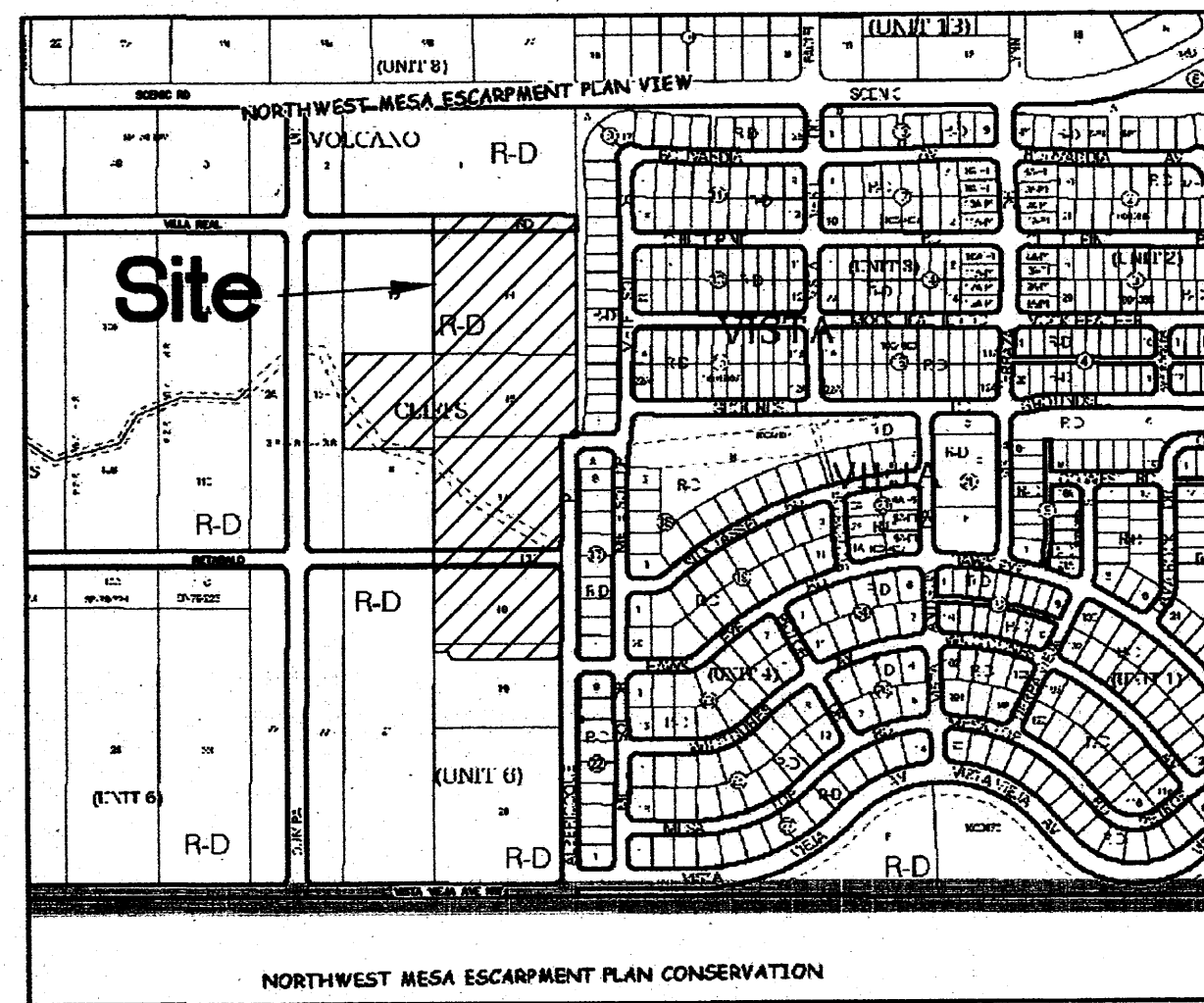


PROJECT: 1009506  
 DATE: 1-7-15  
 APP: 14-70429 (FP)



Vicinity Map Zone Atlas D-9-Z

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
4. VACATE EASEMENTS AS SHOWN HEREON.
5. VACATE RIGHT-OF-WAY AS SHOWN HEREON.
6. TRACT 2 SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, AS MAJOR OPEN SPACE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

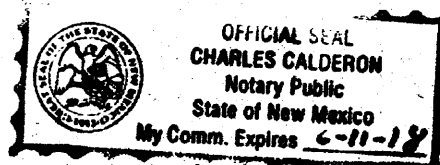
**Free Consent & Dedication**

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 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TRACT 2 AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, AS MAJOR PUBLIC OPEN SPACE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Garret Price*  
 GARRET PRICE, VICE PRESIDENT OF LAND  
 PULTE HOMES OF NEW MEXICO, INC.      DATE 12/29/14

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 29<sup>th</sup> of December 2014  
 BY: GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.  
*Charles Calderon*      6-11-18  
 NOTARY PUBLIC      MY COMMISSION EXPIRES



**Indexing Information**

Section 21, Township 11 North, Range 2 East, NMPM  
 Subdivision: Montecito West, Unit 1 and Volcano Cliffs  
 Subdivision, Unit 6

**Subdivision Data**

GROSS ACREAGE.....16.5905 Acres  
 ZONE ATLAS PAGE NO.....D-9-Z  
 NUMBER OF EXISTING LOTS.....1  
 NUMBER OF EXISTING TRACTS.....1  
 NUMBER OF LOTS CREATED.....48  
 NUMBER OF TRACTS CREATED.....4  
 MILES OF FULL WIDTH STREETS.....0.42 MILES  
 MILES OF HALF WIDTH STREETS.....0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....2.4678 ACRES  
 DATE OF SURVEY.....JANUARY 2013

**Legal Description**

LOT NUMBERED FOURTEEN (14), VOLCANO CLIFFS SUBDIVISION, UNIT 6, AND A VACATED PORTION OF VILLA REAL ROAD NW RIGHT OF WAY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81,

TOGETHER WITH TRACT A, MONTECITO WEST, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON THE PLAT THEREOF, FILED ON JULY 25, 2014, IN BOOK 2014C, PAGE 75, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, VOLCANO CLIFFS SUBDIVISION, UNIT 6, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "S\_21\_22\_28\_27\_11N\_2E" BEARS S 49°36'23" E, A DISTANCE OF 3461.42 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 00°17'06" W, A DISTANCE OF 727.19 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY RIGHT OF WAY LINE OF OJITO MESA STREET NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, CROSSING SAID RIGHT OF WAY, N 89°52'58" W, A DISTANCE OF 51.00 FEET TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF OJITO MESA STREET NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT OF WAY, S 00°17'06" W, A DISTANCE OF 705.69 FEET, TO A POINT OF CURVATURE, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 39.18 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°48'07", AND A CHORD BEARING S 45°11'10" W, A DISTANCE OF 35.29 FEET TO A POINT OF TANGENCY, LYING ON THE NORTHERLY RIGHT OF WAY LINE OF ESPACIO VERDE ROAD NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT OF WAY, N 89°54'47" W, A DISTANCE OF 322.40 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 39.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°11'57", AND A CHORD BEARING N 44°48'48" W, A DISTANCE OF 35.42 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°52'30" W, A DISTANCE OF 47.00 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°17'10" E, A DISTANCE OF 664.80 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 89°52'36" W, A DISTANCE OF 296.69 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°20'19" E, A DISTANCE OF 315.16 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR";

THENCE, S 89°53'11" E, A DISTANCE OF 296.41 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR";

THENCE, N 00°17'10" E, A DISTANCE OF 402.74 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHERLY RIGHT OF WAY OF REAL DRIVE NW, AND BEING MARKED BY A 1/2" REBAR WITH CAP "LS 8127";

THENCE, COINCIDING SAID RIGHT OF WAY, S 89°55'31" E, A DISTANCE OF 355.37 FEET TO AN ANGLE POINT;

THENCE, CROSSING SAID RIGHT OF WAY, N 00°17'06" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°55'31" E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.5905 ACRES (722,684 SQ. FT.) MORE OR LESS.

Plat for  
**Montecito West, Unit 2**  
 Being Comprised of  
**Lot 14, Volcano Cliffs Subdivision Unit 6 and**  
**Tract A, Montecito West, Unit 1, Together with A**  
**Portion of Vacated Villa Real Road NW Right-of-Way**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2014  
 Approved and Accepted by:

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

Project Number \_\_\_\_\_  
 Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date
<b>City approvals:</b>		
<i>Steven A. Rimbauer P.S.</i>	_____	12/30/14 Date
Traffic Engineer	_____	Date
ABCWJA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date
Real Property Division	_____	Date
City of Albuquerque Open Space	_____	Date

**Surveyor's Certificate**

"I, BRIAN J. MARTINEZ, A DULY QUALIFIED 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."

*Brian J. Martinez*      12/22/14  
 BRIAN J. MARTINEZ      DATE  
 N.M.R.P.S. No. 18374

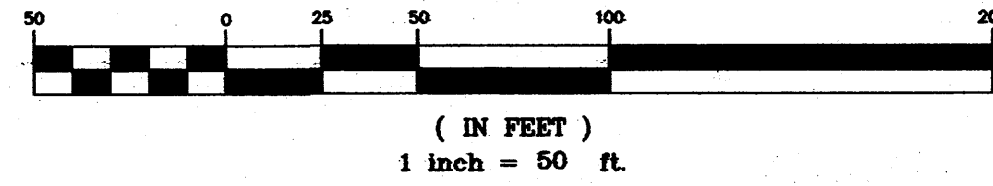


**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ▲ CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND BATHY MARKER WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- ..... LOT LINE/EASEMENT LINE TO BE ELIMINATED

