

PROJECT: 1009506
 DATE: 1-7-15
 APP: 14-70429 (FP)

Plat for
Montecito West, Unit 2
 Being Comprised of

**Lot 14, Volcano Cliffs Subdivision Unit 6 and
 Tract A, Montecito West, Unit 1, Together with A
 Portion of Vacated Villa Real Road NW Right-of-Way**

**City of Albuquerque
 Bernalillo County, New Mexico**

December 2014

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>Steven M. Rinkhaver P.S.</i>	12/30/14 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
Real Property Division	Date
City of Albuquerque Open Space	Date

Surveyor's Certificate

"I, BRIAN J. MARTINEZ, 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."

Brian J. Martinez 12/22/14
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374



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

Indexing Information

Section 21, Township 11 North, Range 2 East, NMPM
 Subdivision: Montecito West, Unit 1 and Volcano Cliffs
 Subdivision, Unit 6

Subdivision Data

GROSS ACREAGE.....16.5905 Acres
 ZONE ATLAS PAGE NO.....D-9-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF EXISTING TRACTS.....1
 NUMBER OF LOTS CREATED.....48
 NUMBER OF TRACTS CREATED.....4
 MILES OF FULL WIDTH STREETS.....0.42 MILES
 MILES OF HALF WIDTH STREETS.....0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....2.4678 ACRES
 DATE OF SURVEY.....JANUARY 2013

Legal Description

LOT NUMBERED FOURTEEN (14), VOLCANO CLIFFS SUBDIVISION, UNIT 6, AND A VACATED PORTION OF VILLA REAL ROAD NW RIGHT OF WAY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 18, 1970, IN BOOK D4, PAGE 81,

TOGETHER WITH TRACT A, 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 THE PLAT THEREOF, FILED ON JULY 25, 2014, IN BOOK 2014C, PAGE 75, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, VOLCANO CLIFFS SUBDIVISION, UNIT 6, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "S_21_22_28_27_11N_2E" BEARS S 49°36'23" E, A DISTANCE OF 3461.42 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 00°17'06" W, A DISTANCE OF 727.19 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY RIGHT OF WAY LINE OF OJITO MESA STREET NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, CROSSING SAID RIGHT OF WAY, N 89°52'58" W, A DISTANCE OF 51.00 FEET TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF OJITO MESA STREET NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT OF WAY, S 00°17'06" W, A DISTANCE OF 705.69 FEET, TO A POINT OF CURVATURE, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 39.18 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°48'07", AND A CHORD BEARING S 45°11'10" W, A DISTANCE OF 35.29 FEET TO A POINT OF TANGENCY, LYING ON THE NORTHERLY RIGHT OF WAY LINE OF ESPACIO VERDE ROAD NW, AND BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT OF WAY, N 89°54'47" W, A DISTANCE OF 322.40 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 39.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°11'57", AND A CHORD BEARING N 44°48'48" W, A DISTANCE OF 35.42 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°52'30" W, A DISTANCE OF 47.00 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°17'10" E, A DISTANCE OF 664.80 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 89°52'36" W, A DISTANCE OF 296.69 FEET TO AN ANGLE POINT, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°20'19" E, A DISTANCE OF 315.16 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR";

