

**Bulk Land Plat for
Tracts 1-3
Montecito Vistas
Being Comprised of
Tracts 7, 8 and 9-A
Volcano Cliffs Unit 6
City of Albuquerque
Bernalillo County, New Mexico
July 2016**

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

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Real Property Division

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. _____ 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



Indexing Information

Sections 20 & 21, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: Volcano Cliffs Units 6 and 9
Owner: Barbara A. Mueller, Owner, Tract 7
Victory Land LLC, Owner, Tract 8 & 9-A
UPC #100906301616730121 (Tract 7)
#100906304916730120 (Tract 8)
#100906308118830117 (Tract 9-A)

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 _____

Subdivision Data

GROSS ACREAGE, 23.8708 ACRES
ZONE ATLAS PAGE NO. D-9-Z
NUMBER OF EXISTING LOTS. 3
NUMBER OF LOTS CREATED. 3
MILES OF FULL-WIDTH STREETS. 0.00 MILES
MILES OF HALF-WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION. 0.00 ACRES
DATE OF SURVEY. JULY 2015

Legal Description

TRACTS NUMBERED SEVEN (7) AND EIGHT (8) VOLCANO CLIFFS SUBDIVISION, UNIT 6, 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 JUNE 18, 1970, IN PLAT BOOK D4, FOLIO 81.

AND

TRACT NUMBERED NINE-A (9-A), OF VOLCANO CLIFFS SUBDIVISION, UNIT 6, 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 MARCH 16, 1979.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 7, MARKED BY BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "1_D9" BEARS N 77°33'27" W, A DISTANCE OF 2499.66 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 89°57'47" E, A DISTANCE OF 658.71 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°17'58" W, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;

THENCE, S 89°57'47" E, A DISTANCE OF 309.72 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 9-A, MARKED BY A 5/8" REBAR WITH TAG "LS 10464";

THENCE, S 00°17'39" W, A DISTANCE OF 739.45 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT 9-A, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 76°06'49" W, A DISTANCE OF 36.94 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 56°33'11" W, A DISTANCE OF 221.07 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

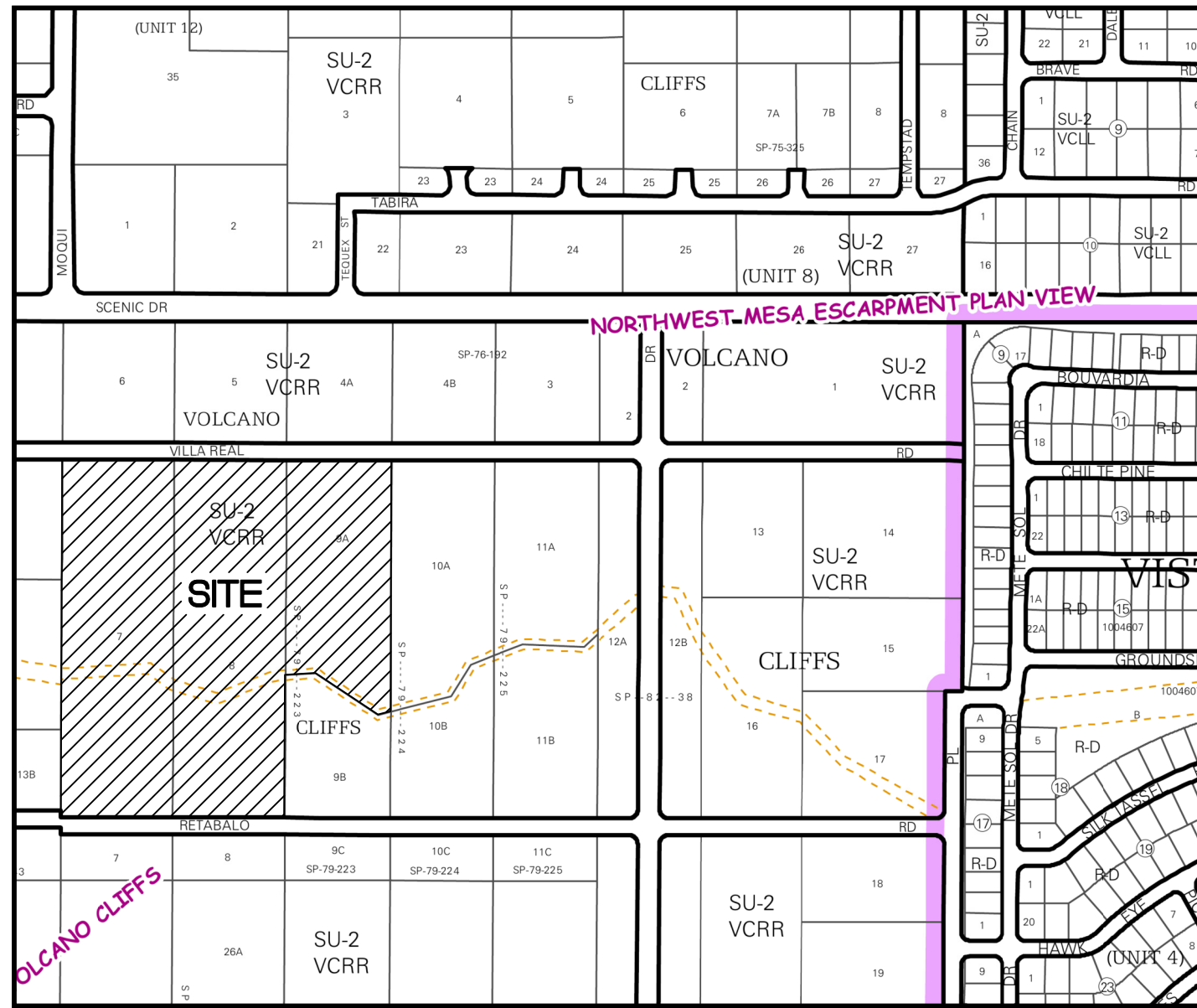
THENCE, S 87°29'15" W, A DISTANCE OF 88.99 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 9-A, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 00°18'32" W, A DISTANCE OF 604.65 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH TAG "LS 10464";

