

Vicinity Map Zone Atlas D-9-Z

n.t.s.

**Subdivision Data**

GROSS ACREAGE	7.1851 ACRES
ZONE ATLAS PAGE NO.	D-9-Z
NUMBER OF EXISTING TRACTS	1
NUMBER OF LOTS CREATED	26
NUMBER OF TRACTS CREATED	6
MILES OF FULL-WIDTH STREETS	0.25 MILES
MILES OF HALF-WIDTH STREETS	0.00 MILES
RIGHT-OF-WAY DEDICATION	1.48 ACRES
DATE OF SURVEY	NOVEMBER 2016

**Free Consent & Dedication**

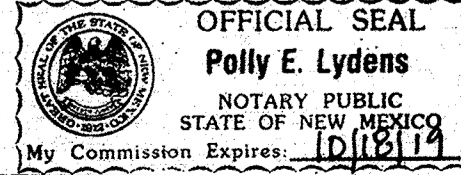
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND 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.

*Garret Price* 1/5/17  
 Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 5, 2017  
 BY: Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

By: *Polly E. Lydens*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10/18/19



**Indexing Information**

Section 21, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: Montecito Vistas  
 Owner: Pulte Homes of New Mexico, LLC  
 UPC # (Tract 1)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON.

**Notes**

- FIELD SURVEY PERFORMED IN SEPTEMBER 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-GRID).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.
- 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.
- 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".
- TRACTS A-D 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.
- TRACTS E AND F SHALL BE OWNED AND MAINTAINED BY THE MONTECITO VISTAS HOA.

**Legal Description**

TRACT ONE (1) OF MONTECITO VISTAS, UNIT 1 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 \_\_\_\_\_ IN PLAT BOOK \_\_\_\_\_ C, PAGE \_\_\_\_\_

**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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #.

10090305014130120-109063061/3530119

PROPERTY OWNER OF RECORD  
Pulte Homes  
 BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 2-10-17

**Plat for**  
**Montecito Vistas, Unit 2**  
 Being Comprised of  
**Tract 1, Montecito Vistas, Unit 1**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2017

**Approved and Accepted by:**

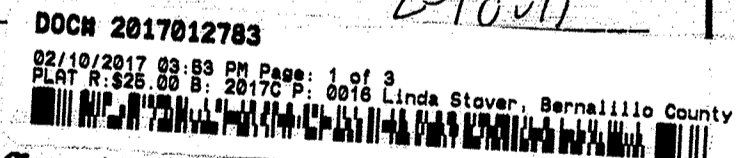
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**Project Number:** 1009506  
**Application Number:** 17-20010  
**Plat Approvals:**

*[Signature]* 1-31-17  
 PNM Electric Services  
*[Signature]* 1/31/2017  
 Qwest Corp. d/b/a CenturyLink QC  
*[Signature]* 1/31/17  
 New Mexico Gas Company  
*[Signature]* 2/1/17  
 Comcast

**City Approvals:**

*[Signature]* P.S. 1/18/17  
 City Surveyor  
*[Signature]* 2/1/17  
 Traffic Engineer  
*[Signature]* 02-06-17  
 ABCWUA  
*[Signature]* 2/1/17  
 Parks and Recreation Department  
*[Signature]* 2/1/17  
 AMAFCA  
*[Signature]* 2/1/17  
 City Engineer  
*[Signature]* 2-10-17  
 DRB Chairperson, Planning Department  
 N/A 2-10-17  
 Real Property Division



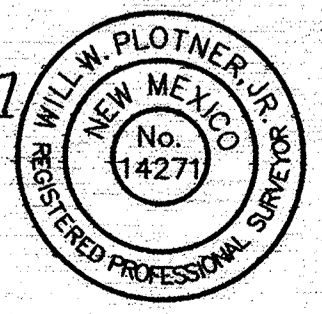
**Surveyor's Certificate**

"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."