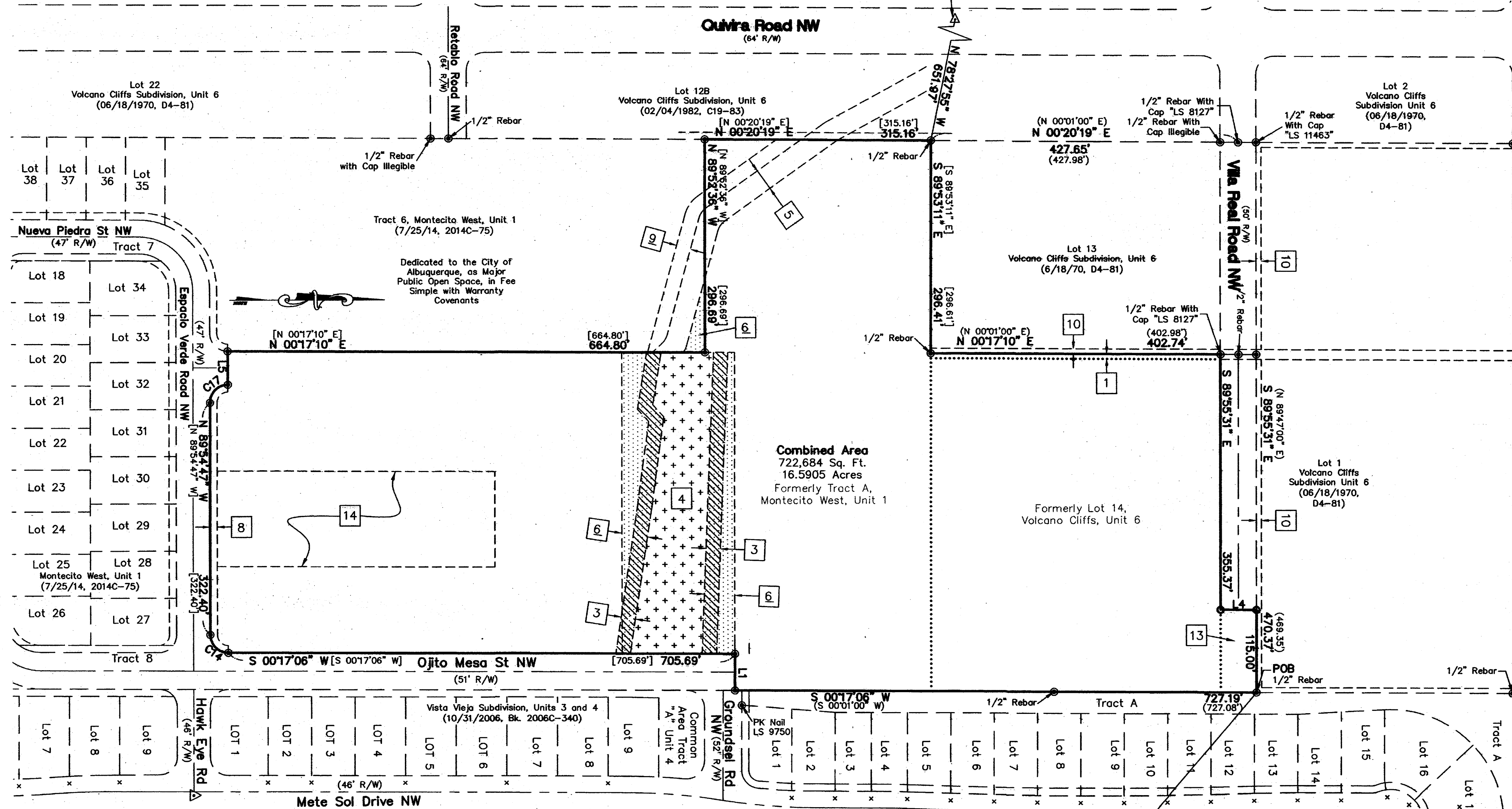
**GRAPHIC SCALE**



**Note:** Existing conditions before platting shown on this sheet.

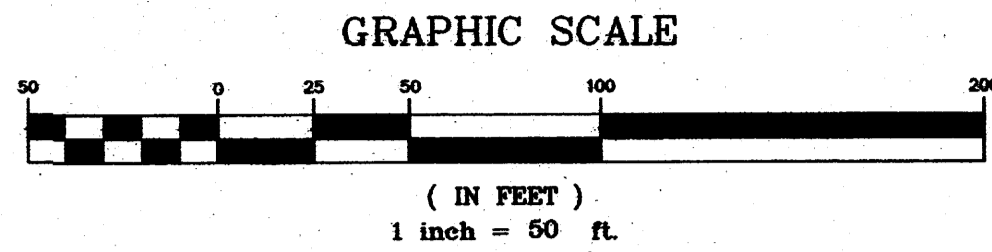
**Plat for**  
**Montecito West, Unit 2**  
 Being Comprised of  
**Lot 14, Volcano Cliffs Subdivision Unit 6 and**  
**Tract A, Montecito West, Unit 1, Together with A**  
**Portion of Vacated Villa Real Road NW Right-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 December 2014

ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-G=0.999667790  
 Mapping Angle=-0°16'58.43"



ACS Monument "S\_21\_22\_28\_27\_11N\_2E"  
 NAD 1983 CENTRAL ZONE  
 X=1497658.102  
 Y=1513840.436  
 Z=5330.151 (NAVD 1988)  
 G-G=0.999671770  
 Mapping Angle=-0°16'30.19"

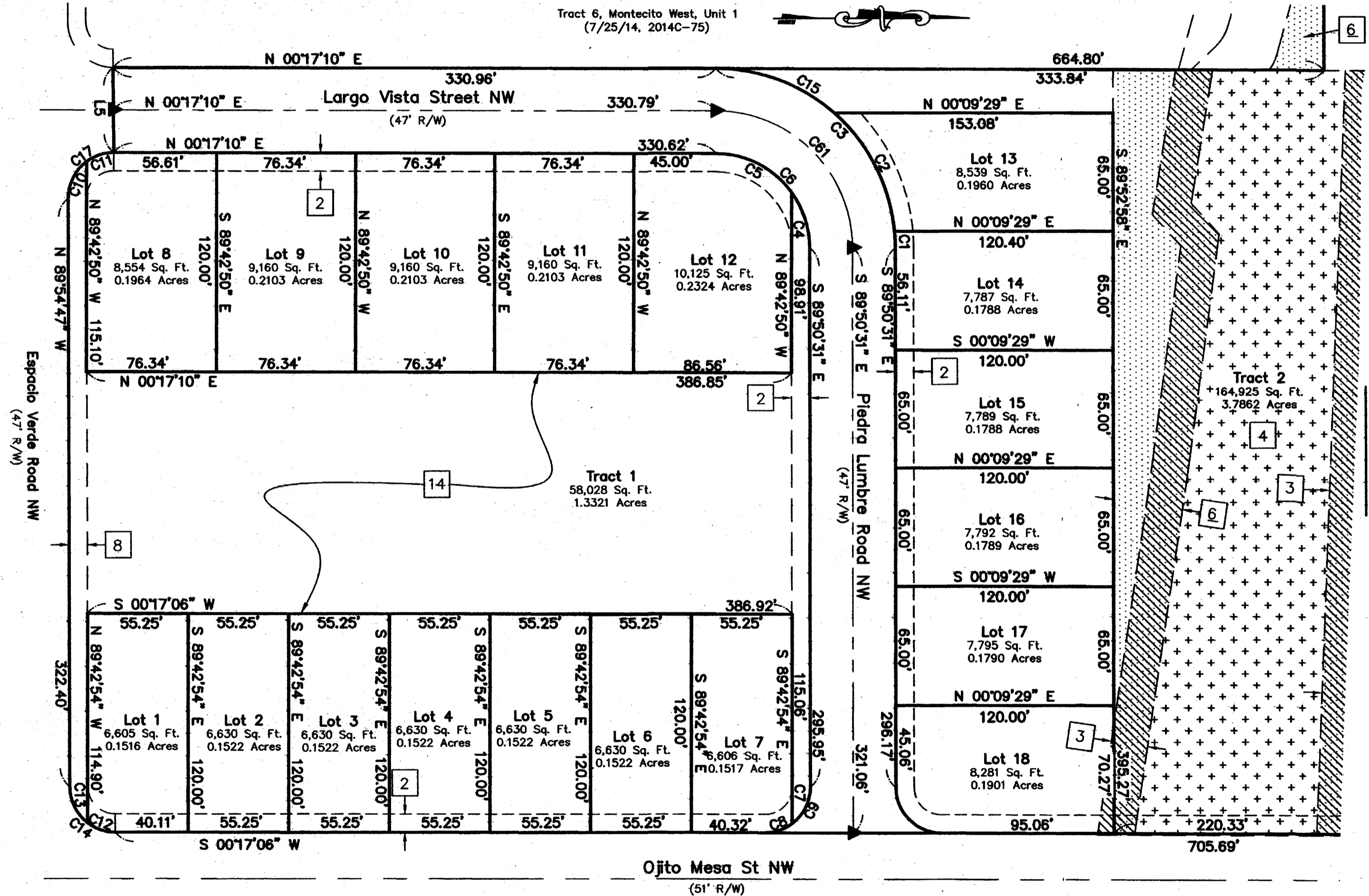
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244



**Legend**

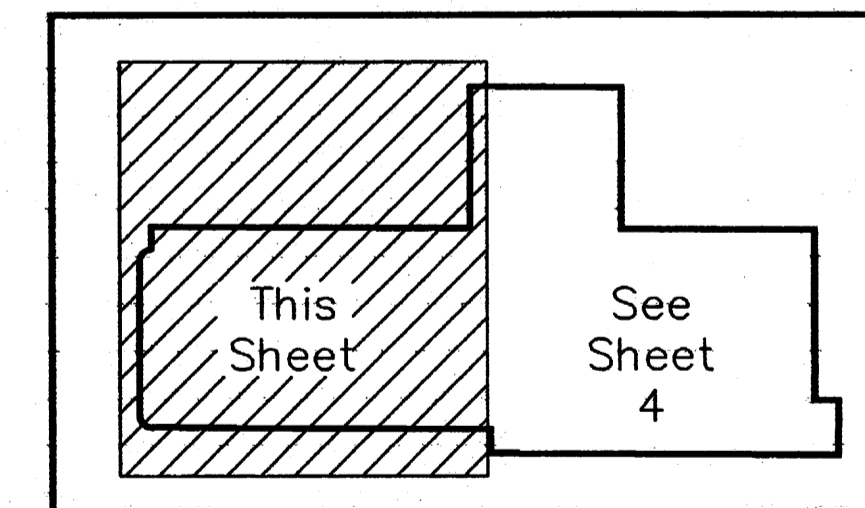
N 90°00'00" E MEASURED BEARING AND DISTANCES  
 ▲ CENTERLINE MONUMENT

**Plat for  
 Montecito West, Unit 2  
 Being Comprised of  
 Lot 14, Volcano Cliffs Subdivision Unit 6 and  
 Tract A, Montecito West, Unit 1, Together with A  
 Portion of Vacated Villa Real Road NW Right-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2014**