THENCE, N 89°55'35" W, A DISTANCE OF 330.25 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;

THENCE, N 89°52'25" W, A DISTANCE OF 328.64 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 7, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°18'44" E, A DISTANCE OF 1259.50 FEET TO THE POINT OF BEGINNING, CONTAINING 23.8708 ACRES (1,039,811 SQ. FT.) MORE OR LESS.



Vicinity Map Zone Atlas D-9-Z

n.t.s.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Bulk Land Plat Variance Note

THE PLAT FOR TRACTS 1-3, MONTECITO VISTAS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER OF WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RESTORABLE DOCUMENT, REMOVING SUCH CONDITIONS FORM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

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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"

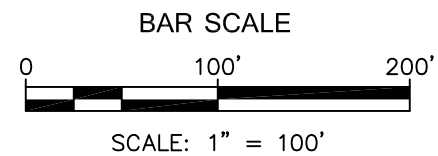
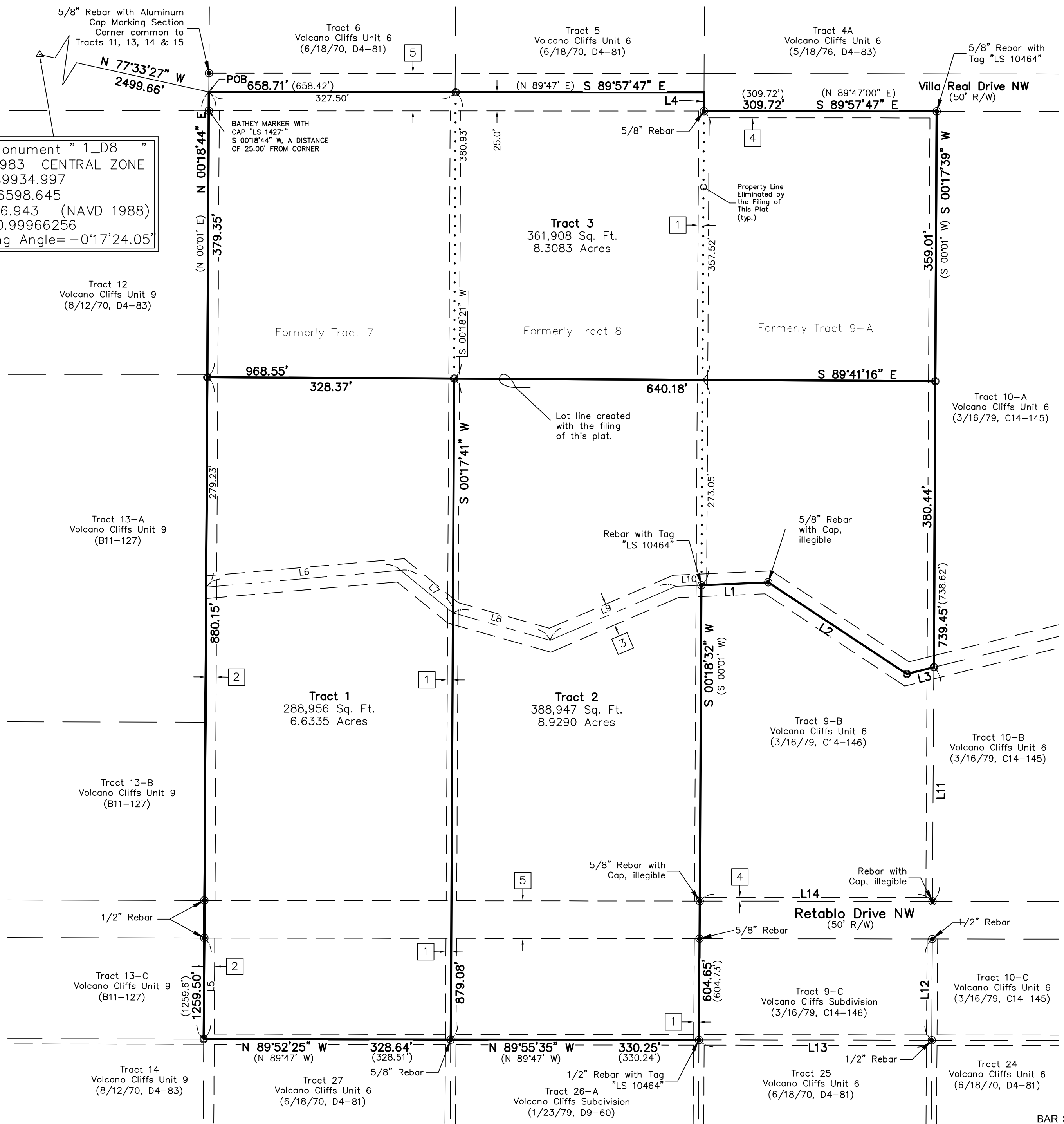
Legend

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

Line #	Direction	Length (ft)
L1	S 87°29'15" W (S 87°12' W)	88.99' (89.08')
L2	N 56°33'11" W (N 56°49' W)	221.07' (221.00')
L3	S 76°06'49" W (S 75°51' W)	36.94' (36.93')
L4	S 00°17'58" W (S 00°01' W)	25.00' (25.00')
L5	N 00°22'46" E (N 00°01' E)	134.40'
L6	N 85°02'35" E (N 85°35' E)	259.70' (259.80')
L7	S 50°57'25" E (S 50°25' E)	89.93' (89.95')