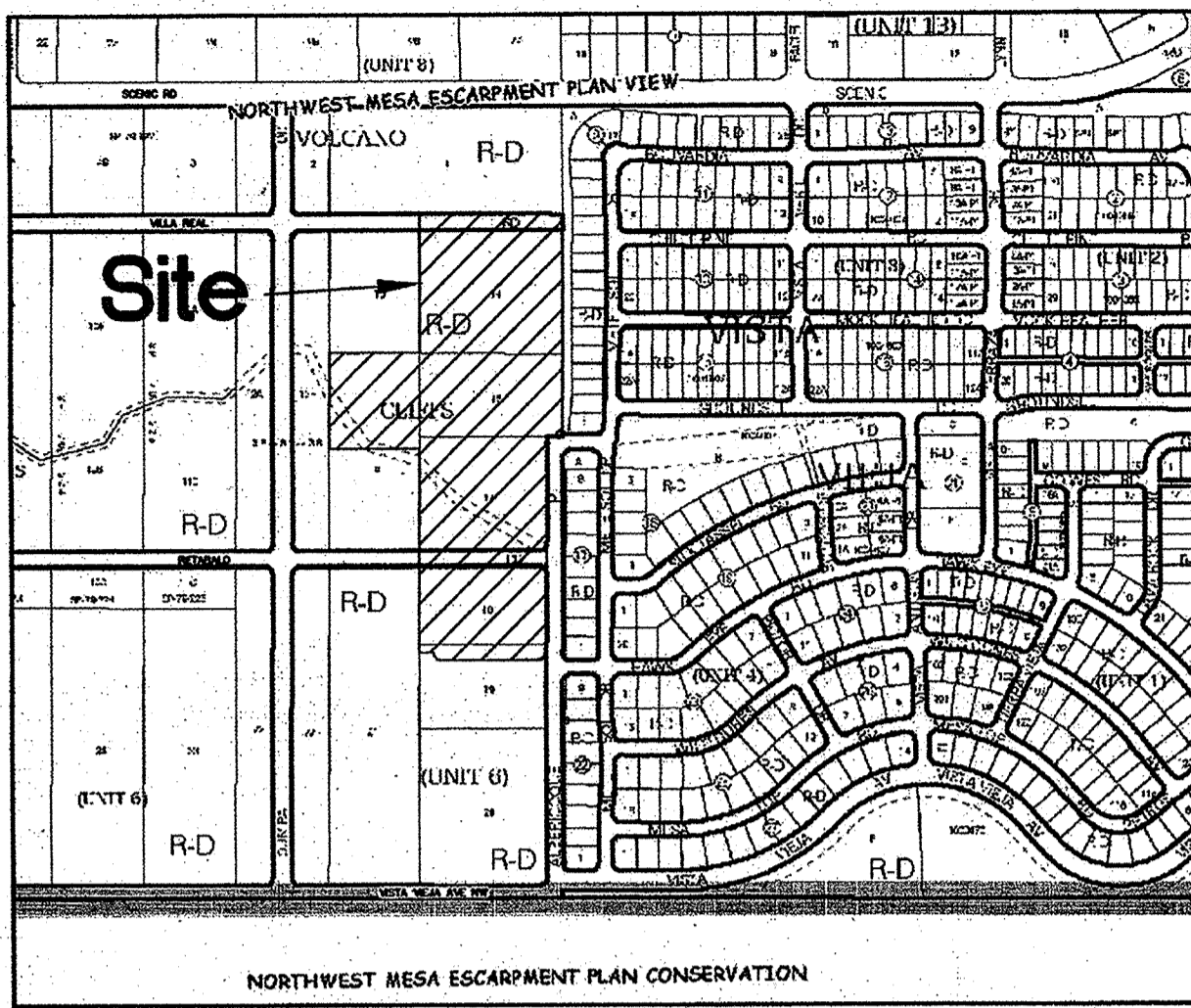
THENCE, S 89°53'11" E, A DISTANCE OF 296.41 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR";

THENCE, N 00°17'10" E, A DISTANCE OF 402.74 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHERLY RIGHT OF WAY OF REAL DRIVE NW, AND BEING MARKED BY A 1/2" REBAR WITH CAP "LS 8127";

THENCE, COINCIDING SAID RIGHT OF WAY, S 89°55'31" E, A DISTANCE OF 355.37 FEET TO AN ANGLE POINT;

THENCE, CROSSING SAID RIGHT OF WAY, N 00°17'06" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°55'31" E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.5905 ACRES (722,684 SQ. FT.) MORE OR LESS.



Vicinity Map Zone Atlas D-9-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
4. VACATE EASEMENTS AS SHOWN HEREON.
5. VACATE RIGHT-OF-WAY AS SHOWN HEREON.
6. TRACT 2 SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, AS MAJOR OPEN SPACE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

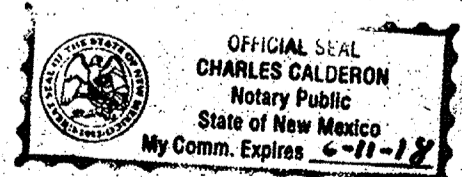
Free Consent & Dedication

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 WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TRACT 2 AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, AS MAJOR PUBLIC OPEN SPACE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

Garret Price 12/29/14
 GARRET PRICE, VICE PRESIDENT OF LAND
 PULTE HOMES OF NEW MEXICO, INC. DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS



