

Vicinity Map Zone Atlas D-9-Z

n.t.s.

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.

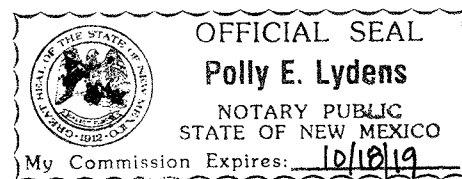
Kevin Patton
 Kevin Patton, Director of Land Planning and Entitlements
 Pulte Homes of New Mexico, Inc.

4/17/18 Date

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 17, 2017
 BY: Kevin Patton, Director of Land Planning and Entitlements
 Pulte Homes of New Mexico, Inc.

By: *Polly E. Lydens*
 NOTARY PUBLIC



MY COMMISSION EXPIRES 10/10/19

Indexing Information

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

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, 6.6176 ACRES
 ZONE ATLAS PAGE NO. D-9-Z
 NUMBER OF EXISTING TRACTS, 1
 NUMBER OF LOTS CREATED, 25
 NUMBER OF TRACTS CREATED, 4
 MILES OF FULL-WIDTH STREETS, 0.2756 MILES
 MILES OF HALF-WIDTH STREETS, 0.00 MILES
 RIGHT-OF-WAY DEDICATION, 1.5037 ACRES
 DATE OF SURVEY, SEPTEMBER 2015

Legal Description

TRACT NUMBERED FOUR (4) 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 15.

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 ▲. 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-D 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. RETABLO ROAD NW, PIEDRA DIBUJO ROAD NW AND PIEDRA ASPERO STREET NW ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE 1.5037 ACRES (65,501 SQ. FT.).
8. THE EXTERIOR DIMENSIONS SHOWN HEREON MATCH THE RECORD DIMENSIONS AS SHOWN ON THE PLAT OF RECORD.

Treasurer's Certificate

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

1-009-063-033049-30120

PROPERTY OWNER OF RECORD

Pulte Homes

BERNALILLO COUNTY TREASURER'S OFFICE

George Stouck 7-10-18

**Plat for
 Montecito Vistas, Unit 4
 Being Comprised of
 Tract 4
 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-70161

Plat Approvals:

[Signature] 4-15-18
 PNM Electric Services
[Signature] 4/13/2018
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 4-13-18
 New Mexico Gas Company
[Signature] 4/15/18
 Comcast

City Approvals:

[Signature] 4/10/18
 Loren M. Risenhoover P.S.
 City Surveyor
[Signature] 5/16/18
 Raphael M. M...
 Traffic Engineer
[Signature] 5/16/18
 Jan Entgaard
 ABQWA
[Signature] 5/16/18
 Parks and Recreation Department
[Signature] 5/22/18
 Robert Friedt
 AMAFCA
[Signature] 5/16/18
 City Engineer
[Signature] 7-10-18
 DRB 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

DOCH 2018059811

07/10/2018 11:11 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2018C P: 0089 Linda Stover, Bernalillo County

2018C-89

(1)