L8	S 74°16'25" E (N 73°44' E)	134.00' (134.00')
L9	N 66°50'35" E (N 67°23' E)	182.01' (182.00')
L10	N 87°24'23" E (N 87°12' E)	34.01' (33.92')
L11	S 00°19'48" W (S 00°01' W)	311.26' (311.30')
L12	N 00°18'01" E (N 00°01' E)	134.71' (134.68')
L13	S 89°55'13" E (S 89°47' E)	309.69' (309.72')
L14	S 89°55'37" E (S 89°47' E)	309.69' (309.72')

Easement Notes

- 1 EXISTING 7' P.U.E. (6/18/70, D4-81)
- 2 EXISTING 14' P.U.E. (SCALED FROM PLAT) (6/18/70, D4-81)
- 3 EXISTING 30' DRAINAGE EASEMENT (6/18/70, D4-81)
- 4 EXISTING 7' P.U.E. (3/16/79, C14-146)
- 5 EXISTING 50' ROADWAY EASEMENT (6/18/70, D4-81)



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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.

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Free Consent

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF.

Scott Schiabor, Managing Member Date
Victory Land LLC, Owner, Tract 8 & 9-A

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016
BY: Scott Schiabor, Managing Member, Victory Land LLC, Owner, Tract 8 & 9-A

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF.

Barbara A. Mueller, Owner, Tract 7 Date

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2016
BY: Barbara A. Mueller, Owner, Tract 7

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

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