*[Signature]* 1/4/17  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271

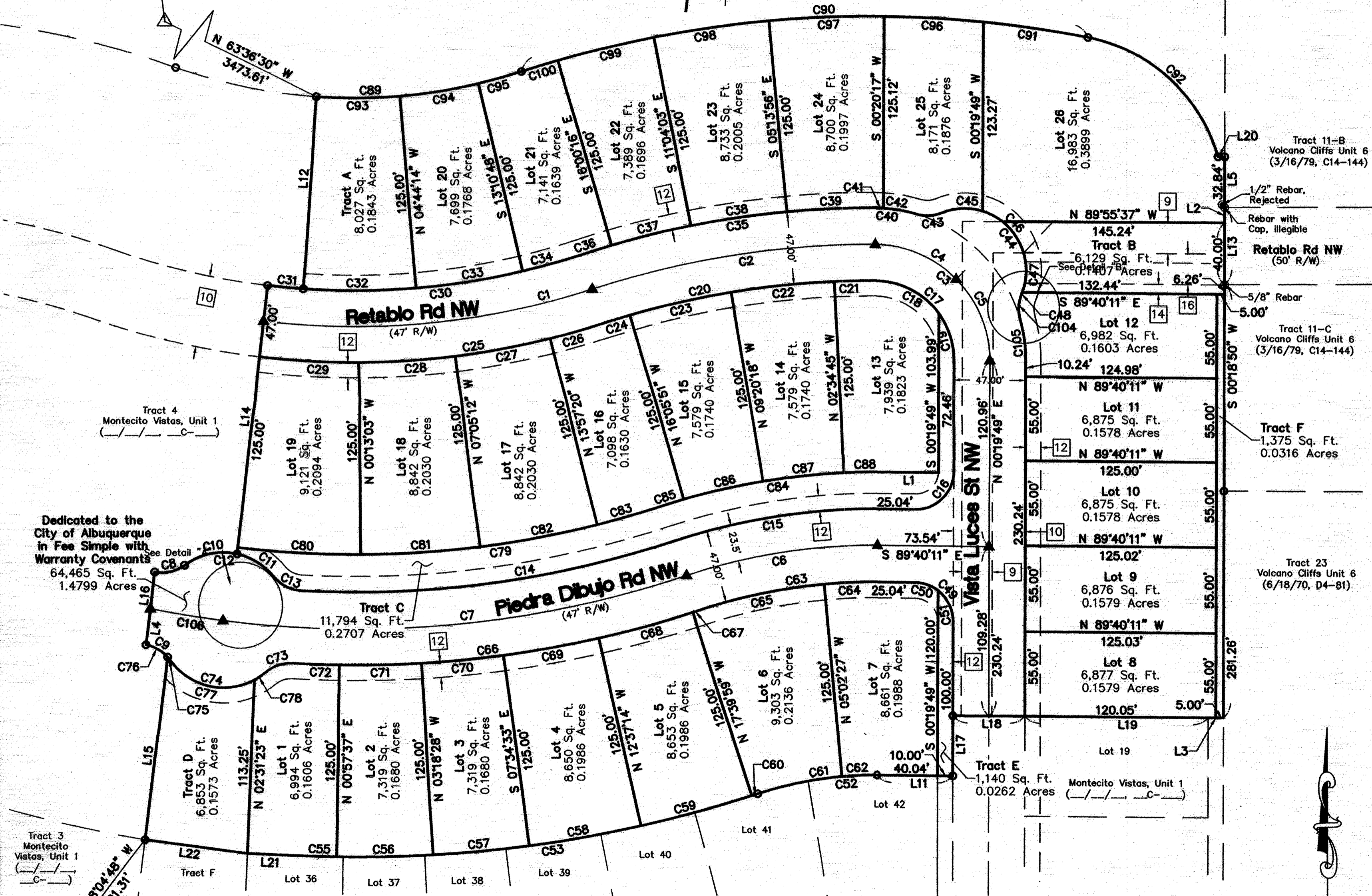
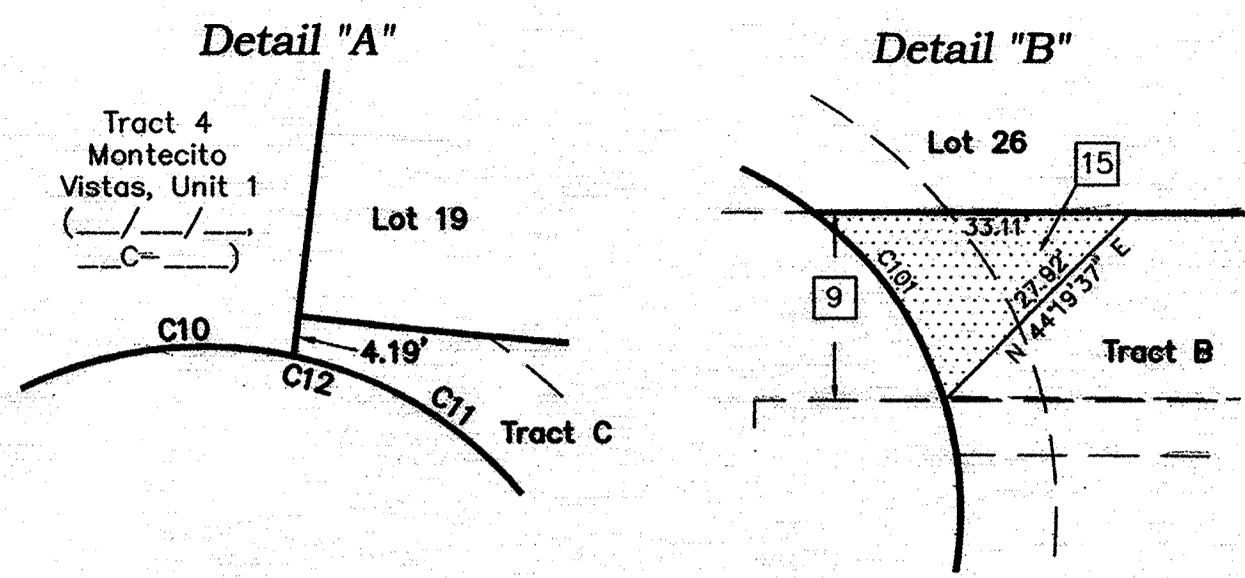
**CARTESIAN SURVEYS INC.**