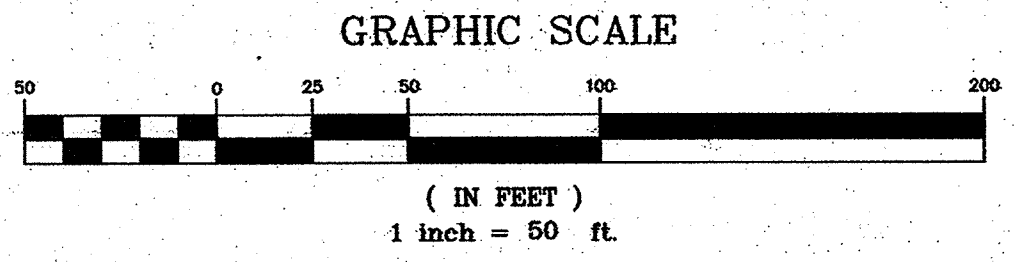
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 29th of December 2014

BY: GARRET PRICE, VICE PRESIDENT OF LAND, PULTE HOMES OF NEW MEXICO, INC.

Charles Calderon 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ▲ CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ⊙ FOUND BATHEY MARKER WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- LOT LINE/EASEMENT LINE TO BE ELIMINATED

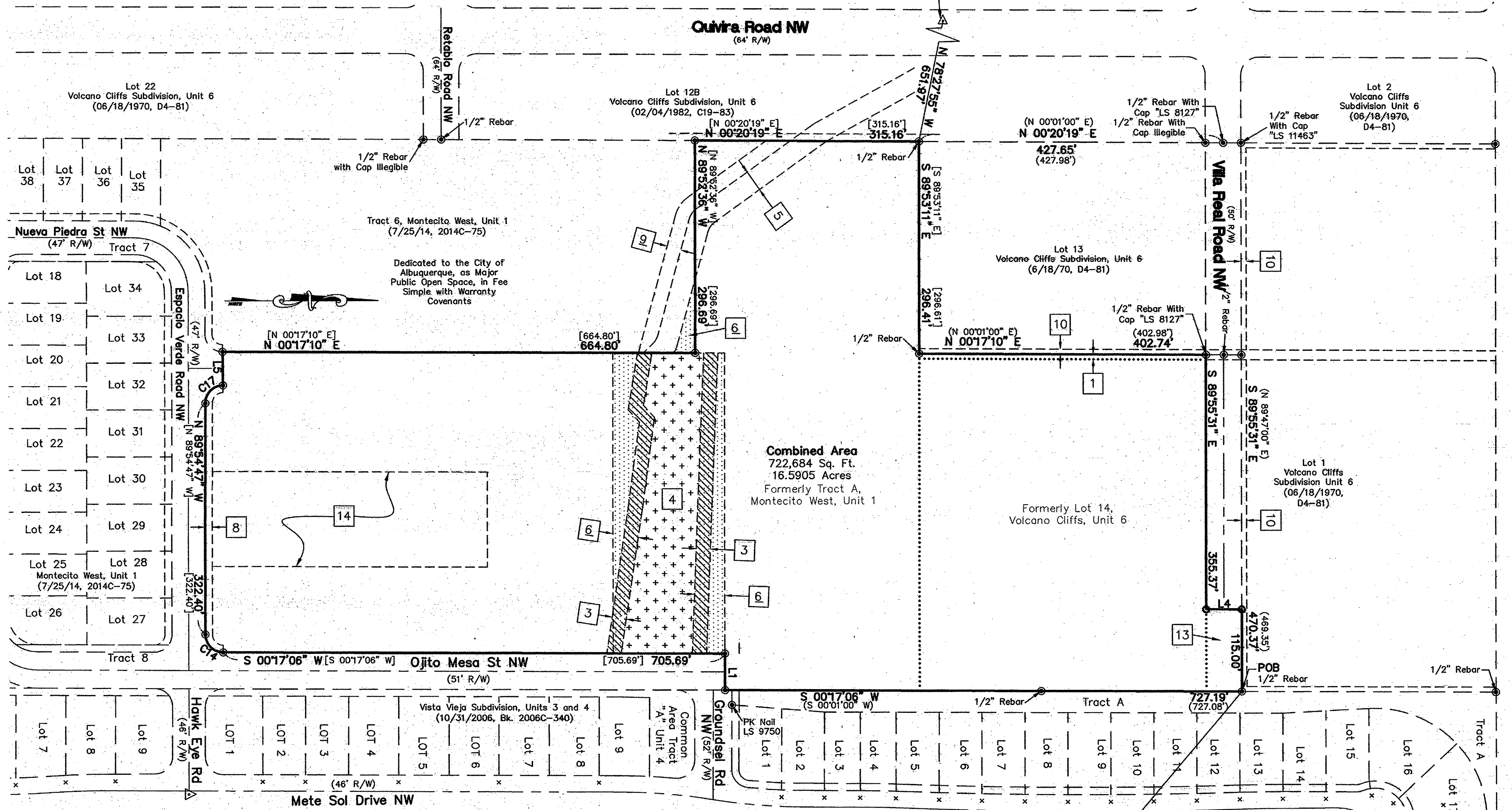


Note: Existing conditions before platting shown on this sheet.