See Sheet 4

**Key**

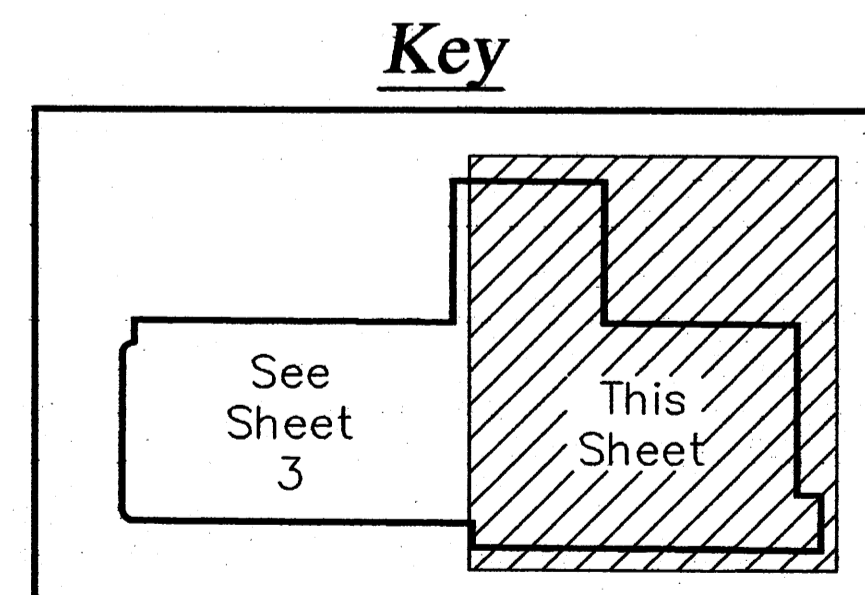
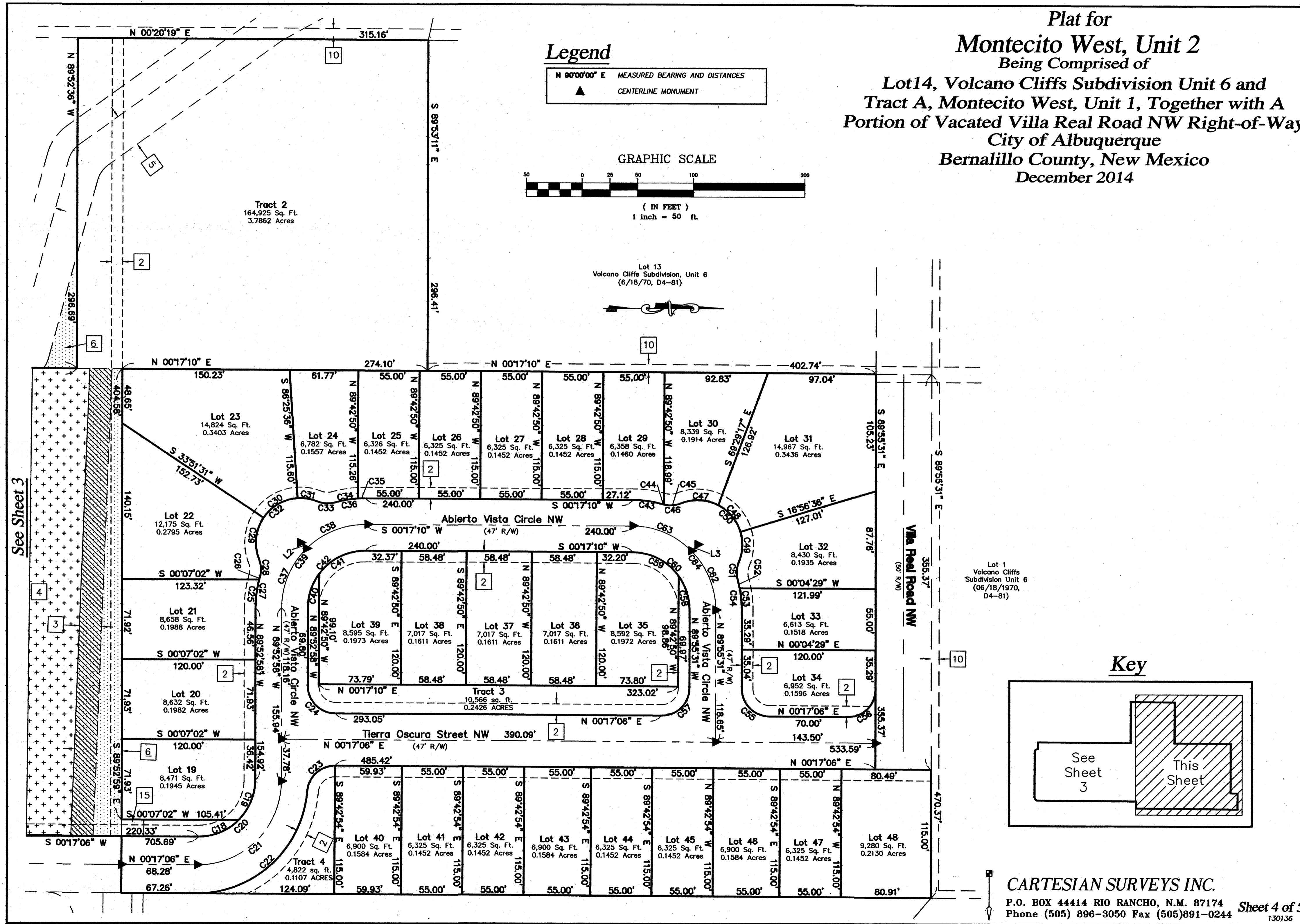
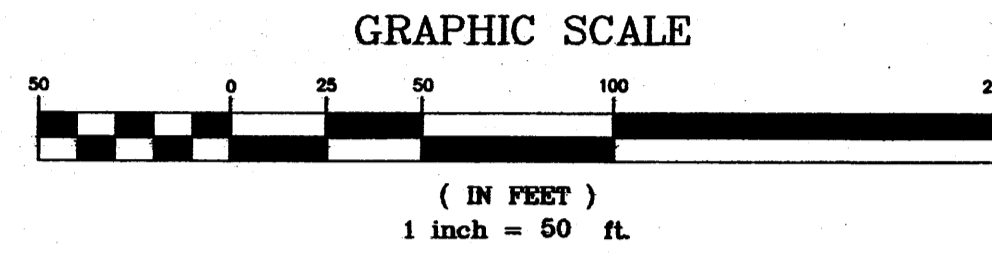


Plat for  
**Montecito West, Unit 2**  
 Being Comprised of  
**Lot 14, Volcano Cliffs Subdivision Unit 6 and**  
**Tract A, Montecito West, Unit 1, Together with A**  
**Portion of Vacated Villa Real Road NW Right-of-Way**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2014

**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES

▲ CENTERLINE MONUMENT



**Plat for  
Montecito West, Unit 2  
Being Comprised of  
Lot 14, Volcano Cliffs Subdivision Unit 6 and  
Tract A, Montecito West, Unit 1, Together with A  
Portion of Vacated Villa Real Road NW Right-of-Way  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2014**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	8.90'	98.50'	5°10'37"	8.90'	S 87°34'10" W
C2	145.60'	98.50'	84°41'41"	132.70'	S 42°38'01" W
C3	154.50'	98.50'	89°52'18"	139.14'	S 45°13'19" W
C4	32.42'	51.50'	36°04'09"	31.89'	S 72°07'24" W
C5	48.36'	51.50'	53°48'10"	46.60'	S 27°11'15" W
C6	80.78'	51.50'	89°52'18"	72.75'	S 45°13'19" W
C7	23.33'[23.33']	25.00'[25.00']	53°28'45"	22.50'	N 63°06'09" W
C8	15.99'	25.00'	36°38'52"	15.72'	N 18°02'20" W
C9	39.33'	25.00'	90°07'38"	35.39'	N 44°46'43" W
C10	23.44'	25.00'	53°43'36"	22.59'	S 63°02'59" E
C11	15.91'	25.00'	36°28'21"	15.65'	S 17°57'00" E
C12	16.26'	25.00'	37°16'01"	15.98'	N 18°55'07" E
C13	22.92'	25.00'	52°32'06"	22.13'	N 63°49'10" E
C14	39.18'[39.18']	25.00'[25.00']	89°48'07"	35.29'	S 45°11'10" W
C17	39.36'	25.00'	90°11'57"	35.42'	N 44°48'48" W
C18	40.13'	50.53'	45°30'26"	39.09'	N 22°28'07" W
C19	39.39'	50.53'	44°39'38"	38.40'	N 67°33'09" W
C20	79.52'	50.53'	90°10'04"	71.56'	N 44°47'56" W
C21	118.03'	75.00'	90°10'04"	106.22'	N 44°47'56" W
C22	148.66'	99.45'	85°38'42"	135.20'	N 42°32'15" W
C23	37.37'	25.00'	85°38'42"	33.99'	S 42°32'15" E
C24	39.20'	25.00'	89°49'56"	35.30'	N 45°12'04" E
C25	25.64'	98.50'	14°54'54"	25.57'	S 82°25'32" E
C26	2.12'	98.50'	1°14'00"	2.12'	S 74°21'05" E
C27	27.76'	98.50'	16°08'54"	27.67'	S 81°48'32" E
C28	16.53'	25.00'	37°53'13"	16.23'	S 87°19'18" W
C29	38.76'	40.00'	55°31'20"	37.26'	S 83°51'38" E
C30	36.67'	40.00'	52°31'33"	35.40'	S 29°50'11" E
C31	17.87'	40.00'	25°35'55"	17.72'	S 09°13'33" W
C32	93.30'	40.00'	133°38'49"	73.54'	S 44°47'54" E
C33	16.53'	25.00'	37°53'13"	16.23'	N 03°04'54" E
C34	20.63'	98.50'	11°59'59"	20.59'	S 09°51'43" E
C35	7.13'	98.50'	4°08'53"	7.13'	S 01°47'16" E
C36	27.76'	98.50'	16°08'53"	27.67'	S 07°47'16" E
C37	59.02'	75.00'	45°05'04"	57.50'	S 67°20'26" E
C38	59.02'	75.00'	45°05'04"	57.50'	S 22°15'22" E
C39	118.03'	75.00'	90°10'08"	106.22'	S 44°47'54" E
C40	32.92'	51.50'	36°37'36"	32.36'	S 71°34'10" E
C41	48.13'	51.50'	53°32'32"	46.39'	S 26°29'06" E
C42	81.05'	51.50'	90°10'08"	72.94'	S 44°47'54" E
C43	27.18'	98.50'	15°48'42"	27.10'	S 08°11'31" W
C44	1.07'	25.00'	2°27'40"	1.07'	N 14°52'02" E
C45	15.67'	25.00'	35°54'14"	15.41'	N 04°18'55" W
C46	16.74'	25.00'	38°21'55"	16.43'	N 03°05'05" W
C47	34.66'	40.00'	49°38'50"	33.59'	S 02°33'23" W
C48	31.89'	40.00'	45°40'37"	31.05'	S 50°13'06" W
C49	27.63'	40.00'	39°34'17"	27.08'	N 87°09'27" W
C50	94.17'	40.00'	134°53'44"	73.88'	S 45°10'49" W
C51	16.74'	25.00'	38°21'55"	16.43'	S 86°33'16" E
C52	7.34'	98.50'	4°16'15"	7.34'	S 76°23'54" W
C53	19.84'	98.50'	11°32'33"	19.81'	S 84°18'18" W
C54	27.19'	98.50'	15°48'49"	27.10'	S 82°10'11" W
C55	39.18'	25.00'	89°47'23"	35.29'	N 45°10'47" E
C56	39.36'	25.00'	90°12'37"	35.42'	N 44°49'13" W
C57	39.36'	25.00'	90°12'37"	35.42'	N 44°49'13" W
C58	32.28'	51.50'	35°54'45"	31.75'	S 72°07'06" W
C59	48.43'	51.50'	53°52'34"	46.66'	S 27°13'27" W
C60	80.71'	51.50'	89°47'18"	72.70'	S 45°10'49" W
C61	117.64'	75.00'	89°52'18"	105.95'	S 45°13'19" W
C62	58.77'	75.00'	44°53'39"	57.27'	S 67°37'39" W
C63	58.77'	75.00'	44°53'39"	57.27'	S 22°44'00" W
C64	117.53'	75.00'	89°47'18"	105.87'	S 45°10'49" W