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



**Plat for  
Montecito Vistas, Unit 2  
Being Comprised of  
Tract 1, Montecito Vistas, Unit 1  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2017**

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"



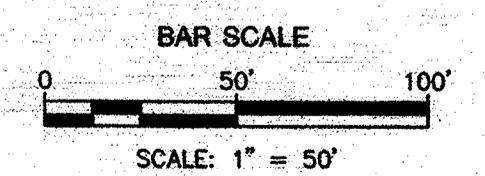
**Easement Notes**

- 5 EXISTING 50' ROADWAY EASEMENT (6/18/70, D4-81) VACATED WITH THE FILING OF THIS PLAT PER DRB 1009506 16DRB-70177
- 9 EXISTING 20' STORM DRAIN EASEMENT
- 10 EXISTING 47' TEMPORARY ACCESS EASEMENT
- 12 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 14 6' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 15 PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 26 GRANTED WITH THE FILING OF THIS PLAT
- 16 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY WITH THE FILING OF THIS PLAT

Dedicated to the City of Albuquerque in Fee Simple with Warranty Covenants  
64,465 Sq. Ft. 1.4799 Acres

ACS Monument "1\_D9"  
NAD 1983 CENTRAL ZONE  
X=1492363.097  
Y=1513847.973  
Z=5466.501 (NAVD 1988)  
G-G=0.999667591  
Mapping Angle=-0°17'06.92"

DOCM 2017012783  
02/10/2017 03:53 PM Page: 2 of 3  
PLAT R:\$26.00 B: 2017C P: 0016 Linda Stover, Bernalillo County



