

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 STREETS0.63 MILES
MILES OF HALF-WIDTH STREETS0.00 MILES
RIGHT-OF-WAY DEDICATION1.9753 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 THIS ▲. 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 #:

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**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:

Application Number:

Plat Approvals:

[Signature] 4-13-18
PNM Electric Services 4/13/2018
[Signature] 4-13-18
Qwest, Corp. d/b/a CenturyLink QC
New Mexico Gas Company
Comcast 2/14/18

City Approvals:

[Signature] P.S. 4/10/18
City Surveyor

Traffic Engineer
ABCWUA
Parks and Recreation Department
AMAFCA
City Engineer
DRB Chairperson, Planning Department
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."

[Signature] 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



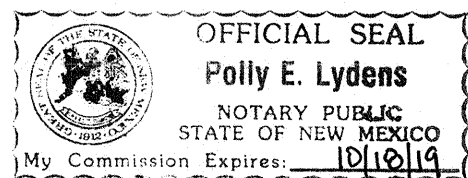
Free Consent & Dedication

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 Date
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**

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) 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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	29.57'	200.00'	8'28'12"	29.54'	N 20°32'25" E
C2	95.55'	200.00'	27'22'27"	94.65'	N 38°27'45" E
C3	125.12'	200.00'	35°50'40"	123.09'	N 34°13'39" E
C4	84.81'	200.00'	24°17'46"	84.18'	S 40°00'06" W
C5	111.58'	500.00'	12°47'11"	111.35'	S 21°27'37" W
C6	137.43'	75.00'	104°59'13"	118.99'	S 37°25'35" E
C7	178.73'	500.00'	20°28'50"	177.78'	N 79°50'23" E
C8	183.90'	500.00'	21°04'26"	182.87'	S 80°08'11" W
C9	48.65'	1314.00'	2°07'17"	48.65'	S 80°24'01" E
C10	176.45'	1007.00'	10°02'22"	176.22'	S 75°00'59" E
C11	110.42'	176.50'	35°50'40"	108.63'	N 34°13'39" E
C12	28.95'	176.50'	9°23'55"	28.92'	N 21°00'17" E
C13	32.23'	176.50'	10°27'42"	32.18'	N 30°56'05" E
C14	49.24'	176.50'	15°59'03"	49.08'	N 44°09'27" E
C15	5.59'	250.00'	1°16'49"	5.59'	S 16°56'44" W
C16	6.11'	273.50'	1°16'49"	6.11'	S 16°56'44" W
C17	8.69'	273.50'	1°49'15"	8.69'	S 18°29'45" W
C18	38.22'	25.00'	87°34'56"	34.60'	S 26°12'20" E
C19	30.95'	1030.50'	1°43'15"	30.95'	S 70°51'26" E
C20	181.72'	1030.50'	10°06'13"	181.48'	S 75°02'55" E
C21	54.22'	1030.50'	3°00'52"	54.21'	S 73°13'29" E
C22	54.22'	1030.50'	3°00'52"	54.21'	S 76°14'21" E
C23	42.34'	1030.50'	2°21'14"	42.33'	S 78°55'25" E
C24	19.03'	25.00'	43°37'07"	18.58'	S 58°18'49" E
C25	171.16'	983.50'	9°58'17"	170.95'	S 74°58'57" E
C26	34.70'	1155.50'	1°43'15"	34.70'	S 70°51'26" E
C27	60.79'	1155.50'	3°00'52"	60.79'	S 73°13'29" E
C28	60.79'	1155.50'	3°00'52"	60.79'	S 76°14'21" E
C29	89.79'	1155.50'	4°27'09"	89.77'	S 79°58'22" E
C30	41.91'	1155.50'	2°04'42"	41.91'	S 71°02'09" E