**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 Corp. 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**


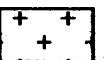

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.00' [51.00']	N 89°52'58" W [N 89°52'58" W]
L2	7.50'	N 45°12'06" E
L3	8.00'	S 44°49'11" E
L4	50.00' [50.00']	N 00°17'06" E
L5	47.00' [47.00']	S 89°52'30" W [S 89°52'30" W]

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES AND EASEMENTS BEING ELIMINATED BY PLAT ARE SHOWN AS THUS .....
5. IN LIEU OF RIGHT OF WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
6. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER. REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271"

**Easement Notes**

- 1 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT BY 13DRB-70758 (DRB PROJECT NO. 1009506)
- 2 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (08/19/2008, DOCUMENT NO. 2008093432) VACATED WITH THE FILING OF THIS PLAT BY 15DRB- (DRB PROJECT NO. 1009506) SHOWN HEREON AS 
- 4 EXISTING PERMANENT DRAINAGE EASEMENT (11/03/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
- 5 EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81)
- 6 EXISTING PUBLIC DRAINAGE EASEMENT (7/25/14, 2014C-75) SHOWN HEREON AS 
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 10' PUBLIC UTILITY EASEMENT (7/25/14, 2014C-75)
- 9 EXISTING 20' DRAINAGE EASEMENT (7/25/14, 2014C-75)
- 10 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81)
- 11 INTENTIONALLY OMITTED
- 12 INTENTIONALLY OMITTED
- 13 EXISTING RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT BY 13DRB-70762 (DRB PROJECT NO. 1009506)
- 14 EXISTING PUBLIC DRAINAGE EASEMENT, TO BE MAINTAINED BY THE MONTECITO WEST HOMEOWNERS ASSOCIATION AND HAVE RESTRICTIVE COVENANTS (7/25/14, 2014C-75)
- 15 20' X 14.81' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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

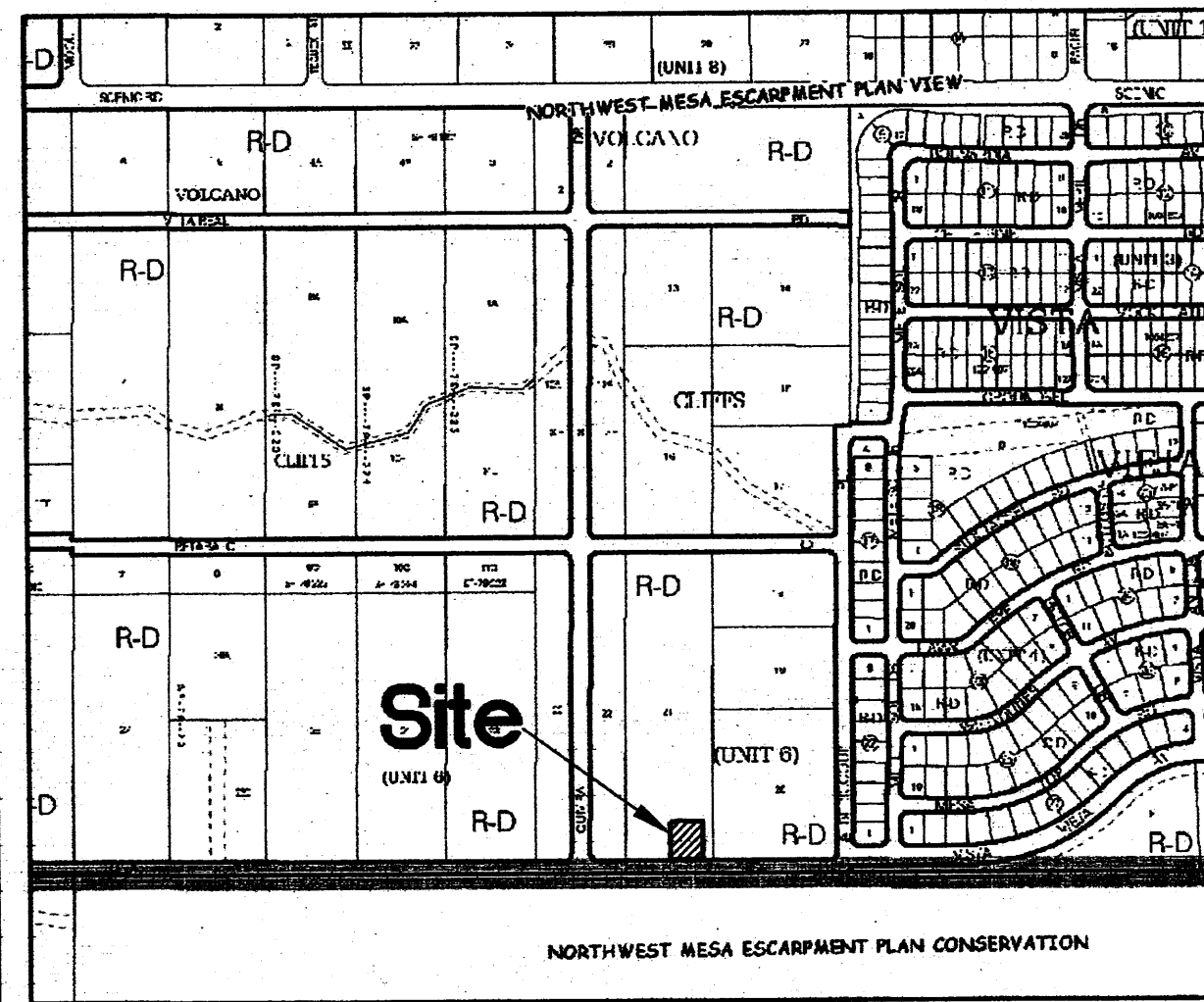
**Documents Used**

1. PLAT FOR VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81.
2. RELEASE OF TEMPORARY CONSTRUCTION EASEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON APRIL 10, 2014, WITH DOCUMENT NO. 2014028545.
3. PLAT FOR MONTECITO WEST, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 25, 2014, IN BOOK 2014C, PAGE 75.



**CARTESIAN SURVEYS INC.**

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



Vicinity Map Zone Atlas D-9-Z

**Purpose of Plat**

1. ELIMINATE LOT LINE AS SHOWN HEREON.
2. CREATE LOT LINE AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES AND EASEMENTS BEING ELIMINATED BY PLAT ARE SHOWN AS THUS
5. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER. REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271"
6. RECORD INFORMATION FOR THE LOTS OF RECORD MATCH FIELD MEASUREMENTS.

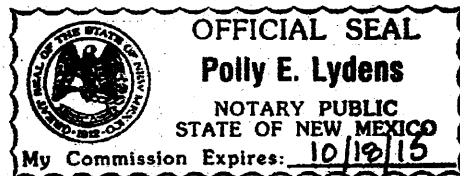
**Free Consent**

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. SAID 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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Garret Price*  
 GARRET PRICE, VICE PRESIDENT OF LAND  
 PULTE HOMES OF NEW MEXICO, INC.      12/9/14  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 8, 2014  
 BY: GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.  
*Polly E. Lydens*      Oct 18, 2015  
 NOTARY PUBLIC      MY COMMISSION EXPIRES



**Indexing Information**

Section 21, Township 11 North, Range 2 East, NMPM  
 Subdivision: Montecito West, Unit 1  
 UPC (Lot 44):  
 UPC (Lot 45):

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE:

**Subdivision Data**

GROSS ACREAGE . . . . . 0.3234 Acres  
 ZONE ATLAS PAGE NO. . . . . D-9-Z  
 NUMBER OF EXISTING LOTS . . . . . 2  
 NUMBER OF LOTS CREATED . . . . . 2  
 NUMBER OF TRACTS CREATED . . . . . 0  
 MILES OF FULL WIDTH STREETS . . . . . 0.0 MILES  
 MILES OF HALF WIDTH STREETS . . . . . 0.0 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE . . . . . 0.0 ACRES  
 DATE OF SURVEY . . . . . JANUARY 2013

**Legal Description**

LOTS NUMBERED FORTY-FOUR (44) AND FORTY-FIVE (45), MONTECITO WEST, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JULY 25, 2014, IN BOOK 2014C, PAGE 75, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 45, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VISTA VIEJA AVENUE NW, WHENCE A TIE TO ACS MONUMENT "S\_21\_22\_28\_27\_11N\_2E" BEARS S 88°26'09" E, A DISTANCE OF 3154.02 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;

S 88°05'13" W, A DISTANCE OF 21.45 FEET TO AN ANGLE POINT;

68.63 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1966.00 FEET, A DELTA OF 02°00'00", AND A CHORD BEARING S 89°05'13" W, A DISTANCE OF 68.62 FEET TO A POINT OF TANGENCY;

N 89°54'47" W, A DISTANCE OF 19.95 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 44;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 00°05'13" E, A DISTANCE OF 126.34 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 44, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF VISTA CUMBRE ROAD NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

22.58 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 32°20'24", AND A CHORD BEARING N 81°44'07" E, A DISTANCE OF 22.28 FEET TO A POINT OF REVERSE CURVATURE;

16.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 38°21'32", AND A CHORD BEARING N 84°44'41" E, A DISTANCE OF 16.43 TO A POINT OF REVERSE CURVATURE;

23.79 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET, A DELTA OF 13°50'14", AND A CHORD BEARING S 82°59'40" E, A DISTANCE OF 23.73 FEET TO A POINT OF TANGENCY;

S 89°54'47" E, A DISTANCE OF 48.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 45;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 00°05'13" W, A DISTANCE OF 126.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3234 ACRES (14,088 SQ. FT.) MORE OR LESS.