**Plat for
Montecito Vistas, Unit 4
Being Comprised of
Tract 4
Montecito Vistas, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	149.26'	450.00'	19°00'16"	148.58'	N 80°11'49" W
C2	109.40'	504.00'	12°26'12"	109.18'	S 76°54'47" E
C3	183.71'	300.00'	35°05'08"	180.85'	N 17°50'37" E
C4	53.00'	300.00'	10°07'17"	52.93'	N 05°21'42" E
C5	130.71'	300.00'	24°57'51"	129.68'	N 22°54'16" E
C6	76.69'	300.00'	14°38'45"	76.48'	S 86°54'03" E
C7	105.71'	250.00'	24°13'36"	104.92'	N 82°06'37" W
C8	107.88'	700.00'	8°49'48"	107.77'	S 74°24'43" E
C9	77.67'	250.00'	17°48'03"	77.36'	S 26°29'10" W
C10	157.05'	473.50'	19°00'16"	156.34'	N 80°11'49" W
C11	53.46'	473.50'	6°28'09"	53.43'	N 83°29'43" W
C12	53.78'	473.50'	6°30'26"	53.75'	N 77°00'26" W
C13	25.28'	473.50'	3°03'32"	25.28'	N 72°13'27" W
C14	24.54'	473.50'	2°58'09"	24.54'	N 88°12'52" W
C15	104.30'	480.50'	12°26'12"	104.09'	S 76°54'47" E
C16	44.35'	480.50'	5°17'17"	44.33'	S 73°20'19" E
C17	59.95'	480.50'	7°08'55"	59.91'	S 79°33'25" E
C18	19.60'	25.00'	44°55'51"	19.11'	S 67°14'22" E
C19	68.22'	43.50'	89°51'02"	61.44'	S 89°41'57" E
C20	19.61'	25.00'	44°55'58"	19.11'	N 67°50'31" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C21	19.62'	25.00'	44°57'15"	19.12'	N 67°15'04" W
C22	68.22'	43.50'	89°51'02"	61.44'	N 89°41'57" W
C23	19.60'	25.00'	44°55'31"	19.10'	S 67°50'18" W
C24	39.27'	25.00'	90°00'09"	35.36'	N 44°41'52" W
C25	25.70'	25.00'	58°54'38"	24.59'	N 60°14'38" W
C26	13.57'	25.00'	31°05'22"	13.40'	N 15°14'38" W
C27	36.54'	43.50'	48°07'42"	35.48'	S 78°18'41" W
C28	20.47'	25.00'	46°55'15"	19.91'	S 77°51'18" W
C29	16.39'	25.00'	37°33'06"	16.09'	N 60°11'02" W
C30	85.51'	848.50'	5°46'27"	85.48'	N 77°38'23" W
C31	19.52'	151.50'	7°22'55"	19.51'	N 03°59'31" E
C32	8.69'	273.50'	1°49'15"	8.69'	N 18°29'45" E
C33	38.22'	25.00'	87°34'56"	34.60'	N 26°12'20" W
C34	198.51'	598.50'	19°00'15"	197.60'	N 80°11'48" W
C35	94.56'	355.50'	15°14'26"	94.28'	S 78°18'54" E
C36	169.32'	276.50'	35°05'08"	166.68'	N 17°50'37" E
C37	76.28'	273.50'	15°58'48"	76.03'	S 27°23'47" W
C38	19.36'	276.50'	4°00'44"	19.36'	N 02°18'25" E
C39	104.98'	276.50'	21°45'13"	104.35'	N 15°11'24" E
C40	44.97'	276.50'	9°19'10"	44.92'	N 30°43'36" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C41	21.08'	273.50'	4°24'57"	21.07'	S 33°10'43" W
C42	55.20'	273.50'	11°33'51"	55.11'	S 25°11'19" W
C43	70.37'	226.50'	17°48'03"	70.09'	S 26°29'10" W
C44	95.78'	323.50'	16°57'52"	95.43'	N 26°54'15" E
C45	35.78'	25.00'	82°00'01"	32.80'	S 59°25'19" W
C46	52.45'	226.50'	13°16'04"	52.33'	S 24°13'10" W
C47	17.92'	226.50'	4°32'00"	17.92'	S 33°07'11" W
C48	48.17'	323.50'	8°31'55"	48.13'	N 31°07'14" E
C49	47.61'	323.50'	8°25'57"	47.57'	N 22°38'17" E
C50	16.60'	25.00'	38°03'17"	16.30'	S 37°26'57" W
C51	19.17'	25.00'	43°56'44"	18.71'	S 78°26'58" W
C52	17.37'	25.00'	39°48'14"	17.02'	S 02°18'59" E
C53	20.85'	25.00'	47°46'42"	20.25'	S 46°06'27" E
C54	82.69'	323.50'	14°38'45"	82.47'	S 86°54'03" E
C55	95.77'	226.50'	24°13'36"	95.06'	N 82°06'37" W
C56	113.18'	723.50'	8°57'47"	113.07'	S 74°28'42" E
C57	8.16'	226.50'	2°03'47"	8.16'	S 86°48'29" W
C58	83.80'	226.50'	21°11'51"	83.32'	N 81°33'42" W
C59	3.82'	226.50'	0°57'58"	3.82'	N 70°28'48" W
C60	60.31'	723.50'	4°46'35"	60.29'	S 72°23'06" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	52.87'	723.50'	4°11'12"	52.86'	S 76°51'59" E
C62	59.65'	500.00'	6°50'07"	59.61'	N 76°09'36" W
C63	102.58'	676.50'	8°41'16"	102.48'	S 74°20'26" E
C64	115.65'	273.50'	24°13'36"	114.79'	N 82°06'37" W
C65	70.68'	276.50'	14°38'45"	70.49'	S 86°54'02" E
C66	35.78'	25.00'	81°59'56"	32.80'	S 38°34'42" E
C67	25.25'	25.00'	57°52'40"	24.19'	S 50°38'20" E
C68	10.52'	25.00'	24°07'15"	10.45'	S 09°38'22" E
C69	11.97'	323.50'	2°07'12"	11.97'	N 01°21'39" E
C70	39.27'	25.00'	90°00'00"	35.36'	S 45°18'03" W
C71	16.15'	25.00'	37°00'43"	15.87'	S 18°48'24" W
C72	23.12'	25.00'	52°59'17"	22.31'	S 63°48'24" W
C73	141.47'	426.50'	19°00'16"	140.82'	N 80°11'49" W
C74	114.50'	527.50'	12°26'11"	114.27'	S 76°54'47" E
C75	46.32'	426.50'	6°13'19"	46.29'	N 86°35'17" W
C76	73.57'	426.50'	9°52'59"	73.48'	N 78°32'08" W
C77	21.58'	426.50'	2°53'58"	21.58'	N 72°08'40" W
C78	33.84'	527.50'	3°40'33"	33.84'	S 72°31'58" E
C79	80.66'	527.50'	8°45'38"	80.58'	S 78°45'03" E
C80	41.86'	652.50'	3°40'33"	41.85'	S 72°31'58" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C81	14.80'	301.50'	2°48'47"	14.80'	N 72°06'05" W
C82	52.46'	301.50'	9°58'09"	52.39'	N 78°29'33" W
C83	32.74'	301.50'	6°13'19"	32.73'	N 86°35'17" W
C84	100.00'	301.50'	19°00'16"	99.55'	N 80°11'49" W
C85	31.01'	598.50'	2°58'08"	31.01'	N 88°12'52" W
C86	67.58'	598.50'	6°28'09"	67.54'	N 83°29'43" W
C87	67.97'	598.50'	6°30'26"	67.94'	N 77°00'26" W
C88	31.95'	598.50'	3°03'32"	31.95'	N 72°13'27" W
C89	32.81'	355.50'	5°17'17"	32.80'	S 73°20'19" E
C90	61.75'	355.50'	9°57'09"	61.67'	S 80°57'32" E
C91	23.52'	480.50'	2°48'14"	23.51'	S 84°32'00" E