C31	83.81'	1155.50'	4°09'21"	83.79'	S 74°09'10" E
C32	66.38'	1155.50'	3°17'29"	66.37'	S 77°52'35" E
C33	53.98'	1155.50'	2°40'37"	53.98'	S 80°51'38" E
C34	48.63'	525.50'	5°18'08"	48.61'	S 85°40'02" W
C35	63.47'	525.50'	6°55'12"	63.43'	N 88°13'18" W
C36	49.73'	525.50'	5°25'20"	49.71'	N 82°03'02" W
C37	4.10'	1288.50'	0°10'57"	4.10'	S 79°25'51" E
C38	43.60'	1288.50'	1°56'20"	43.60'	S 80°29'29" E
C39	21.67'	25.00'	49°40'17"	21.00'	S 72°08'54" E
C40	1.45'	25.00'	3°19'05"	1.45'	S 45°39'12" E
C41	61.59'	40.00'	88°13'06"	55.68'	N 88°06'13" W
C42	20.49'	40.00'	29°21'08"	20.27'	S 33°06'40" W
C43	82.08'	40.00'	117°34'14"	68.42'	S 77°13'13" W
C44	23.12'	25.00'	52°59'23"	22.31'	N 44°55'48" E
C45	16.74'	525.50'	1°49'31"	16.74'	S 70°30'44" W
C46	1.69'	474.50'	0°12'13"	1.69'	N 69°42'05" E
C47	119.97'	474.50'	14°29'12"	119.65'	N 77°02'47" E
C48	47.95'	474.50'	5°47'25"	47.93'	N 87°11'06" E
C49	169.61'	474.50'	20°28'50"	168.71'	N 79°50'23" E
C50	28.81'	50.49'	32°41'44"	28.42'	S 73°34'20" E
C51	63.70'	50.49'	72°17'29"	59.56'	S 21°04'43" E
C52	92.52'	50.49'	104°59'13"	80.11'	S 37°25'35" E
C53	71.20'	476.50'	8°33'39"	71.13'	S 19°20'51" W
C54	94.77'	223.50'	24°17'46"	94.07'	S 40°00'06" W
C55	53.76'	223.50'	13°46'54"	53.63'	S 45°15'32" W
C56	41.02'	223.50'	10°30'52"	40.96'	S 33°06'39" W
C57	116.83'	523.50'	12°47'11"	116.59'	S 21°27'37" W
C58	57.51'	523.50'	6°17'40"	57.48'	S 24°42'23" W
C59	53.49'	523.50'	5°51'16"	53.47'	S 18°37'55" W
C60	5.83'	523.50'	0°38'16"	5.83'	S 15°23'09" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	40.95'	99.50'	23°34'44"	40.66'	S 03°43'30" W
C62	15.91'	25.00'	36°28'11"	15.65'	N 10°10'14" E
C63	0.46'	25.00'	1°03'20"	0.46'	N 28°55'59" E
C64	91.76'	40.00'	131°26'24"	72.92'	S 36°15'33" E
C65	41.74'	40.00'	59°47'22"	39.87'	S 00°26'02" E
C66	45.40'	40.00'	65°01'59"	43.00'	S 62°50'43" E
C67	4.62'	40.00'	6°37'03"	4.62'	N 81°19'46" E
C68	16.00'	25.00'	36°40'08"	15.73'	N 83°38'41" W
C69	43.17'	100.50'	24°36'35"	42.84'	S 77°36'54" E
C70	187.84'	525.50'	20°28'50"	186.84'	N 79°50'23" E
C71	27.17'	525.50'	2°57'44"	27.17'	N 88°35'56" E
C72	65.47'	525.50'	7°08'17"	65.42'	N 83°32'56" E
C73	56.52'	525.50'	6°09'43"	56.49'	N 76°53'56" E
C74	38.69'	525.50'	4°13'07"	38.68'	N 71°42'31" E
C75	107.95'	474.50'	13°02'08"	107.72'	S 76°07'02" W
C76	19.38'	474.50'	2°20'25"	19.38'	S 70°46'11" W
C77	56.90'	474.50'	6°52'13"	56.86'	S 75°22'30" W
C78	31.68'	474.50'	3°49'30"	31.67'	S 80°43'21" W
C79	28.35'	25.00'	64°58'33"	26.86'	N 64°52'37" W
C80	27.30'	25.00'	62°34'25"	25.97'	N 66°04'41" W
C81	1.05'	25.00'	2°24'08"	1.05'	N 33°35'25" W
C82	99.37'	50.00'	113°52'31"	83.81'	S 89°19'36" E
C83	62.57'	50.00'	71°41'41"	58.56'	S 68°14'11" E