Plat for  
**Lots 44-A & 45-A, Montecito West, Unit 1**  
 Being Comprised of  
**Lots 44 & 45, Montecito West, Unit 1**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2014

PROJECT: 10095506  
 DATE: 12-17-14  
 APP: H-7010104 (P/P)

**Approved and Accepted by:**

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

Project Number \_\_\_\_\_  
 Application Number \_\_\_\_\_  
 Plat approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date
<b>City approvals:</b> <i>Ernest A. Ramirez P.S.</i>	12/9/14 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
City of Albuquerque Open Space	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED 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.*      12/5/14  
 WILL PLOTNER JR.      DATE  
 N.M.R.P.S. No. 14271



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

**Easements Notes**

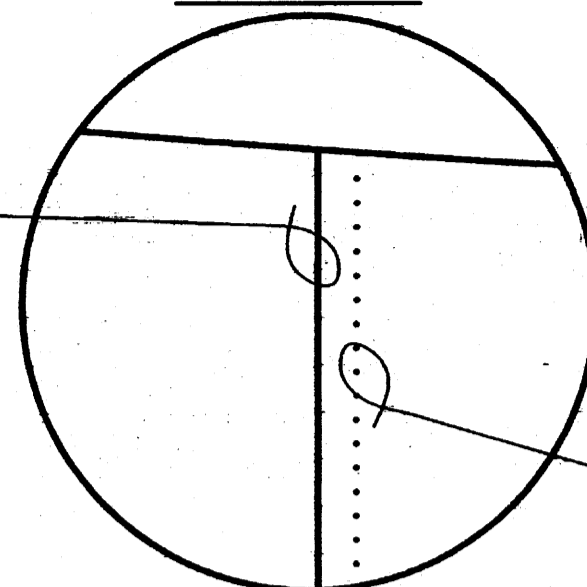
1 10' PUBLIC UTILITY EASEMENT (7/25/2014, 2014C-75)

ACS Monument "2-D9"  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-G=0.999667790  
 Mapping Angle= -0°16'58.43"

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND CHISELED "X" IN GUTTER PAN USED AS REFERENCE POINTS
- FOUND PK NAIL IN FACE OF NORTH WALL
- ▲ FOUND CENTERLINE MONUMENT "LS 14271"

**Detail "A"**



**Plat for  
 Lots 44-A & 45-A, Montecito West, Unit 1  
 Being Comprised of  
 Lots 44 & 45, Montecito West, Unit 1  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2014**

**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 Corp. 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

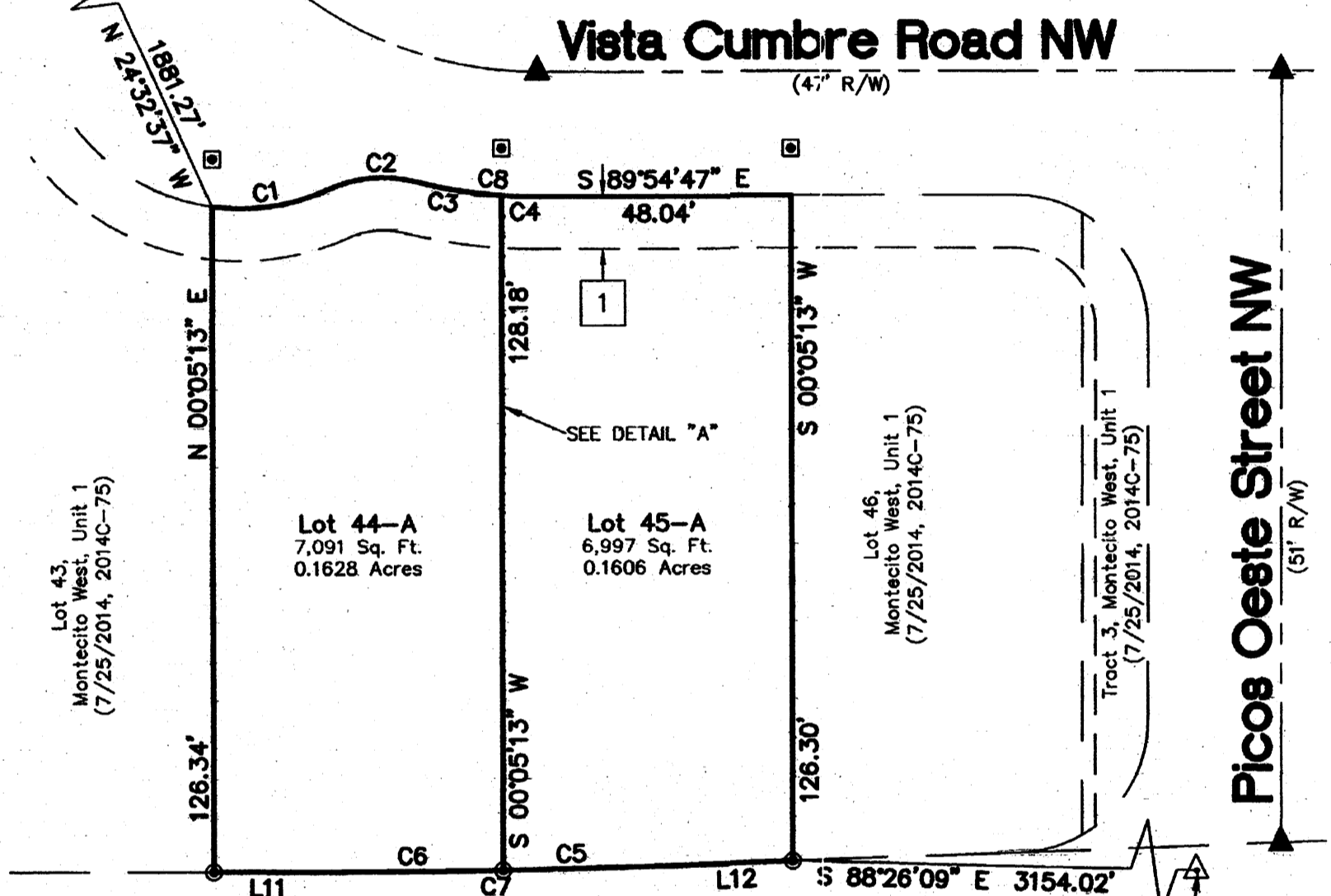
**Documents Used**

1. PLAT FOR VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81.
2. PLAT FOR MONTECITO WEST, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JULY 25, 2014, IN BOOK 2014C, PAGE 75.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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

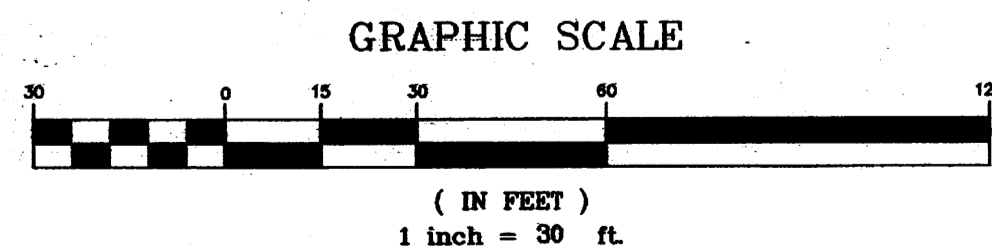


**Vista Vieja Avenue NW**  
 (R/W Varies)

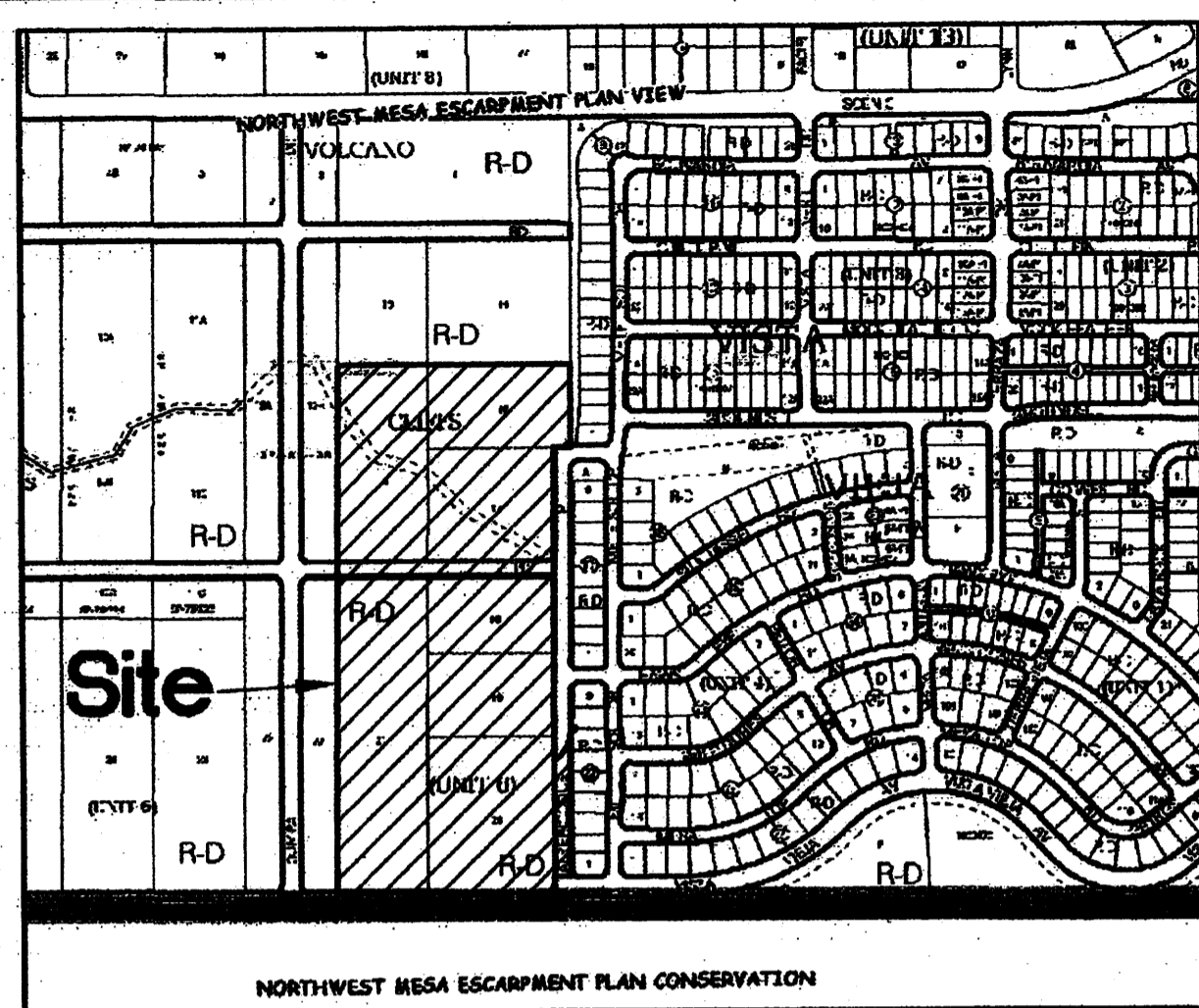
ACS Monument "S\_21\_22\_28\_27\_11N\_2E"  
 NAD 1983 CENTRAL ZONE  
 X=1497658.102  
 Y=1513840.436  
 Z=5330.151 (NAVD 1988)  
 G-G=0.999671770  
 Mapping Angle= -0°16'30.19"

LINE TABLE		
LINE	LENGTH	BEARING
L11	19.95'	N 89°54'47" W
L12	21.45'	S 88°05'13" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	22.58'	40.00'	32°20'24"	22.28'	N 81°44'07" E
C2	16.74'	25.00'	38°21'32"	16.43'	N 84°44'41" E
C3	16.83'	98.50'	9°47'16"	16.81'	S 80°58'11" E
C4	6.96'	98.50'	4°02'58"	6.96'	S 87°53'18" E
C5	33.57'	1966.00'	0°58'42"	33.57'	N 88°34'34" E
C6	35.05'	1966.00'	1°01'18"	35.05'	N 89°34'34" E
C7	68.63'	1966.00'	02°00'00"	68.62'	S 89°05'13" W
C8	23.79'	98.50'	13°50'14"	23.73'	S 82°59'40" E



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244  
 Sheet 2 of 2  
 130136



Vicinity Map Zone Atlas D-9-Z

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- GRANT ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
- VACATE EASEMENTS AS SHOWN HEREON.
- VACATE RIGHT-OF-WAY AS SHOWN HEREON.
- TRACT 6 SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, AS MAJOR OPEN SPACE, IN FEE SIMPLE WARRANTY WITH COVENANTS