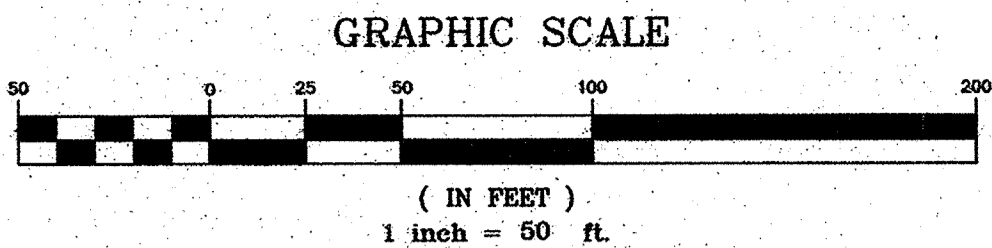
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City of Albuquerque
Bernalillo County, New Mexico
December 2014**

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"

ACS Monument "S_21_22_28_27_11N_2E"
NAD 1983 CENTRAL ZONE
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Y=1513840.436
Z=5330.151 (NAVD 1988)
G-G=0.999671770
Mapping Angle=-0°16'30.19"



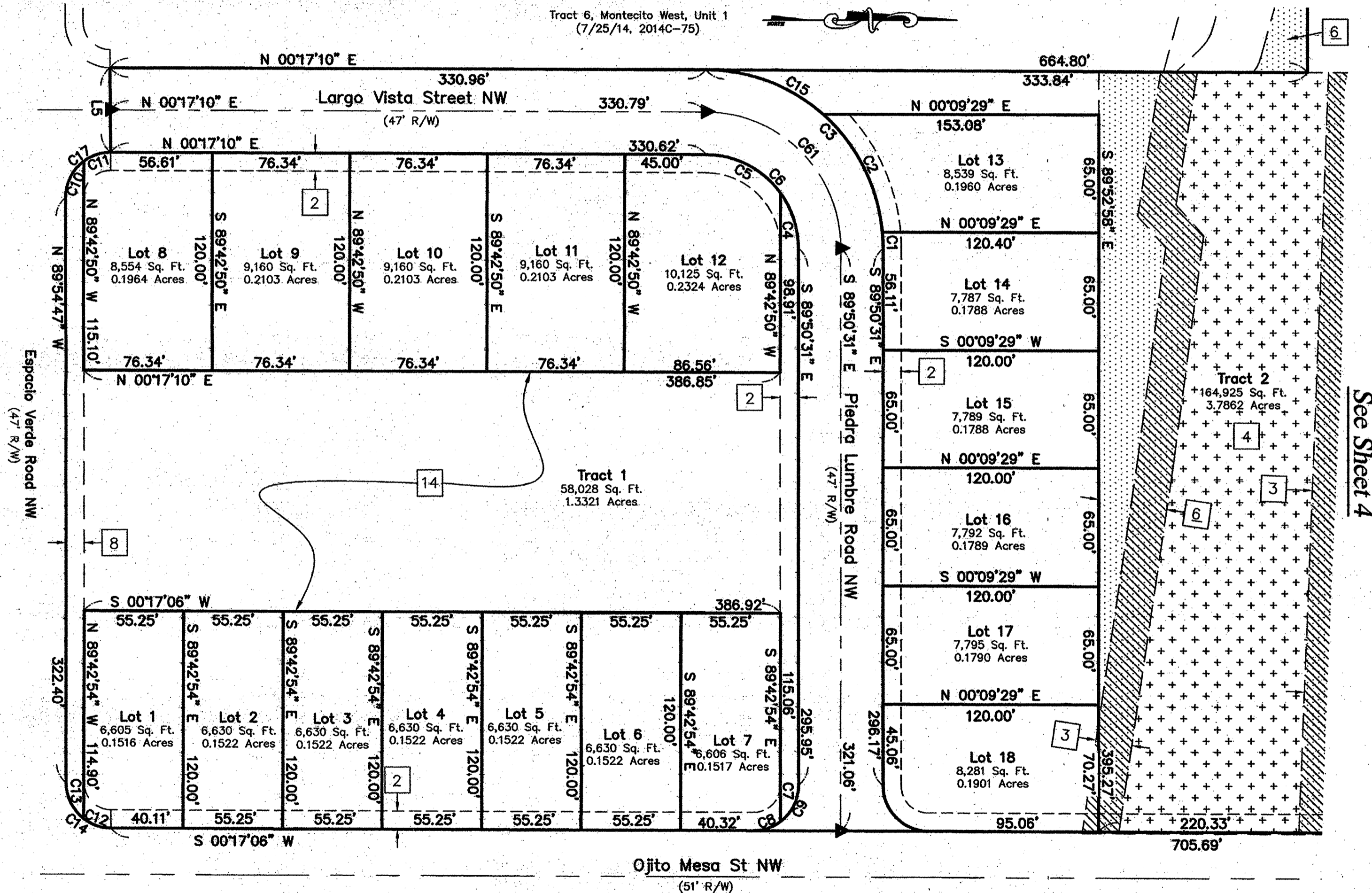
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Legend