C84	36.81'	50.00'	42°10'49"	35.98'	N 54°49'33" E
C85	28.35'	25.00'	64°58'33"	26.86'	S 66°13'25" W
C86	16.14'	474.50'	1°56'56"	16.14'	N 80°18'50" W
C87	11.20'	474.50'	1°21'09"	11.20'	N 80°36'44" W
C88	4.94'	474.50'	0°35'46"	4.94'	N 79°38'16" W
C89	49.59'	1339.50'	2°07'17"	49.59'	S 80°24'01" E
C90	35.69'	25.00'	81°47'28"	32.73'	S 40°33'55" E
C91	12.29'	25.00'	28°09'55"	12.17'	N 67°23'04" W
C92	23.40'	25.00'	53°37'55"	22.56'	N 26°29'08" W
C93	16.60'	1288.50'	0°44'17"	16.60'	N 81°49'48" W
C94	32.64'	25.00'	74°48'13"	30.37'	S 72°36'05" W
C95	21.13'	25.00'	48°24'59"	20.50'	S 85°47'42" W
C96	11.51'	25.00'	26°23'14"	11.41'	S 48°23'35" W
C97	66.12'	223.50'	16°57'00"	65.88'	N 43°40'29" E
C98	44.32'	223.50'	11°21'45"	44.25'	N 40°52'51" E
C99	21.80'	223.50'	5°35'15"	21.79'	N 49°21'21" E
C100	4.36'	176.50'	1°24'53"	4.36'	S 51°26'32" W
C101	2.59'	25.00'	5°56'06"	2.59'	S 47°46'03" W
C102	29.98'	25.00'	68°42'24"	28.21'	S 10°26'47" W
C103	32.57'	25.00'	74°38'31"	30.31'	S 13°24'51" W
C104	45.65'	50.00'	52°18'56"	44.08'	N 02°15'03" E
C105	53.23'	50.00'	60°59'48"	50.75'	N 58°54'25" E
C106	98.88'	50.00'	113°18'44"	83.54'	N 32°44'57" E
C107	24.26'	25.00'	55°36'08"	23.32'	S 61°36'14" W
C108	4.44'	25.00'	10°10'30"	4.43'	S 28°42'55" W
C109	28.70'	25.00'	65°46'39"	27.15'	S 56°30'59" W
C110	48.65'	466.50'	5°58'32"	48.63'	N 87°05'32" E
C111	36.98'	4000.00'	0°31'47"	36.98'	N 89°48'55" E
C112	55.01'	4000.00'	0°47'17"	55.01'	N 89°09'23" E
C113	55.02'	4000.00'	0°47'17"	55.02'	N 88°22'06" E
C114	55.05'	4000.00'	0°47'19"	55.05'	N 87°34'48" E
C115	44.22'	4000.00'	0°38'00"	44.22'	N 86°52'08" E
C116	10.87'	2000.00'	0°18'41"	10.87'	S 86°42'28" W
C117	65.05'	2000.00'	1°51'49"	65.05'	S 87°47'43" W
C118	49.98'	2000.00'	1°25'55"	49.98'	S 89°26'35" W
C119	125.90'	2000.00'	3°36'25"	125.88'	S 88°21'20" W
C120	246.29'	4000.00'	3°31'40"	246.25'	N 88°18'58" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	23.58'	15.00'	90°04'45"	21.23'	N 45°07'10" E
C122	39.16'	25.00'	89°44'59"	35.28'	S 45°12'19" W
C123	68.71'	75.00'	52°29'37"	66.34'	S 63°40'24" E
C124	68.71'	75.00'	52°29'37"	66.34'	S 11°10'47" E
C125	66.50'	500.00'	7°37'15"	66.46'	S 73°24'36" W
C126	87.15'	500.00'	9°59'14"	87.04'	N 84°19'59" W
C127	204.55'	500.00'	23°26'24"	203.13'	S 88°56'25" W
C128	58.00'	983.50'	3°22'43"	57.99'	S 71°41'10" E
C129	61.94'	983.50'	3°36'30"	61.93'	S 75°10'46" E
C130	51.23'	983.50'	2°59'04"	51.22'	S 78°28'33" E
C131	15.71'	25.00'	35°59'47"	15.45'	S 82°02'01" W
C132	85.51'	848.50'	5°46'27"	85.48'	S 77°38'23" E
C133	33.04'	848.50'	2°13'52"	33.04'	S 75°52'05" E
C134	52.47'	848.50'	3°32'35"	52.46'	S 78°45'19" E
C135	23.12'	25.00'	52°59'23"	22.31'	S 70°29'21" E
C136	161.83'	525.50'	17°38'40"	161.19'	N 88°09'42" W