Line Table		
Line #	Direction	Length (ft)
L1	S 79°34'40" E	59.55'
L2	N 00°18'44" E	47.00'
L3	S 07°05'01" W	47.13'
L4	N 72°24'52" W	47.00'
L5	S 79°34'40" E	1.93'
L6	S 72°44'33" E	55.60'

Tract Area Table		
	Area (Acres)	Area (Sq. Ft.)
Tract A	0.4323	18,832
Tract B	0.0371	1,615
Tract C	0.0243	1,059
Tract D	0.0127	553



CSI-CARTESIAN SURVEYS INC.

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

DOCH 2018059811

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PLAT R 325.00 B: 2018C P: 0089 Linda Stover, Bernalillo County

2018C-89

(2)

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.

Legend

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

**Plat for
Montecito Vistas, Unit 4
Being Comprised of
Tract 4
Montecito Vistas, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018**

Easement Notes

- 47' TEMPORARY ACCESS EASEMENT (02/10/2017, 2017C-16)
- 20' PUBLIC PEDESTRIAN ACCESS EASEMENT (02/10/2017, 2017C-16)
- BLANKET DRAINAGE EASEMENT ACROSS ALL OF TRACT 5 (02/10/2017, 2017C-16)
- EXISTING 7' UTILITY EASEMENT (08/12/1979, D4-83)
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Public Utility Easements

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

- 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.
- 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.
- 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.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

