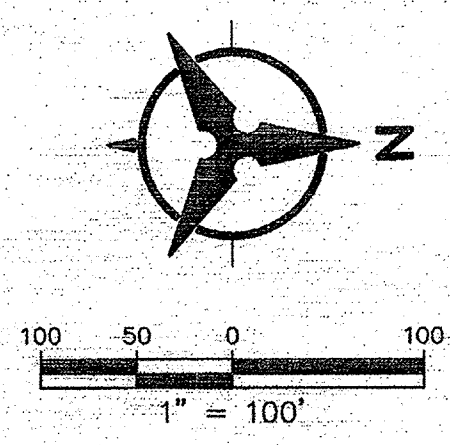


PRELIMINARY PLAT FOR  
**MONTECITO WEST UNIT 2**  
 LOTS 1 - 48 & TRACTS 1 - 4  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2014



**FLOOD ZONE NOTE**  
 THERE IS A ZONE AE FLOOD ZONE ON TRACT 2.  
 SEE PANEL J5001C0111 FOR MORE INFORMATION.

- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT.
  - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
  - (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
  - (D) NEW LOT LINE
  - (E) DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1
  - (F) FLOATING DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1

**LEGAL DESCRIPTION**  
 Lot 14, together with a portion of vacated Villa Real Road of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, 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, Book D4, Page 84 & Tract A, Montecito West Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO WEST UNIT 1 (LOTS 1-46 & TRACTS 1-8, A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_ in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ as Document No. \_\_\_\_\_

**GENERAL NOTES**

1. EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL  
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
2. PROPOSED ACREAGE: 16.54 AC  
 NUMBER OF LOTS: 48  
 PROPOSED DENSITY: 2.9 DU/AC
3. MIN. LOT DIMENSIONS: 55' X 110'  
 MINIMUM LOT AREA: 6,050 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
6. TRACT 1 SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACT WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE BLANKET LAND USE AND DRAINAGE EASEMENTS & RESTRICTIVE COVENANTS
7. TRACT 2 SHALL BE DESIGNATED AS A PUBLIC PARCELED COMMONS AREA. THE TRACT WILL BE DEDICATED TO THE CITY OF ALBUQUERQUE TO BE MANAGED AS PUBLIC OPEN SPACE BY THE CITY OPEN SPACE DIVISION.
8. TRACTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA.

**SITE DATA**

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.58 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	48
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2