Line Table		
Line #	Direction	Length (ft)
L1	S 16°18'19" W	11.36'
L2	S 27°51'13" W	32.67'
L3	S 15°04'01" W	104.02'
L4	S 52°08'59" W	29.72'
L5	S 89°55'12" E	40.79'
L6	N 05°31'10" E	51.64'
L7	S 72°24'52" E	47.00'
L8	S 07°08'04" W	47.06'
L9	S 08°32'34" W	51.00'
L10	N 29°33'48" E	15.10'
L11	S 89°52'10" E	191.88'
L12	N 89°55'12" W	132.75'
L13	N 00°18'28" E	25.00'
L14	S 00°04'48" W	25.00'
L15	N 52°34'25" E	8.00'
L16	S 12°46'47" E	14.00'
L17	N 00°40'24" E	14.00'
L18	N 62°08'47" W	14.00'

Tract Area Table		
Parcel Name	Area (sq. ft.)	Area (acres)
Tract A	2006.46	0.0461
Tract B	866.95	0.0199
Tract C	7092.65	0.1628



CSI-CARTESIAN SURVEYS INC.

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

**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**

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

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

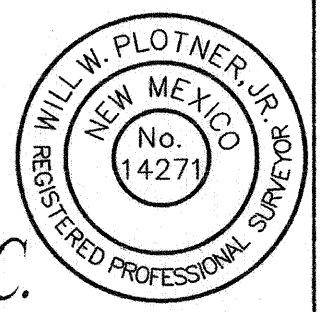
- INTENTIONALLY OMITTED
- 20' PUBLIC PEDESTRIAN ACCESS EASEMENT (02/10/2017, 2017C-16)
- BLANKET DRAINAGE EASEMENT ACROSS ALL OF TRACT 5 (02/10/2017, 2017C-16)
- INTENTIONALLY OMITTED
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10' PUBLIC UTILITY EASEMENT (02/10/2017, 2017C-16)

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.