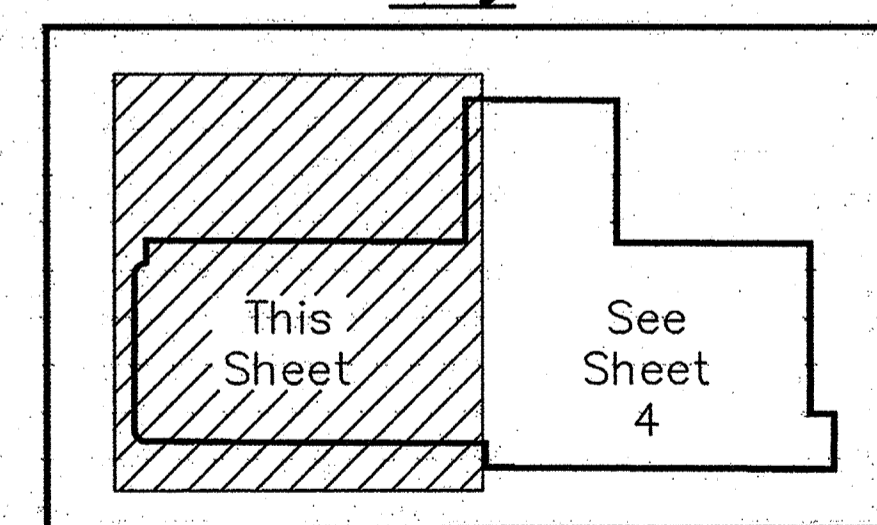
N 90°00'00" E MEASURED BEARING AND DISTANCES
 ▲ CENTERLINE MONUMENT

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 Bernalillo County, New Mexico
 December 2014



See Sheet 4

Key



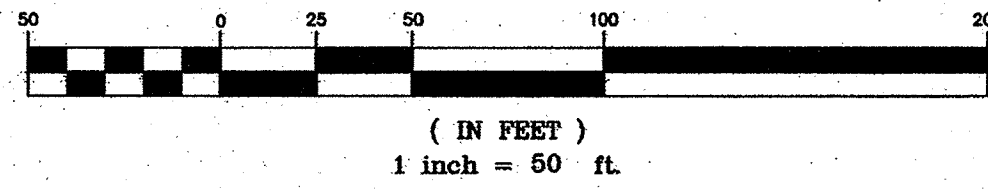
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Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 ▲ CENTERLINE MONUMENT