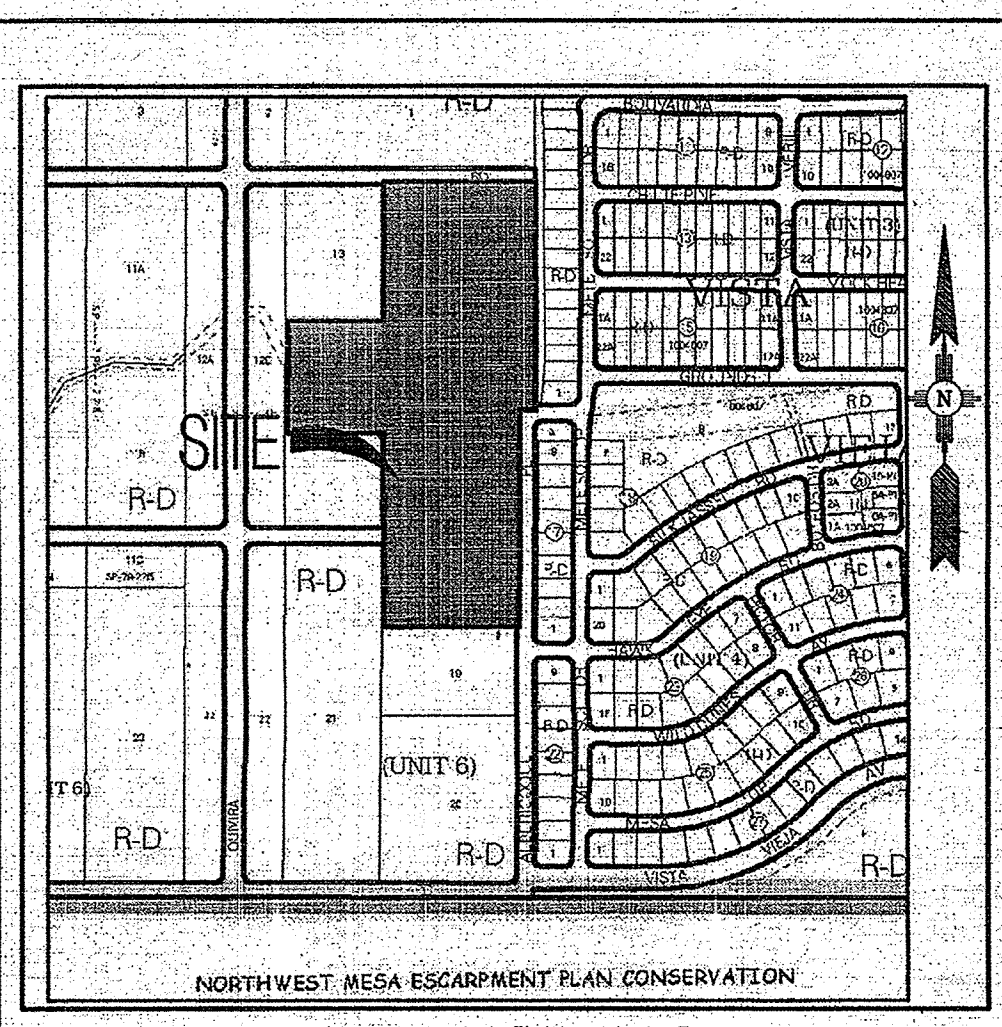
**SURVEY NOTES:**

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ( ) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 14221".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED  
*Dail P. Acosta* 1/2/14  
 CITY SURVEYOR DATE

*Scott Schiabor* 1-2-14  
 SCOTT SCHIABOR DATE  
 VICTORY LAND, LLC

PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 1-15-14  
 Unit 2



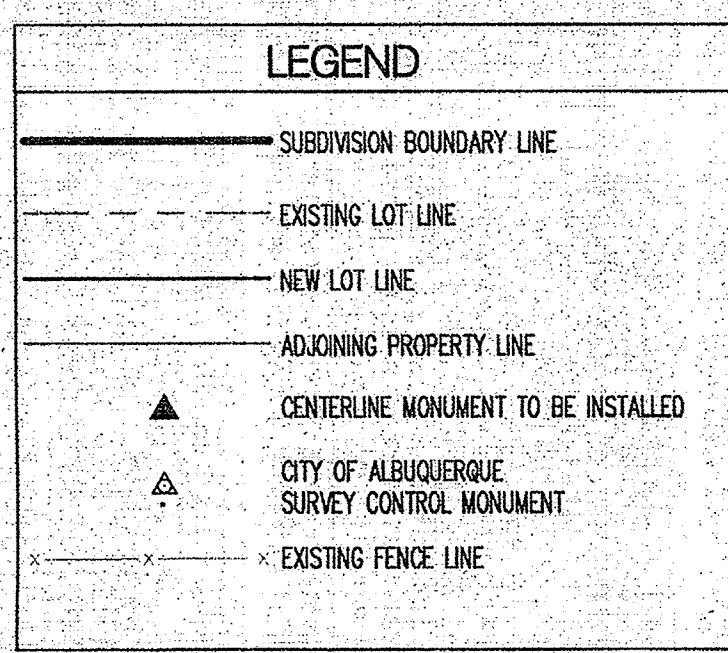
NOT TO SCALE VICINITY MAP ZONE ATLAS D-09-Z

**BOUNDARY CURVE TABLE**

ID	ARC	RADIUS	DELTA	TANGENT
C1	39.36°	25.00'	90°11'57"	25.09'
C2	39.18°	25.00'	89°48'07"	24.91'

