

Vicinity Map Zone Atlas D-9-Z

n.t.s.

Indexing Information

Sections 20 & 21, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Montecito Vistas, Unit 1
 Owner: Pulte Homes
 UPC: #TBD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 11.9168 ACRES
 ZONE ATLAS PAGE NO. D-9-Z
 NUMBER OF EXISTING TRACTS. 2
 NUMBER OF LOTS CREATED. 44
 NUMBER OF TRACTS CREATED. 3
 MILES OF FULL-WIDTH STREETS. 0.63 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION. 1.9753 ACRES
 DATE OF SURVEY. JANUARY 2018

Legal Description

TRACT LETTERED "A" AND TRACT NUMBERED THREE (3) OF MONTECITO VISTAS, UNIT 1, A SUBDIVISION IN 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 FEBRUARY 10, 2017, IN PLAT BOOK 2017C, FOLIO 16.

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2015.
2. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-GRID).
4. 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 \blacktriangle . 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.
5. IN LIEU OF FRONT CORNER, 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. TRACTS A-C SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
7. FIELD MEASUREMENTS MATCH RECORD MEASUREMENTS AS SHOWN ON THE PLAT OF RECORD.

Treasurer's Certificate

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

1-209-063-01403630181
 parcel ABOVE

PROPERTY OWNER OF RECORD

Pulte Homes

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone

**Plat for
 Montecito Vistas, Unit 3
 Being Comprised of
 Tracts A and 3
 Montecito Vistas, Unit 1
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2018**

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: 18 DPB-70153

Plat Approvals:

- [Signature] 4-13-18
PNM Electric Services
- [Signature] 4/13/2018
Qwest, Corp, d/b/a CenturyLink QC
- [Signature] 4-13-18
New Mexico Gas Company
- [Signature] 4/13/18
Comcast

City Approvals:

- [Signature] 4/10/18
Zoren M. Reinboer P.S.
City Surveyor
- [Signature] 5/16/18
Rajmull M. M. M.
Traffic Engineer
- [Signature] 5/16/18
Jon Entsgaard
ABOWUA
- [Signature] 5/16/18
Parks and Recreation Department
- [Signature] 5/22/18
Wade J. Gredt
AMAFCA
- [Signature] 5/16/18
R. M.
City Engineer
- [Signature] 18 Jun 2018
K. B. S.
CIB Chairperson, Planning Department
- [Signature] 5/16/18
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. 4/9/18
 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

Free Consent & Dedication

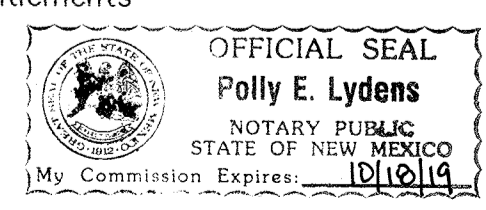
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND 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.

[Signature] 4/17/18
 Kevin Patton, Director of Land Planning and Entitlements
 Pulte Homes of New Mexico, Inc.

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 17, 2018
 BY: Kevin Patton, Director of Land Planning and Entitlements
 Pulte Homes of New Mexico, Inc.

By: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10/18/19



**Plat for
Montecito Vistas, Unit 3
Being Comprised of
Tracts A and 3
Montecito Vistas, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT

Right of Way Dedicated to the City of Albuquerque in Fee Simple
86,045 Sq. Ft.
1.9753 Acres
Vista Dibujo Rd NW
(47' R/W)

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 20' PUBLIC PEDESTRIAN ACCESS EASEMENT (02/10/2017, 2017C-16)
- 3 BLANKET DRAINAGE EASEMENT ACROSS ALL OF TRACT 5 (02/10/2017, 2017C-16)
- 4 INTENTIONALLY OMITTED
- 5 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 6 10' PUBLIC UTILITY EASEMENT (02/10/2017, 2017C-16)

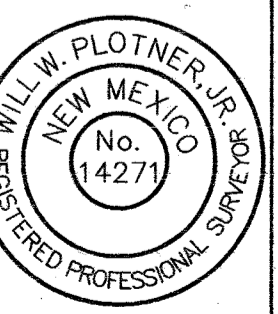
Solar Collection Note

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.