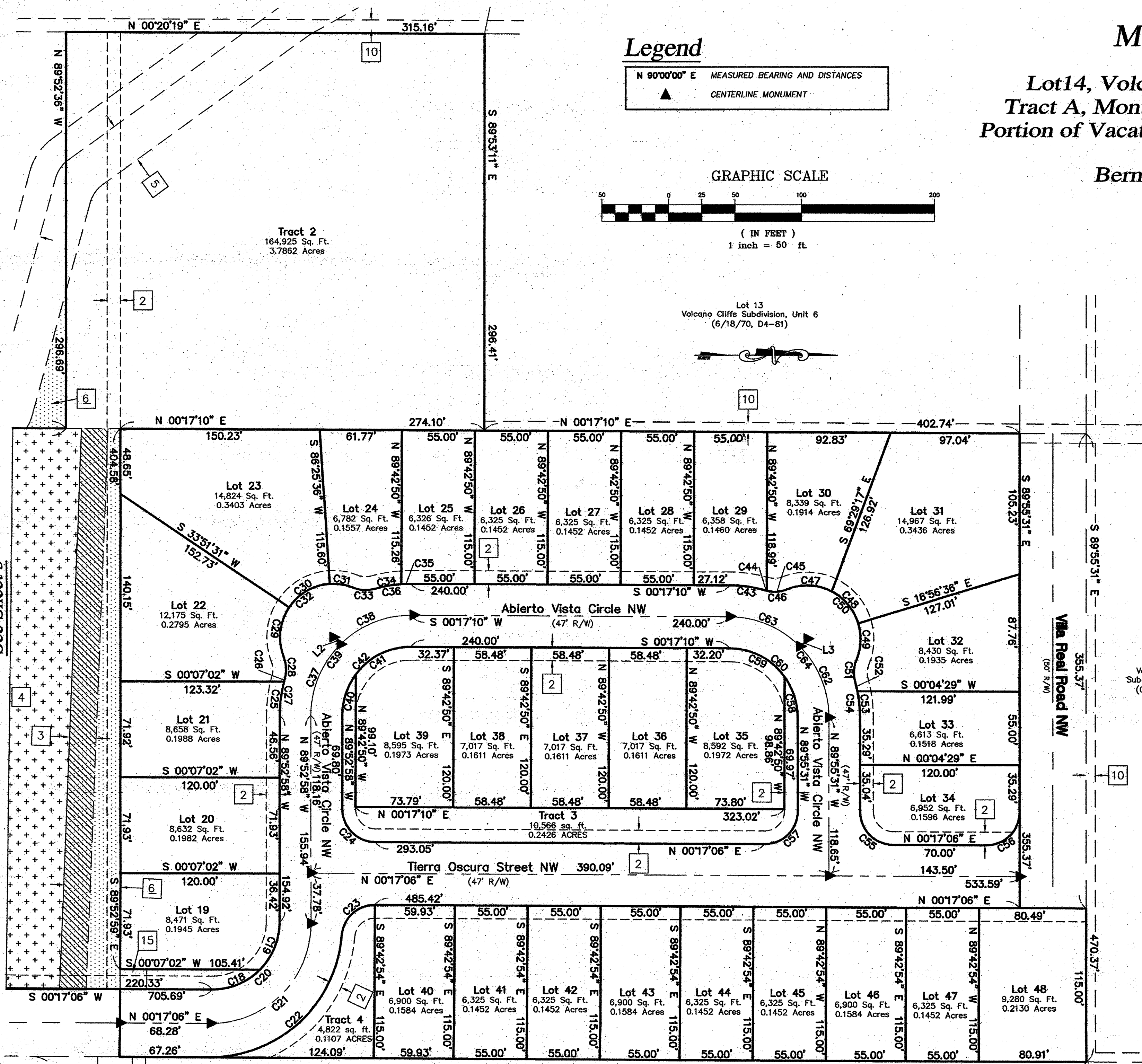
GRAPHIC SCALE



Lot 13
 Volcano Cliffs Subdivision, Unit 6
 (6/18/70, D4-81)