DOCM 2014058576  
 07/25/2014 01:06 PM Page 1 of 5  
 PLAT R 225 00 B 2014C P 0075 N Toulous Oliveira, Bernalillo Cour

**Free Consent & 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 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TRACT 6 AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, AS MAJOR PUBLIC OPEN SPACE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Garret Price* 7/18/14  
 GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/18/2014  
 BY: GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.  
*Notary Public* 3/15/15  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Indexing Information**

Section 21, Township 11 North, Range 2 East, NMPM  
 Subdivision: Volcano Cliffs Subdivision, Unit 6  
 Owner: Marvin M. Mueller, UPC#100906322524230127

**Subdivision Data**

GROSS ACREAGE..... 29.5439 Acres  
 ZONE ATLAS PAGE NO..... D-9-Z  
 NUMBER OF EXISTING LOTS..... 7  
 NUMBER OF LOTS CREATED..... 46  
 NUMBER OF TRACTS CREATED..... 10  
 MILES OF FULL WIDTH STREETS..... 0.46 MILES  
 MILES OF HALF WIDTH STREETS..... 0.15 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, ... 3.4981 ACRES  
 DATE OF SURVEY..... JANUARY 2013

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 2013.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES AND EASEMENTS BEING ELIMINATED BY PLAT ARE SHOWN AS THUS
- IN LIEU OF RIGHT OF WAY MONUMENTATION, CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
- IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER. REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271"

**Legal Description**

LOTS NUMBERED FIFTEEN (15) THRU TWENTY-ONE (21), VOLCANO CLIFFS SUBDIVISION, UNIT 6, AND A VACATED PORTION OF RETABLO ROAD NW AND ALBERICOQUE PLACE NW, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "2\_D9" BEARS N 78°27'55" W, A DISTANCE OF 651.97 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 89°53'11" E, A DISTANCE OF 766.78 FEET TO THE NORTHEAST CORNER OF LOT 15, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 274.13 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT OF WAY OF ALBERICOQUE PLACE NW;

THENCE, N 89°52'58" W, A DISTANCE OF 50.00 FEET, TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF ALBERICOQUE PLACE NW, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY LINE, S 00°17'06" W, A DISTANCE OF 1051.94 FEET TO AN ANGLE POINT;

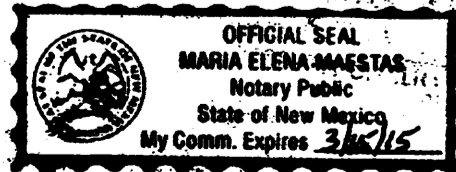
THENCE, 104.48 FEET ALONG A CURVE TO THE LEFT, BEING NON-RADIAL TO THE PREVIOUS COURSE, HAVING A RADIUS OF 99.49 FEET, A DELTA OF 60°10'10", AND A CHORD BEARING N 30°22'11" E, A DISTANCE OF 99.74 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'06" W, A DISTANCE OF 503.32 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 89°55'12" W, A DISTANCE OF 768.42 FEET TO THE SOUTHWEST CORNER OF LOT 21, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR;

THENCE, N 00°20'19" E, A DISTANCE OF 1743.69 FEET TO THE POINT OF BEGINNING, CONTAINING 29.5439 ACRES (1,286,931 SQ. FT.) MORE OR LESS.

- 1-009-063-204060-30107
- 1-009-063-265030-30108
- 1-009-063-242071-30109
- 1-009-063-242089-30110
- 1-009-063-242129-30111
- 1-009-063-242165-30112
- 1-009-063-204147-30115
- 1-009-063-249030-30128



THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS THE PROPERTY OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE PLAT OF THE VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 18, 1970, IN BOOK D4, PAGE 81, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ...  
 Nita Marie Victoria Land Volcano Cliffs Stange  
 7-25-14

**Plat for  
 Montecito West, Unit 1  
 Being Comprised of  
 Lots 15-21, Volcano Cliffs Subdivision Unit 6  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico**

July 2014

**Approved and Accepted by:**

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

Project Number 1009506

Application Number 14-70238

**Plat approvals:**

*Fernando Vigil* 7-22-14  
 PNM Electric Services Date  
*Greg* 7/22/14  
 New Mexico Gas Company Date  
*Greg* 7-22-14  
 Qwest Corporation & CenturyLink QC Date  
*Greg* 7/21/14  
 Comcast Date

**City approvals:**

*Di P. Asta* 7-18-14  
 City Surveyor Date  
*AS* 07-23-14  
 Traffic Engineer Date  
*Allen Peter* 07/23/14  
 ABCWJA Date  
*Carl S. Dumont* 7-23-14  
 Parks and Recreation Department Date  
*Ant a Chae* 7-23-14  
 AMAFCA Date  
*Ant a Chae* 7-23-14  
 City Engineer Date  
*Paul Ch* 7-25-14  
 DBP Chairperson, Planning Department Date  
*ASL* 7/25/14  
 Real Property Division Date  
*MS* 07.25.2014  
 City of Albuquerque Open Space Date

**Surveyor's Certificate**

"I, BRIAN J. MARTINEZ, A DULY QUALIFIED 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."

*Brian J. Martinez* 7/18/14  
 BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. No. 18374



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



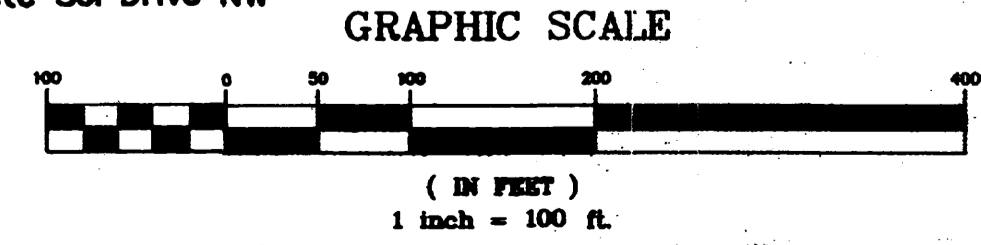
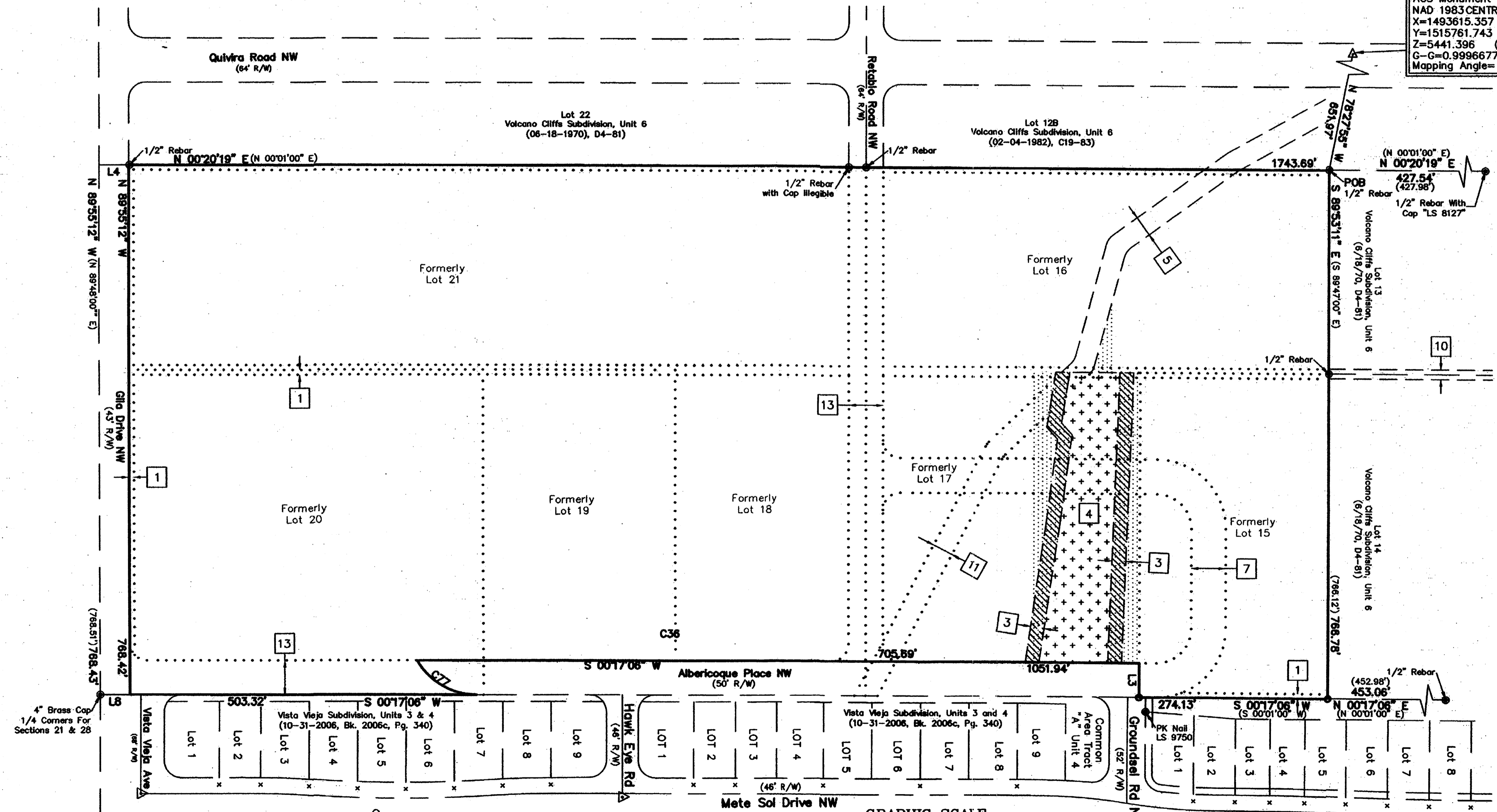
**Plat for  
 Montecito West, Unit 1  
 Being Comprised of  
 Lots 15-21, Volcano Cliffs Subdivision Unit 6  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2014**

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E)
- RECORD INFO VOLCANO CLIFFS  
SUBDIVISION (D4-81, 06/18/1970)
- CHISELED "X", UNLESS INDICATED  
OTHERWISE
- SET BATHEY MARKER WITH CAP "LS 14271"
- ▲ CENTERLINE MONUMENT
- ..... LOT LINES AND EASEMENT LINES ELIMINATED  
BY THIS PLAT
- x FOUND CHISELED "X", USED AS A  
REFERENCE POINT

**Note:** Existing conditions, before platting,  
shown on this sheet.

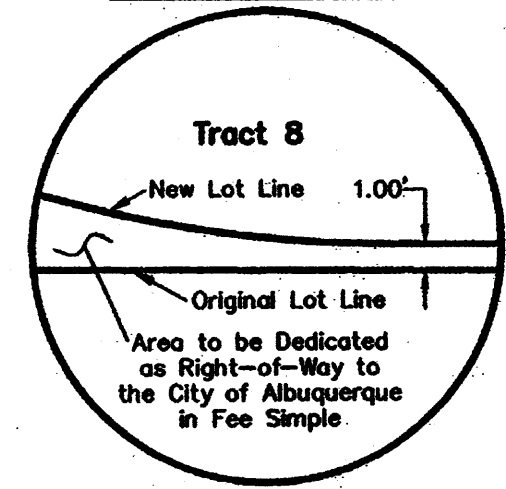
ACS Monument "2-D9  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G=0.999667790  
 Mapping Angle=-0°16'58.43