**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 2  
Being Comprised of  
Tract 1, Montecito Vistas  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2017**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	217.88'	504.00'	24°46'07"	216.18'	N 84°29'04" E
C2	188.63'	600.00'	18°00'45"	187.85'	S 81°06'23" W
C3	118.09'	75.00'	90°13'04"	106.27'	N 44°46'43" W
C4	59.05'	75.00'	45°06'32"	57.53'	N 67°19'59" W
C5	59.05'	75.00'	45°06'32"	57.53'	N 22°13'27" W
C6	127.54'	400.00'	18°16'10"	127.00'	S 81°11'44" W
C7	355.67'	700.00'	29°06'44"	351.86'	N 86°37'01" E
C8	20.47'	25.00'	46°55'15"	19.91'	N 77°51'18" E
C9	18.78'	25.00'	43°02'33"	18.34'	N 57°26'19" W
C10	36.54'	43.50'	48°07'42"	35.48'	S 78°18'41" W
C11	28.66'	43.50'	37°45'18"	28.15'	N 58°44'49" W
C12	65.20'	43.50'	85°53'00"	59.27'	N 82°48'40" W
C13	20.82'	25.00'	47°01'33"	19.88'	S 63°22'57" E
C14	248.47'	676.50'	21°02'37"	247.07'	N 82°34'58" E
C15	135.04'	423.50'	18°16'10"	134.47'	S 81°11'44" W
C16	39.27'	25.00'	90°00'00"	35.36'	N 45°19'49" E
C17	81.09'	51.50'	90°13'04"	72.97'	N 44°46'43" W
C18	48.45'	51.50'	53°54'28"	46.69'	N 62°56'01" W
C19	32.64'	51.50'	36°18'36"	32.09'	N 17°49'29" W
C20	181.24'	576.50'	18°00'45"	180.49'	S 81°06'23" W
C21	27.09'	576.50'	2°41'31"	27.08'	S 88°46'00" W
C22	68.01'	576.50'	6°45'33"	67.97'	S 84°02'28" W
C23	68.01'	576.50'	6°45'33"	67.97'	S 77°16'56" W
C24	18.14'	576.50'	1°48'09"	18.14'	S 73°00'05" W
C25	228.04'	527.50'	24°46'07"	226.26'	N 84°29'04" E
C26	36.31'	527.50'	3°56'39"	36.31'	N 74°04'20" E
C27	63.24'	527.50'	6°52'09"	63.20'	N 79°28'44" E
C28	63.24'	527.50'	6°52'09"	63.20'	N 86°20'53" E
C29	65.24'	527.50'	7°05'11"	65.20'	S 86°40'28" E
C30	207.72'	480.50'	24°46'07"	206.10'	N 84°29'04" E
C31	23.51'	480.50'	2°48'14"	23.51'	S 84°32'00" E
C32	73.82'	480.50'	8°48'07"	73.74'	N 89°39'50" E
C33	70.81'	480.50'	8°26'35"	70.74'	N 81°02'29" E
C34	39.58'	480.50'	4°43'11"	39.57'	N 74°27'36" E
C35	196.01'	623.50'	18°00'45"	195.21'	S 81°06'23" W
C36	20.63'	623.50'	1°53'44"	20.63'	S 73°02'52" W
C37	53.72'	623.50'	4°56'13"	53.71'	S 76°27'51" W
C38	63.50'	623.50'	5°50'07"	63.47'	S 81°51'01" W
C39	58.16'	623.50'	5°20'41"	58.14'	S 87°26'25" W
C40	27.55'	98.50'	16°01'35"	27.46'	N 81°52'27" W
C41	5.36'	98.50'	3°07'04"	5.36'	N 88°19'43" W
C42	22.19'	98.50'	12°54'31"	22.15'	N 80°18'55" W
C43	16.74'	25.00'	38°21'55"	16.43'	N 86°57'23" E
C44	94.17'	40.00'	134°53'44"	73.88'	N 44°46'43" W
C45	27.33'	40.00'	39°08'53"	26.80'	S 87°20'52" W