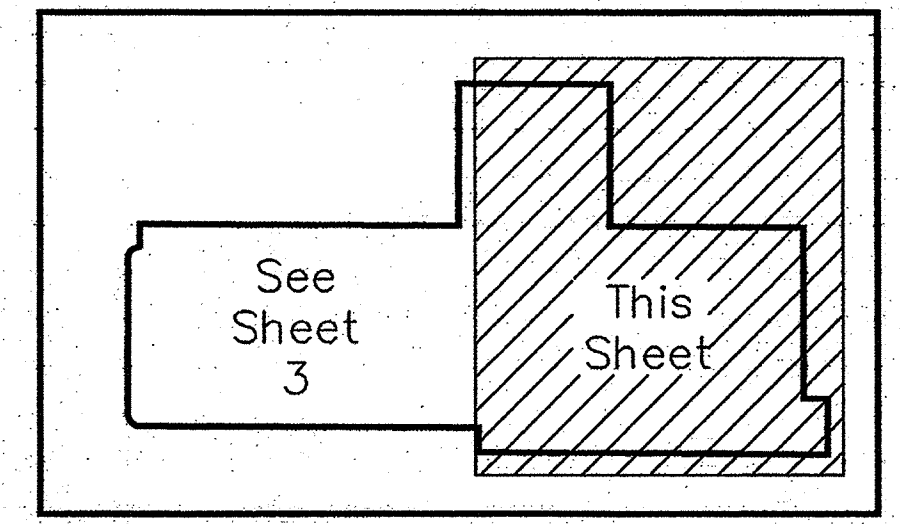


See Sheet 3



Lot 1
 Volcano Cliffs
 Subdivision Unit 6
 (06/18/1970,
 D4-81)

Key



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	8.90'	98.50'	51°0'37"	8.90'	S 87°34'10" W
C2	145.60'	98.50'	84°41'41"	132.70'	S 42°38'01" W
C3	154.50'	98.50'	89°52'18"	139.14'	S 45°13'19" W
C4	32.42'	51.50'	36°04'09"	31.89'	S 72°07'24" W
C5	48.36'	51.50'	53°48'10"	46.60'	S 27°11'15" W
C6	80.78'	51.50'	89°52'18"	72.75'	S 45°13'19" W
C7	23.33' [23.33']	25.00' [25.00']	53°28'45"	22.50'	N 63°06'09" W
C8	15.99'	25.00'	36°38'52"	15.72'	N 18°02'20" W
C9	39.33'	25.00'	90°07'38"	35.39'	N 44°46'43" W
C10	23.44'	25.00'	53°43'36"	22.59'	S 63°02'59" E
C11	15.91'	25.00'	36°28'21"	15.65'	S 17°57'00" E
C12	16.26'	25.00'	37°16'01"	15.98'	N 18°55'07" E
C13	22.92'	25.00'	52°32'06"	22.13'	N 63°49'10" E
C14	39.18' [39.18']	25.00' [25.00']	89°48'07"	35.29'	S 45°11'10" W
C17	39.36'	25.00'	90°11'57"	35.42'	N 44°48'48" W
C18	40.13'	50.53'	45°30'26"	39.09'	N 22°28'07" W
C19	39.39'	50.53'	44°39'38"	38.40'	N 67°33'09" W
C20	79.52'	50.53'	90°10'04"	71.56'	N 44°47'56" W
C21	118.03'	75.00'	90°10'04"	106.22'	N 44°47'56" W
C22	148.66'	99.45'	85°38'42"	135.20'	N 42°32'15" W
C23	37.37'	25.00'	85°38'42"	33.99'	S 42°32'15" E
C24	39.20'	25.00'	89°49'56"	35.30'	N 45°12'04" E
C25	25.64'	98.50'	14°54'54"	25.57'	S 82°25'32" E
C26	2.12'	98.50'	1°14'00"	2.12'	S 74°21'05" E
C27	27.76'	98.50'	16°08'54"	27.67'	S 81°48'32" E
C28	16.53'	25.00'	37°53'13"	16.23'	S 87°19'18" W
C29	38.76'	40.00'	55°31'20"	37.26'	S 83°51'38" E
C30	36.67'	40.00'	52°31'33"	35.40'	S 29°50'11" E
C31	17.87'	40.00'	25°35'55"	17.72'	S 09°13'33" W
C32	93.30'	40.00'	133°38'49"	73.54'	S 44°47'54" E
C33	16.53'	25.00'	37°53'13"	16.23'	N 03°04'54" E
C34	20.63'	98.50'	11°59'59"	20.59'	S 09°51'43" E
C35	7.13'	98.50'	4°08'53"	7.13'	S 01°47'16" E
C36	27.76'	98.50'	16°08'53"	27.67'	S 07°47'16" E
C37	59.02'	75.00'	45°05'04"	57.50'	S 67°20'26" E
C38	59.02'	75.00'	45°05'04"	57.50'	S 22°15'22" E
C39	118.03'	75.00'	90°10'08"	106.22'	S 44°47'54" E
C40	32.92'	51.50'	36°37'36"	32.36'	S 71°34'10" E
C41	48.13'	51.50'	53°32'32"	46.39'	S 26°29'06" E
C42	81.05'	51.50'	90°10'08"	72.94'	S 44°47'54" E
C43	27.18'	98.50'	15°48'42"	27.10'	S 08°11'31" W
C44	1.07'	25.00'	2°27'40"	1.07'	N 14°52'02" E
C45	15.67'	25.00'	35°54'14"	15.41'	N 04°18'55" W
C46	16.74'	25.00'	38°21'55"	16.43'	N 03°05'05" W
C47	34.66'	40.00'	49°38'50"	33.59'	S 02°33'23" W
C48	31.89'	40.00'	45°40'37"	31.05'	S 50°13'06" W
C49	27.63'	40.00'	39°34'17"	27.08'	N 87°09'27" W
C50	94.17'	40.00'	134°53'44"	73.88'	S 45°10'49" W
C51	16.74'	25.00'	38°21'55"	16.43'	S 86°33'16" E
C52	7.34'	98.50'	4°16'15"	7.34'	S 76°23'54" W
C53	19.84'	98.50'	11°32'33"	19.81'	S 84°18'18" W
C54	27.19'	98.50'	15°48'49"	27.10'	S 82°10'11" W
C55	39.18'	25.00'	89°47'23"	35.29'	N 45°10'47" E
C56	39.36'	25.00'	90°12'37"	35.42'	N 44°49'13" W
C57	39.36'	25.00'	90°12'37"	35.42'	N 44°49'13" W
C58	32.28'	51.50'	35°54'45"	31.75'	S 72°07'06" W
C59	48.43'	51.50'	53°52'34"	46.66'	S 27°13'27" W
C60	80.71'	51.50'	89°47'18"	72.70'	S 45°10'49" W
C61	117.64'	75.00'	89°52'18"	105.95'	S 45°13'19" W
C62	58.77'	75.00'	44°53'39"	57.27'	S 67°37'39" W
C63	58.77'	75.00'	44°53'39"	57.27'	S 22°44'00" W
C64	117.53'	75.00'	89°47'18"	105.87'	S 45°10'49" W