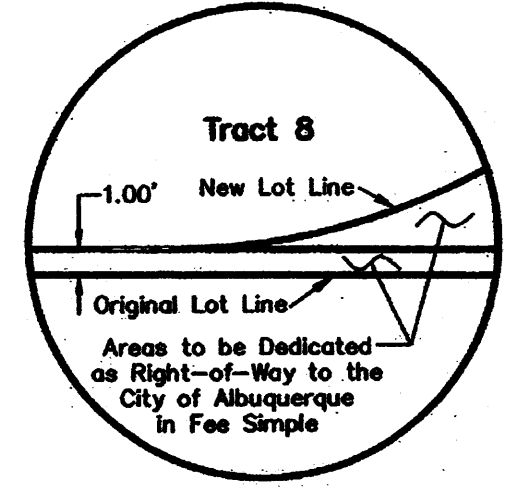
**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD INFO VOLCANO CLIFFS SUBDIVISION (D4-81, 06/18/1970)
- MONUMENT FOUND AND USED AS INDICATED
- SET BATHYEMY MARKER WITH CAP "LS 14271" UNLESS NOTED OTHERWISE
- ▲ CENTERLINE MONUMENT
- x FOUND CHISELED X, USED AS A REFERENCE POINT

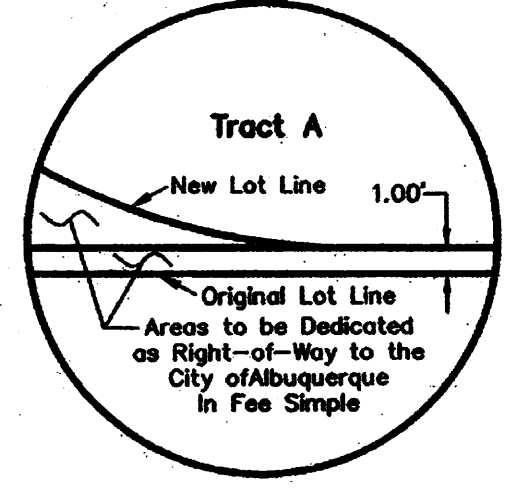
**Detail "A"**



**Detail "B"**



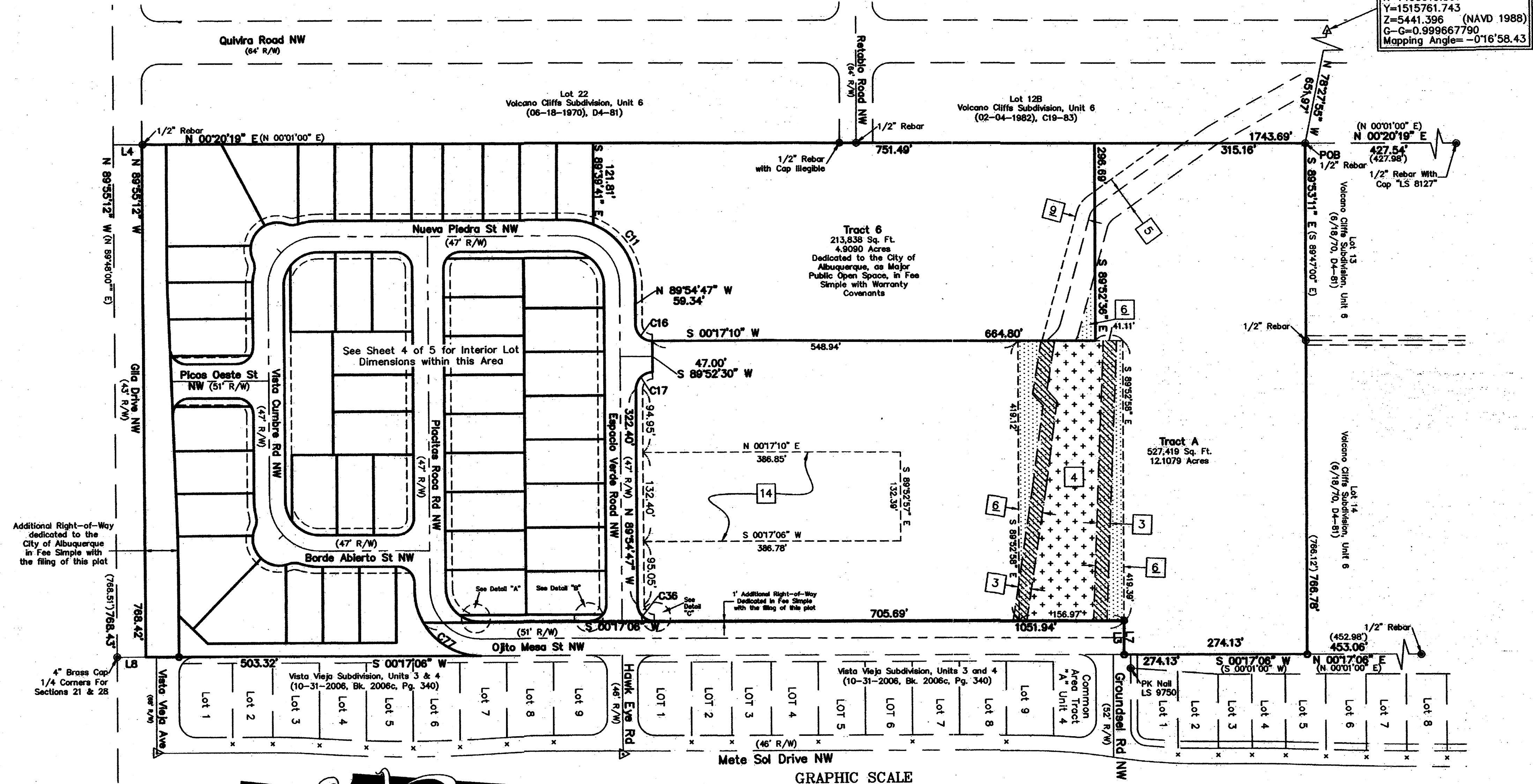
**Detail "C"**



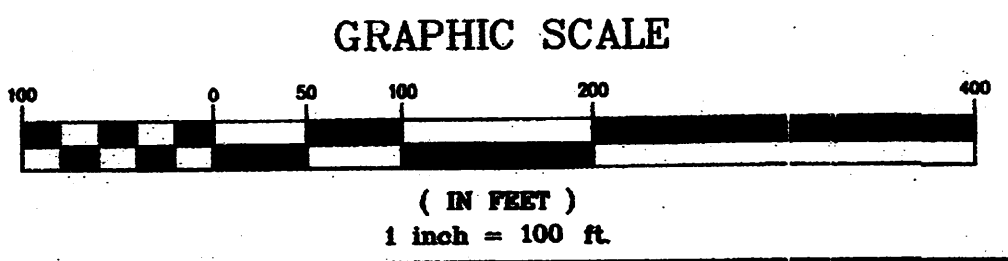
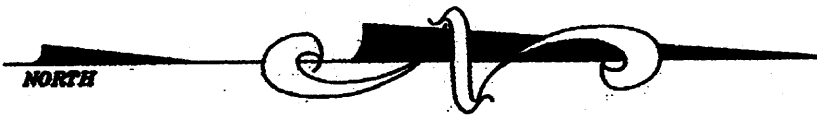
**Plat for  
 Montecito West, Unit 1  
 Being Comprised of**

**Lots 15-21, Volcano Cliffs Subdivision Unit 6  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2014**

ACS Monument "2-D9  
 NAD 1983 CENTRAL ZONE  
 X=1493615.357  
 Y=1515761.743  
 Z=5441.396 (NAVD 1988)  
 G-G=0.999667790  
 Mapping Angle=-0°16'58.43"

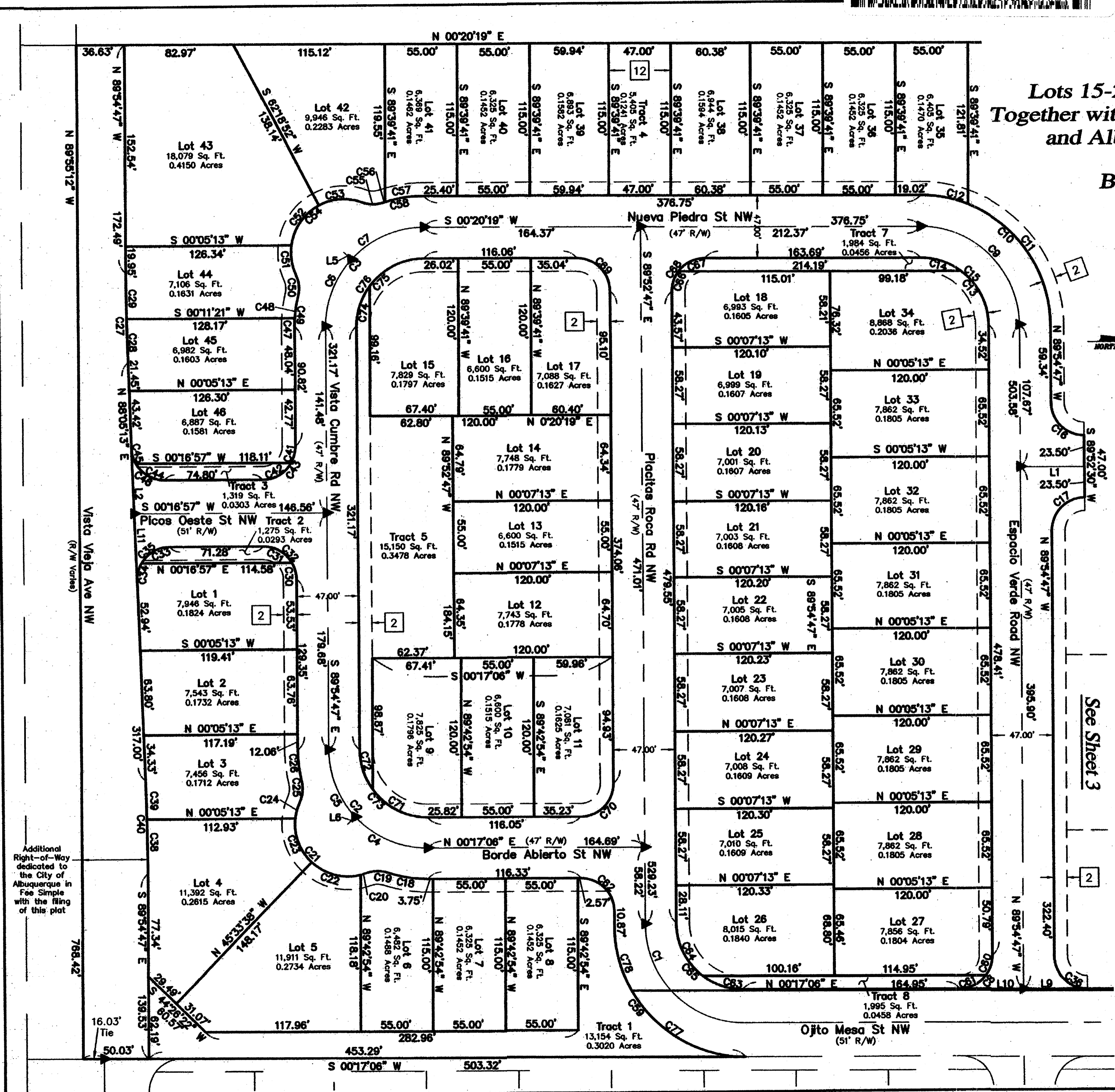


Additional Right-of-Way dedicated to the City of Albuquerque in Fee Simple with the filing of this plat