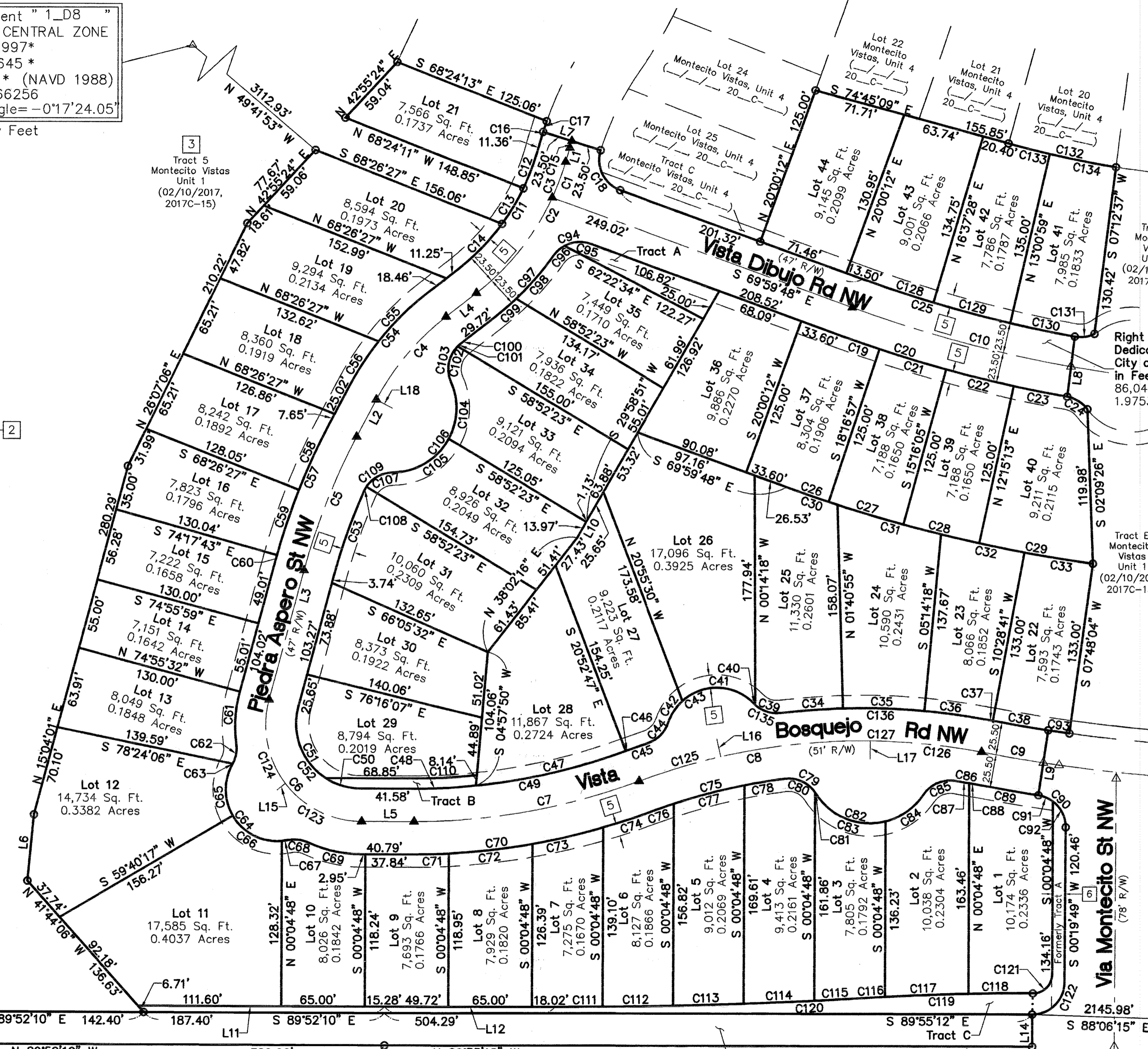
ACS Monument "S_21_22_28_27_11N_2E"
NAD 1983 CENTRAL ZONE
X=1497658.102 *
Y=1513840.436 *
Z=5330.151 * (NAVD 1988)
G-G=0.99967177
Mapping Angle=-0°16'30.19"
*U.S. Survey Feet

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ACS Monument "1_D8"
NAD 1983 CENTRAL ZONE
X=1489934.997 *
Y=1516598.645 *
Z=5576.943 * (NAVD 1988)
G-G=0.99966256
Mapping Angle=-0°17'24.05"
*U.S. Survey Feet



Tract 15
Volcano Cliffs Unit 9
(8/12/70, D4-83)

Tract 5
Montecito Vistas Unit 1
(02/10/2017, 2017C-15)

Tract F
Montecito Vistas Unit 1
(02/10/2017, 2017C-15)

Tract E
Montecito Vistas Unit 1
(02/10/2017, 2017C-15)

5/8" Rebar with Aluminum Cap marked Tracts 14 & 15