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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.00' [51.00']	N 89°52'58" W [N 89°52'58" W]
L2	7.50'	N 45°12'06" E
L3	8.00'	S 44°49'11" E
L4	50.00' [50.00']	N 00°17'06" E
L5	47.00' [47.00']	S 89°52'30" W [S 89°52'30" W]

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 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.
- 6. 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"

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City of Albuquerque
Bernalillo County, New Mexico
December 2014**

Easement Notes

- 1 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT BY 13DRB-70758 (DRB PROJECT NO. 1009506)
- 2 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (08/19/2008, DOCUMENT NO. 2008093432) VACATED WITH THE FILING OF THIS PLAT BY 15DRB-_____ (DRB PROJECT NO. 1009506) SHOWN HEREON AS
- 4 EXISTING PERMANENT DRAINAGE EASEMENT (11/03/2008, DOCUMENT NO. 2008119241) SHOWN HEREON AS
- 5 EXISTING 30' DRAINAGE EASEMENT (06/18/70, D4-81)
- 6 EXISTING PUBLIC DRAINAGE EASEMENT (7/25/14, 2014C-75) SHOWN HEREON AS
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 10' PUBLIC UTILITY EASEMENT (7/25/14, 2014C-75)
- 9 EXISTING 20' DRAINAGE EASEMENT (7/25/14, 2014C-75)
- 10 EXISTING 7' P.U.E. (TYPICAL) (6/18/70, D4-81)
- 11 INTENTIONALLY OMITTED
- 12 INTENTIONALLY OMITTED
- 13 EXISTING RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT BY 13DRB-70762 (DRB PROJECT NO. 1009506)
- 14 EXISTING PUBLIC DRAINAGE EASEMENT, TO BE MAINTAINED BY THE MONTECITO WEST HOMEOWNERS ASSOCIATION AND HAVE RESTRICTIVE COVENANTS (7/25/14, 2014C-75)
- 15 20' X 14.81' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

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.

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. RELEASE OF TEMPORARY CONSTRUCTION EASEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON APRIL 10, 2014, WITH DOCUMENT NO. 2014028545.
- 3. PLAT FOR MONTECITO WEST, UNIT 1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 25, 2014, IN BOOK 2014C, PAGE 75.