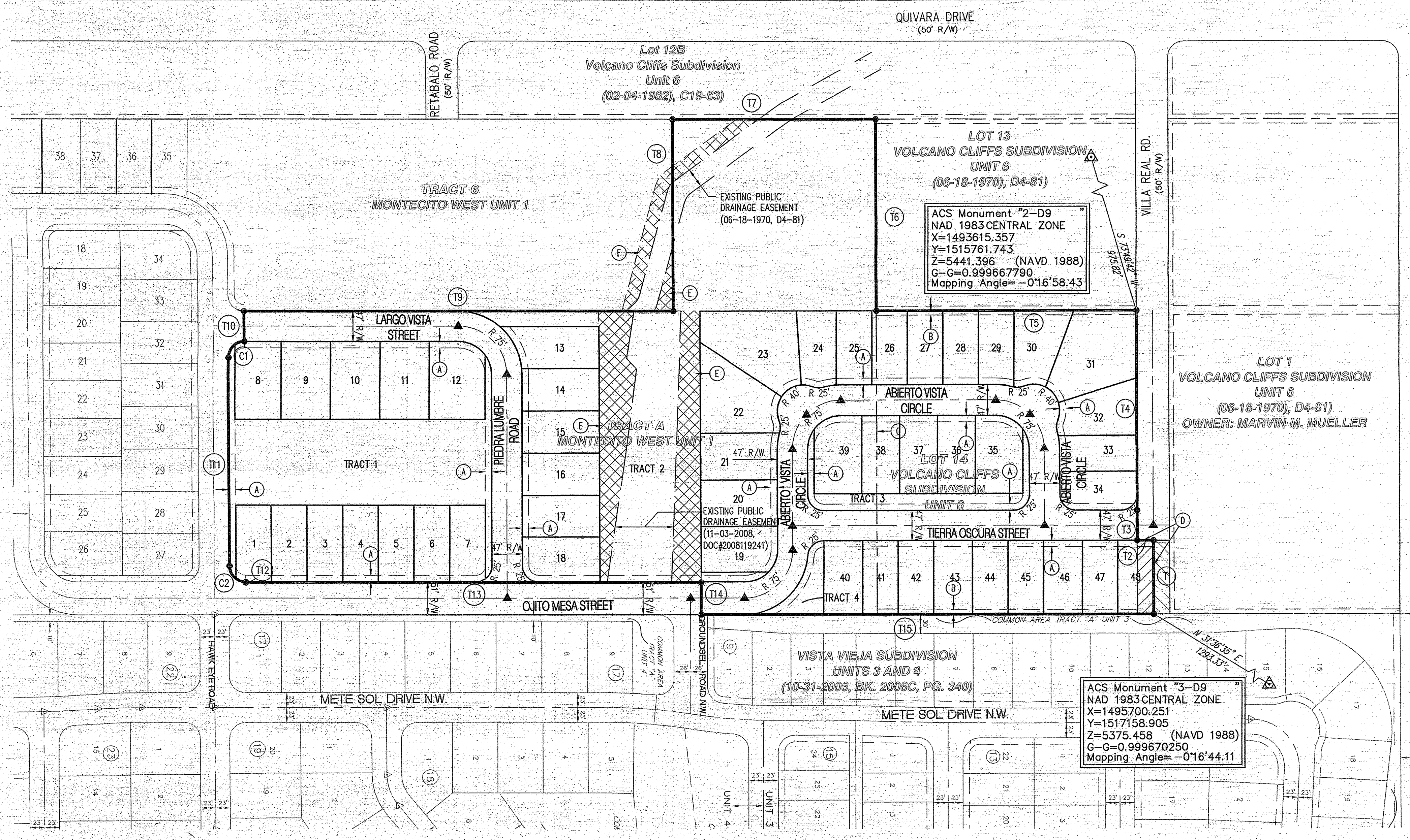
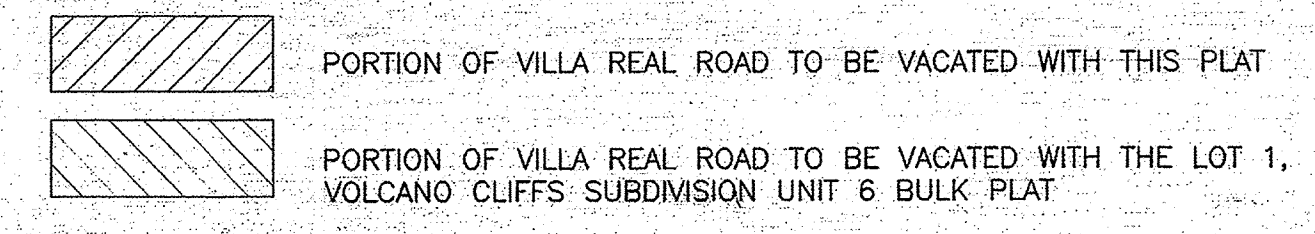
**BOUNDARY TANGENT TABLE**

ID	BEARING	LENGTH
T1	N89°55'31"W	118.00'
T2	S00°17'06"W	25.17'
T3	N89°42'54"W	47.00'
T4	N89°55'31"W	308.37'
T5	S00°17'10"W	402.74'
T6	N89°53'12"W	296.41'
T7	S00°20'19"W	315.16'
T8	S89°52'36"E	296.69'
T9	S00°17'10"W	664.80'
T10	N89°52'30"E	47.00'
T11	S89°54'47"E	322.40'
T12	S89°42'50"E	1.00'
T13	N00°17'06"E	705.69'
T14	S89°52'58"E	50.00'
T15	N00°17'06"E	702.19'



**PRIVATE COMMONS DEVELOPMENT**

MONTECITO WEST UNIT 2 TOTAL ACREAGE	16.5407 ACRES
LOTS, STREETS, HOA TRACTS	11.5516 ACRES
TRACTS 1-2, PARCELED COMMONS AREA	4.9891 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.16%
NUMBER OF LOTS	48
DENSITY	2.9 DU/AC



Thu, 2-Jan-2014 - 10:14:am, Plotted by: SSTEFFEN  
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