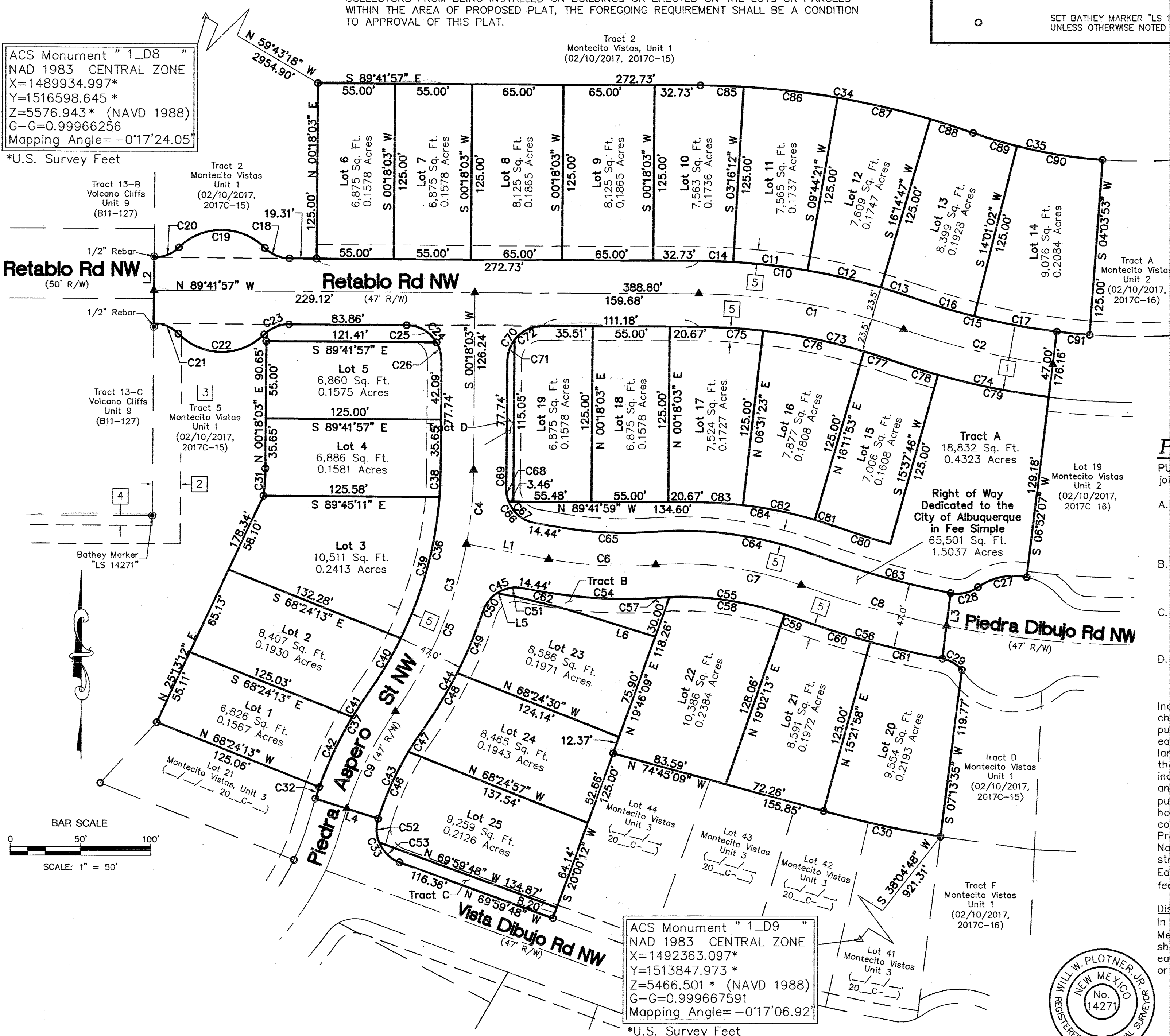
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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

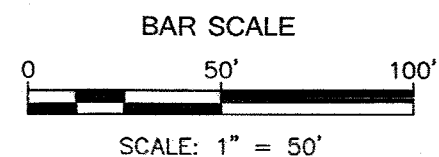
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

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"

ACS Monument "1_D9"
NAD 1983 CENTRAL ZONE
X=1492363.097*
Y=1513847.973 *
Z=5466.501 * (NAVD 1988)
G-G=0.999667591
Mapping Angle=-0°17'06.92"



*U.S. Survey Feet



CSI-CARTESIAN SURVEYS INC.

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2018C-89

(3)