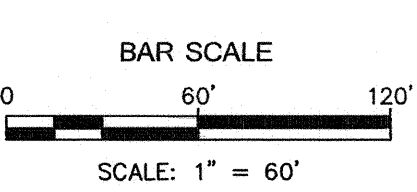
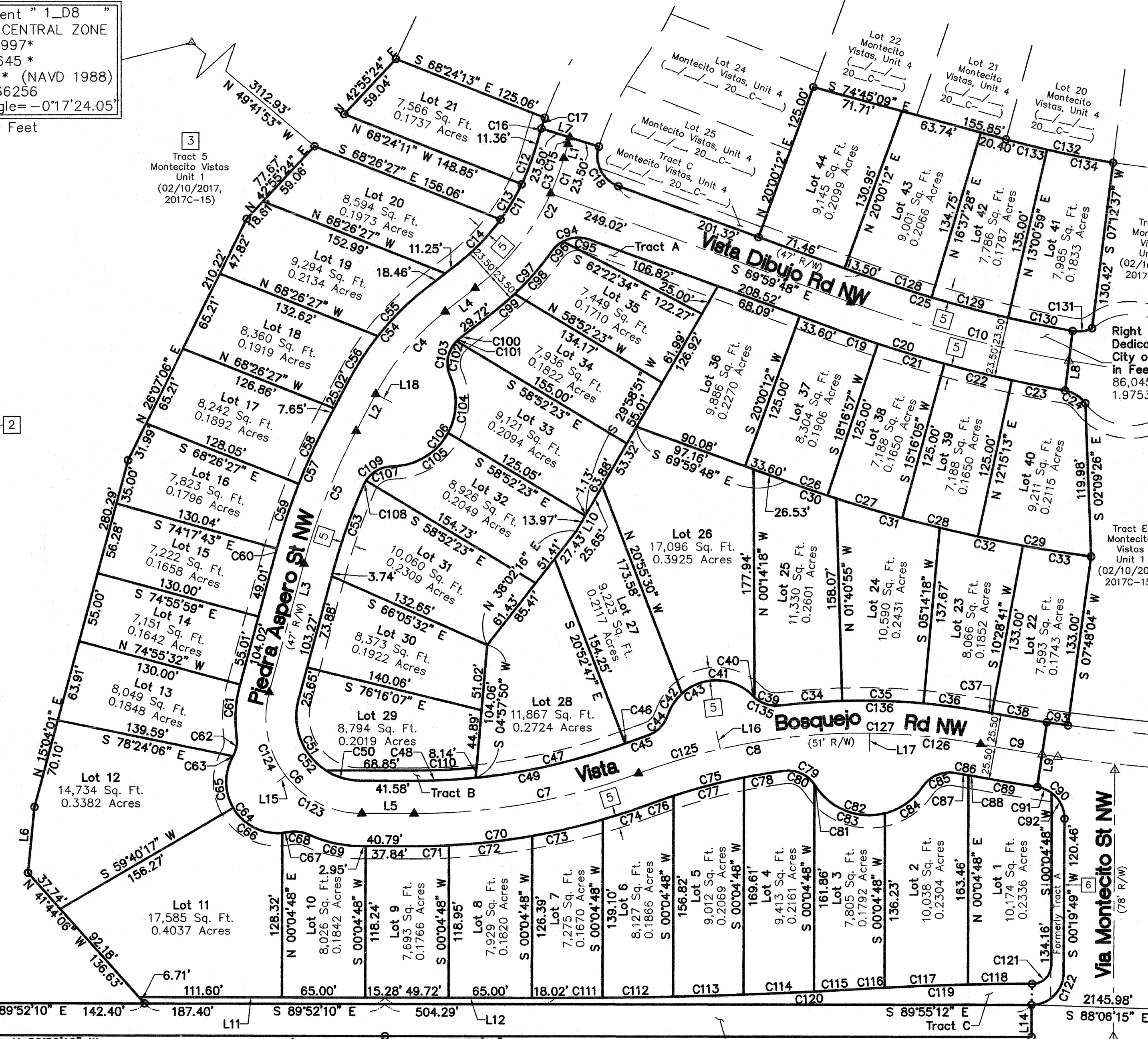
ACS Monument "S_21_22_28_27_11N_2E"
NAD 1983 CENTRAL ZONE
X=1497658.102*
Y=1513840.436*
Z=5330.151* (NAVD 1988)
G-G=0.99967177
Mapping Angle=-0°16'30.19"

*U.S. Survey Feet



CSI-CARTESIAN SURVEYS INC.

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



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

Calculated Point

Right of Way Dedicated to the City of Albuquerque in Fee Simple
20,853 Sq. Ft.
0.4787 Acres