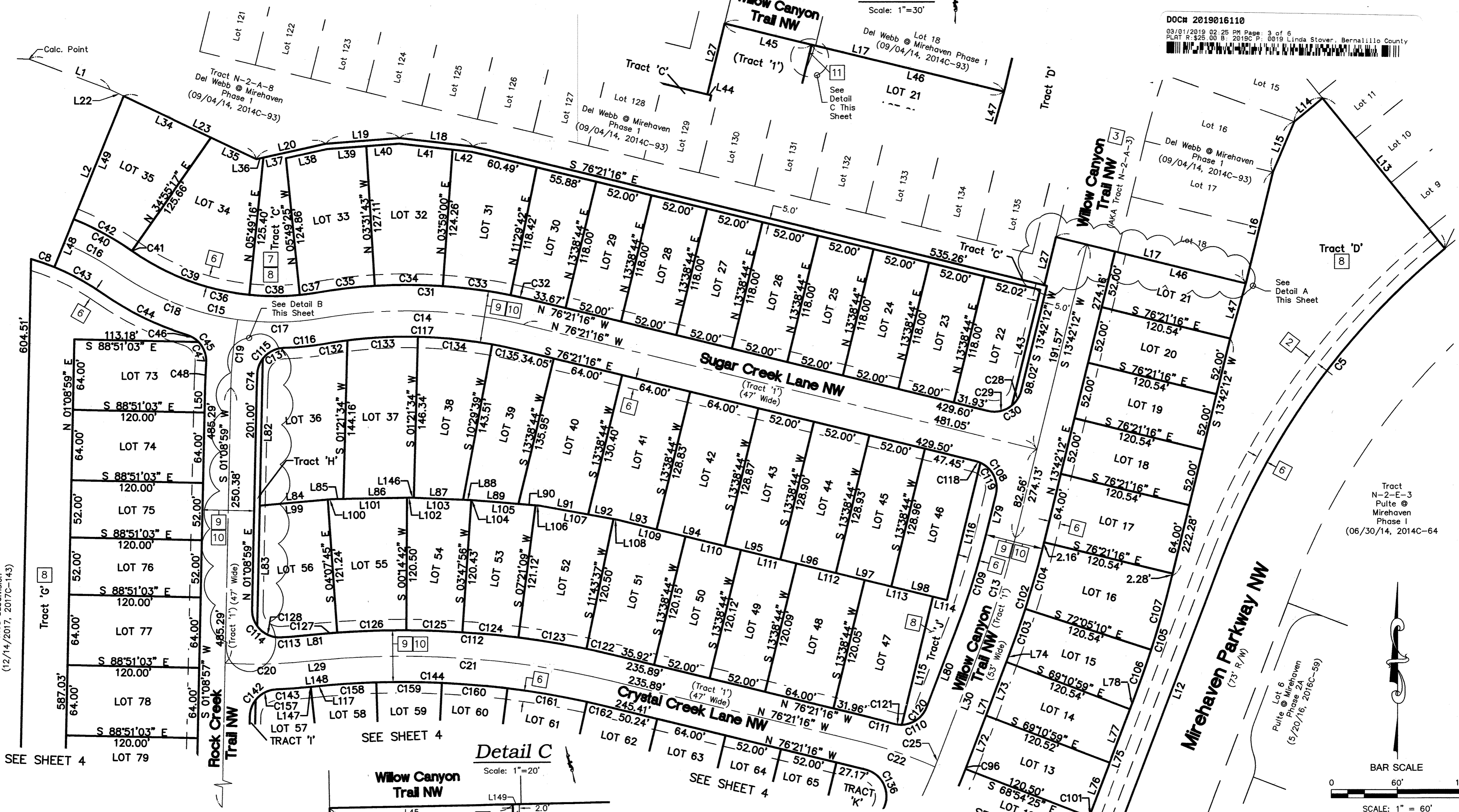
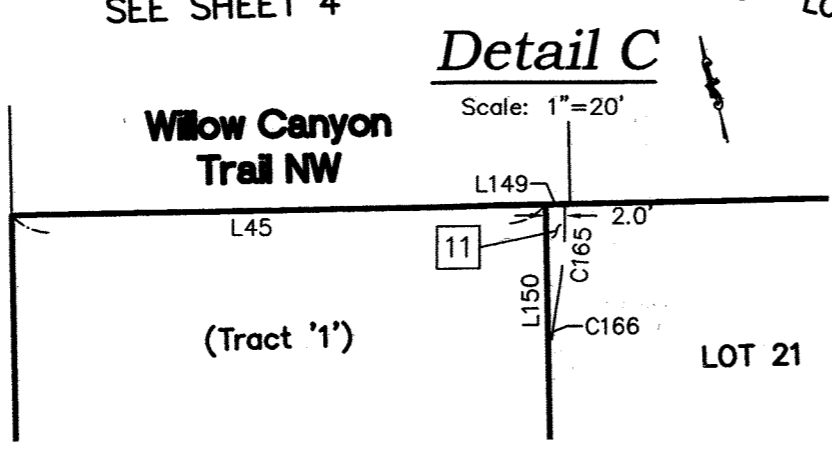
Detail A

Scale: 1"=30'



Detail C

Scale: 1"=20'



CSI-CARTESIAN SURVEYS INC.