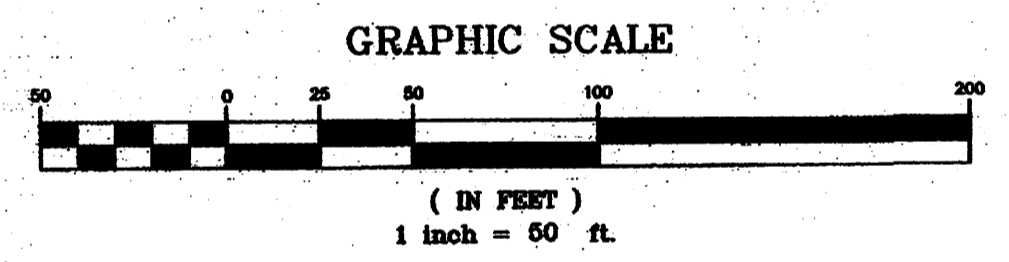
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505)891-0244  
 Sheet 3 of 5  
 130136

**Plat for  
 Montecito West, Unit 1  
 Being Comprised of  
 Lots 15-21, Volcano Cliffs Subdivision Unit 6  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2014**



**Legend**

N 00°00'00" E	MEASURED BEARING AND DISTANCES
▲	CENTERLINE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT



- Note:**
- TRACTS 7 AND 8 ARE ENTIRELY ENCUMBERED BY A 10 FOOT PUE.
  - TRACTS 1-5, 7 AND 8 ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOMEOWNERS ASSOCIATION.
  - THERE IS AN "AE" FLOOD ZONE ON TRACTS A AND 6. SEE PANEL 35001C111G FOR MORE INFORMATION.

Additional Right-of-Way dedicated to the City of Albuquerque in Fee Simple with the filing of this plat

See Sheet 3

**Plat for  
 Montecito West, Unit 1  
 Being Comprised of  
 Lots 15-21, Volcano Cliffs Subdivision Unit 6  
 Together with a Portion of Vacated Retablo Road NW  
 and Albericoque Place NW Rights-of-Way  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2014**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	55.19'	75.00'	42°09'36"	53.95'	N 69°02'25" E
C2	117.55'	75.00'	89°48'07"	105.88'	N 45°11'10" E
C3	118.14'	75.00'	90°15'05"	106.30'	S 44°47'14" E
C4	61.68'	75.00'	47°07'04"	59.95'	N 23°50'38" E
C5	55.87'	75.00'	42°41'03"	54.59'	N 68°44'42" E
C6	56.18'	75.00'	42°55'04"	54.88'	S 68°27'15" E
C7	61.96'	75.00'	47°20'01"	60.21'	S 23°19'42" E
C8	39.36'	25.00'	90°11'53"	35.42'	N 44°48'50" W
C9	117.48'	75.00'	89°44'55"	105.83'	S 45°12'46" W
C10	154.29'	98.50'	89°44'55"	138.99'	S 45°12'46" W
C11	117.46'	98.50'	68°19'28"	110.62'	S 55°55'29" W
C12	36.83'	98.50'	21°25'27"	36.62'	S 11°03'02" W
C13	48.03'	51.50'	53°26'19"	46.31'	S 63°22'04" W
C14	32.64'	51.50'	36°18'36"	32.09'	S 18°29'37" W
C15	80.67'	51.50'	89°44'55"	72.67'	S 45°12'46" W
C16	39.18'	25.00'	89°48'03"	35.29'	N 45°11'12" E
C17	39.36'	25.00'	90°11'57"	35.42'	S 44°48'48" E
C18	31.01'	98.50'	18°02'14"	30.88'	N 09°18'13" E
C19	16.74'	25.00'	38°21'32"	16.43'	S 00°51'26" E
C20	4.53'	40.00'	06°28'58"	4.52'	N 16°47'42" W
C21	94.16'	40.00'	134°52'44"	73.88'	N 47°24'11" E
C22	39.94'	40.00'	57°12'55"	38.30'	N 15°03'14" E
C23	37.03'	40.00'	53°02'28"	35.72'	N 70°10'56" E
C24	12.66'	40.00'	18°08'23"	12.61'	S 74°13'39" E
C25	16.74'	25.00'	38°21'32"	16.43'	N 84°20'13" W
C26	23.39'	98.50'	13°36'12"	23.33'	N 83°17'07" E
C27	68.63'	1966.00'	02°00'00"	68.62'	N 89°05'13" E
C28	33.57'	1966.00'	00°58'42"	33.57'	N 88°34'34" E
C29	35.05'	1966.00'	01°01'18"	35.05'	N 89°34'34" E
C30	13.00'	25.00'	29°48'17"	12.86'	S 75°11'05" W
C31	26.18'	25.00'	60°00'00"	25.00'	S 30°16'57" W
C32	39.18'	25.00'	89°48'17"	35.30'	S 45°11'05" W
C33	26.18'	25.00'	60°00'00"	25.00'	S 29°43'03" E
C34	14.05'	25.00'	32°11'43"	13.86'	S 75°48'55" E
C35	40.23'	25.00'	92°11'43"	36.03'	S 45°48'55" E
C36	39.18'	25.00'	89°48'07"	35.29'	N 45°11'10" E
C38	41.58'	2034.00'	01°10'17"	41.58'	S 89°30'05" W
C39	29.42'	2034.00'	00°49'43"	29.42'	S 88°30'05" W
C40	71.00'	2034.00'	02°00'00"	71.00'	S 89°05'13" W
C41	13.18'	25.00'	30°11'43"	13.02'	N 74°48'55" W
C42	26.18'	25.00'	60°00'00"	25.00'	N 29°43'03" W
C43	39.36'	25.00'	90°11'43"	35.42'	N 44°48'55" W
C44	26.18'	25.00'	60°00'00"	25.00'	N 30°16'57" E
C45	12.13'	25.00'	27°48'17"	12.01'	N 74°11'05" E
C46	38.31'	25.00'	87°48'17"	34.67'	N 44°11'05" E
C47	6.73'	98.50'	03°54'58"	6.73'	S 87°57'18" E
C48	17.06'	98.50'	09°55'16"	17.03'	S 81°02'11" E
C49	23.79'	98.50'	13°50'14"	23.73'	S 82°59'40" E
C50	16.74'	25.00'	38°21'32"	16.43'	S 84°44'41" W
C51	22.58'	40.00'	32°20'24"	22.28'	N 81°44'07" E
C52	37.98'	40.00'	54°24'32"	36.57'	S 54°53'24" E
C53	33.60'	40.00'	48°07'48"	32.62'	S 03°37'14" E
C54	94.16'	40.00'	134°52'45"	73.88'	S 46°59'42" E
C55	16.74'	25.00'	38°21'32"	16.43'	N 01°15'54" E
C56	1.32'	98.50'	00°45'55"	1.32'	S 17°31'54" E
C57	30.06'	98.50'	17°29'15"	29.95'	S 08°24'19" E
C58	31.38'	98.50'	18°15'11"	31.25'	S 08°47'17" E
C59	155.99'	99.49'	89°50'07"	140.50'	N 45°12'09" E
C60	16.17'	25.00'	37°04'05"	15.89'	N 71°22'44" W
C61	23.18'	25.00'	53°07'48"	22.36'	N 26°16'48" W
C62	39.20'	25.00'	89°50'07"	35.30'	S 45°12'09" W
C63	32.33'	50.49'	36°41'04"	31.78'	N 18°37'38" E
C64	46.84'	50.49'	53°09'03"	45.18'	N 63°32'41" E
C65	79.16'	50.49'	89°50'07"	71.30'	N 45°12'09" E
C66	16.18'	25.00'	37°05'17"	15.90'	S 71°20'08" E
C67	23.18'	25.00'	53°07'48"	22.36'	S 26°13'36" E
C68	39.37'	25.00'	90°13'06"	35.42'	S 44°46'14" E
C69	39.17'	25.00'	89°46'54"	35.29'	S 45°13'46" W
C70	39.34'	25.00'	90°09'53"	35.41'	N 44°47'51" W
C71	48.42'	51.50'	53°51'51"	46.65'	N 27°13'02" E
C72	32.30'	51.50'	35°56'16"	31.78'	N 72°07'05" E
C73	80.72'	51.50'	89°48'07"	72.71'	N 45°11'10" E
C74	33.06'	51.50'	36°46'53"	32.50'	S 71°31'20" E
C75	48.06'	51.50'	53°28'12"	46.34'	S 26°23'47" E
C76	81.12'	51.50'	90°15'05"	72.99'	S 44°47'14" E
C77	104.48'	99.49'	60°10'10"	99.74'	N 30°22'11" E
C78	51.51'	99.49'	29°39'57"	50.94'	N 75°17'14" E

**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 Corp. 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), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.50'	N 00°17'10" E
L2	49.58'	N 88°05'13" E
L3	50.00'	N 89°52'58" W
L4	43.00'	N 00°20'19" E
L5	7.99'	N 43°00'18" E
L6	7.99'	N 42°35'49" W
L7	51.00'	N 89°52'58" W
L8	43.00'	N 00°17'06" E
L9	48.41'	S 00°17'06" W
L10	48.59'	S 00°17'06" W
L11	51.50'	N 88°05'13" E

**Documents Used**

1. PLAT FOR VOLCANO CLIFFS SUBDIVISION, UNIT 6, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81.
2. RELEASE OF TEMPORARY CONSTRUCTION EASEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON APRIL 10, 2014, WITH DOCUMENT NO. 2014028545.

**Easement Notes**

- 1 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81) VACATED BY THIS PLAT
- 2 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (08/19/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
- 4 EXISTING PERMANENT DRAINAGE EASEMENT (11/03/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS 
- 5 EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81)
- 6 PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 7 EXISTING 50' ROADWAY EASEMENT VACATED WITH THE FILING OF THIS PLAT
- 8 INTENTIONALLY OMITTED
- 9 20' DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81)
- 11 PORTION OF EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT
- 12 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 13 EXISTING RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 14 PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. EASEMENT AREA WILL BE MAINTAINED BY THE MONTECITO WEST HOMEOWNERS ASSOCIATION AND HAVE RESTRICTIVE COVENANTS.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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.