

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

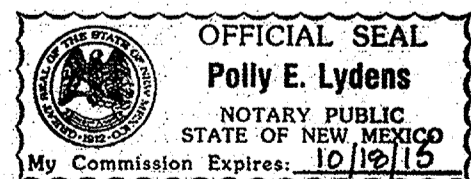
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID 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.

12/8/14
 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
 NOTARY PUBLIC MY COMMISSION EXPIRES Oct. 18, 2015

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: 1009506
 DATE: 12-17-14
 APP: 14-70404 (PIP)

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
City approvals: <i>Grant R. Kienbaum</i> P.S.	12/9/14 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCIA	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.
 WILL PLOTNER JR. DATE 12/5/14
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.

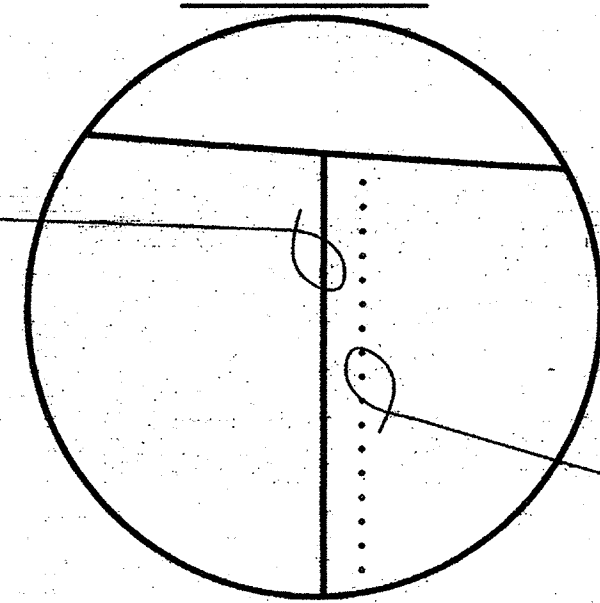
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Easements Notes

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

**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**

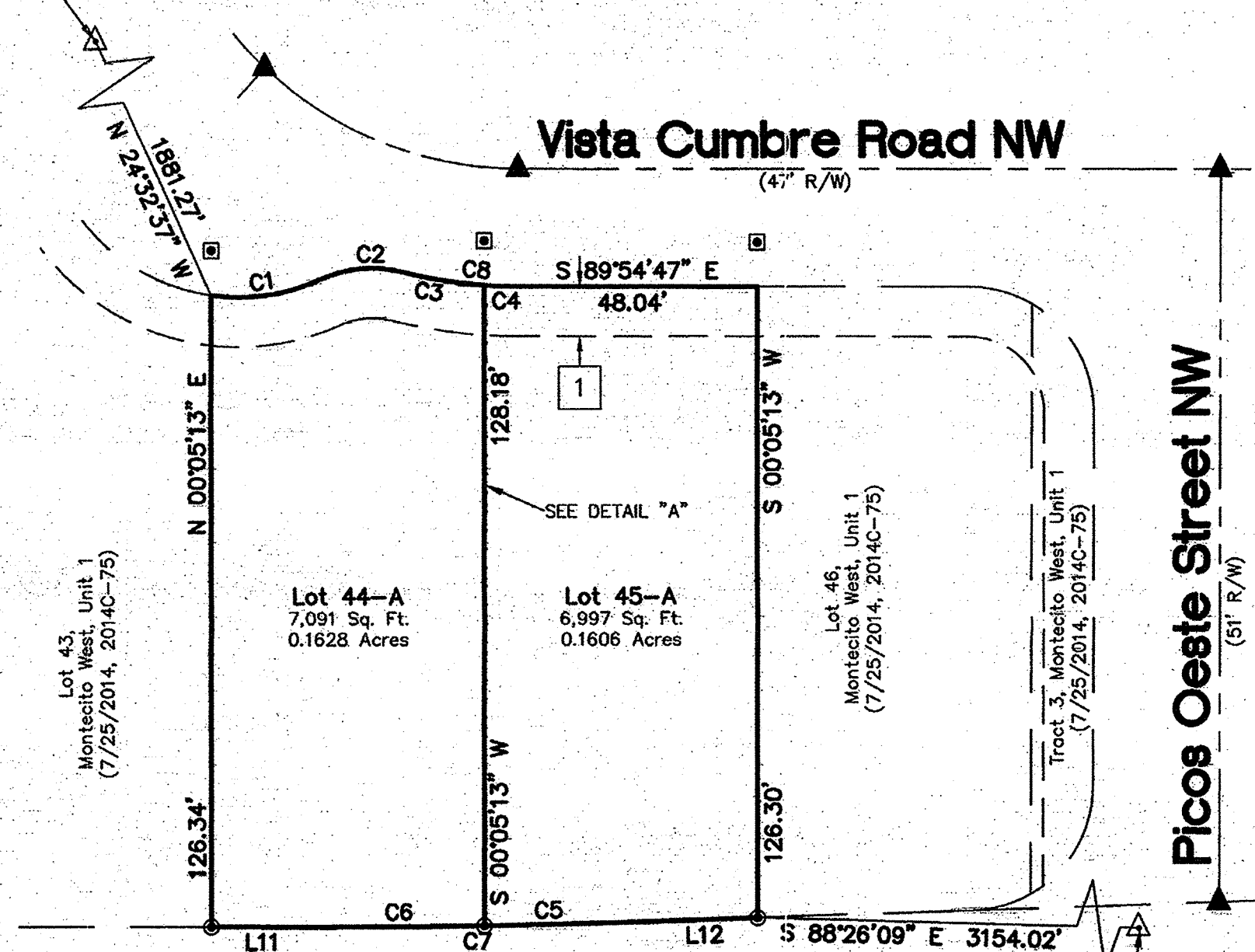
Detail "A"



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"

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

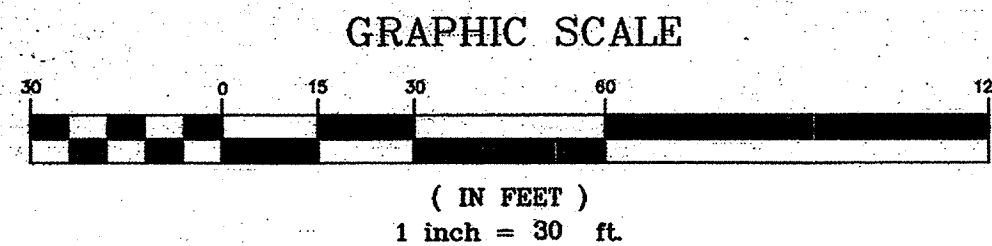


Vista Vieja Avenue NW
(R/W Varies)

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



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.

CARTESIAN SURVEYS INC.

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