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

2019C-19

(3)

Detail of Tract 'I'

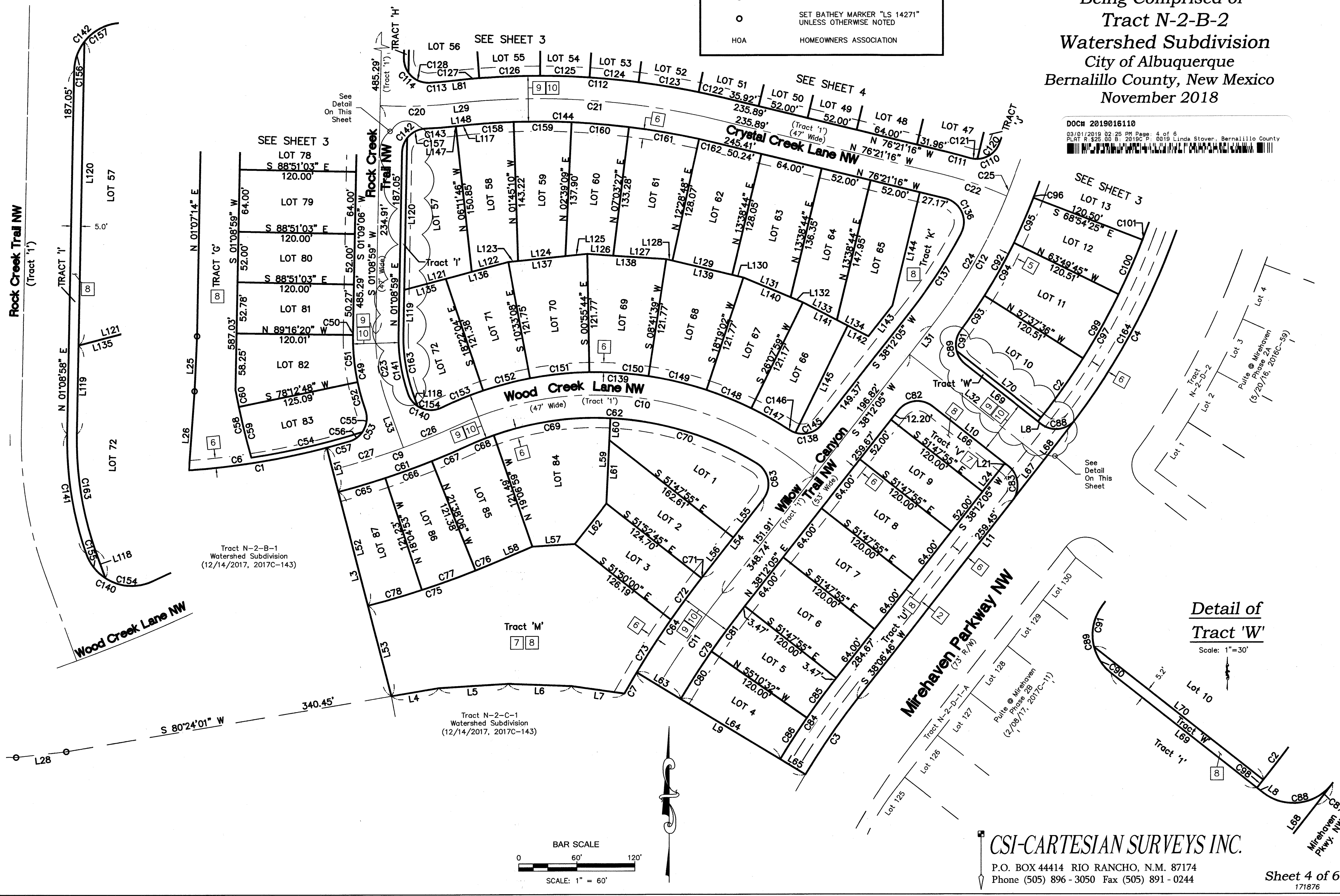
Scale: 1"=30'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
HOA	HOMEOWNERS ASSOCIATION

Plat for Del Webb @ Mirehaven, Unit 3A
 Being Comprised of
Tract N-2-B-2
Watershed Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2018

DOCH 2019016110
 03/01/2019 02:25 PM Page: 4 of 6
 PLAT R 25 00 B 2019C P. 0019 Linda Stover, Bernalillo County



Detail of Tract 'W'

Scale: 1"=30'

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

2019C-19

(4)