C46	50.73'	40.00'	72°40'11"	47.40'	N 15°27'13" W
C47	50.73'	40.00'	72°40'11"	47.40'	N 15°27'13" W
C48	1.25'	40.00'	1°47'17"	1.25'	N 21°46'30" E
C49	39.27'	25.00'	90°00'00"	35.36'	N 44°40'11" W
C50	16.09'	25.00'	36°52'12"	15.81'	N 71°14'05" W
C51	23.18'	25.00'	53°07'48"	22.36'	N 26°14'05" W
C52	80.20'	251.50'	18°16'13"	79.86'	S 81°11'43" W
C53	303.03'	848.50'	20°27'44"	301.42'	N 82°17'32" E
C55	23.15'	848.50'	1°33'47"	23.15'	S 88°15'29" E
C56	63.21'	848.50'	4°16'05"	63.19'	N 88°49'35" E
C57	63.21'	848.50'	4°16'05"	63.19'	N 84°33'30" E
C58	74.71'	848.50'	5°02'41"	74.68'	N 79°54'07" E
C59	74.73'	848.50'	5°02'46"	74.70'	N 74°51'24" E
C60	4.04'	848.50'	0°16'21"	4.04'	N 72°11'50" E
C61	56.62'	251.50'	12°53'56"	56.50'	S 78°30'35" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C62	23.58'	251.50'	5°22'16"	23.57'	S 87°38'41" W
C63	120.05'	376.50'	18°16'10"	119.54'	S 81°11'44" W
C64	35.30'	376.50'	5°22'16"	35.28'	S 87°38'41" W
C65	84.76'	376.50'	12°53'53"	84.58'	S 78°30'36" W
C66	269.22'	723.50'	21°19'11"	267.66'	N 82°43'15" E
C67	3.44'	723.50'	0°16'21"	3.44'	N 72°11'50" E
C68	63.72'	723.50'	5°02'46"	63.70'	N 74°51'24" E
C69	63.70'	723.50'	5°02'41"	63.68'	N 79°54'07" E
C70	53.90'	723.50'	4°16'05"	53.88'	N 84°33'30" E
C71	53.90'	723.50'	4°16'05"	53.88'	N 88°49'35" E
C72	30.56'	723.50'	2°25'14"	30.56'	S 87°49'46" E
C73	18.78'	25.00'	43°02'21"	18.34'	S 71°51'28" W
C74	71.17'	43.50'	93°44'39"	63.50'	S 82°47'23" E
C75	2.40'	25.00'	5°29'26"	2.39'	N 38°39'46" W
C76	16.39'	25.00'	37°33'06"	16.09'	N 60°11'02" W
C77	62.08'	43.50'	81°46'16"	56.95'	S 76°48'11" E
C78	9.09'	43.50'	11°58'24"	9.07'	N 56°19'30" E
C79	282.07'	652.50'	24°46'07"	279.88'	N 84°29'04" E
C80	80.70'	652.50'	7°05'11"	80.65'	S 86°40'28" E
C81	78.23'	652.50'	6°52'09"	78.18'	N 86°20'53" E
C82	78.23'	652.50'	6°52'09"	78.18'	N 79°28'44" E
C83	44.92'	652.50'	3°56'39"	44.91'	N 74°04'20" E
C84	143.06'	451.50'	18°09'14"	142.46'	S 81°10'38" W
C85	14.20'	451.50'	1°48'09"	14.20'	S 73°00'05" W
C86	53.26'	451.50'	6°45'33"	53.23'	S 77°16'56" W
C87	53.26'	451.50'	6°45'33"	53.23'	S 84°02'28" W
C88	22.33'	451.50'	2°50'00"	22.33'	S 88°50'15" W
C89	136.28'	355.50'	21°57'53"	135.45'	N 83°04'57" E
C90	375.32'	748.50'	28°43'48"	371.40'	S 86°27'54" W
C91	69.07'	748.50'	5°17'13"	69.04'	N 81°48'48" W
C92	121.16'	110.00'	63°06'33"	115.13'	N 47°36'52" W
C93	54.61'	355.50'	8°48'07"	54.56'	N 89°39'50" E
C94	52.39'	355.50'	8°26'35"	52.34'	N 81°02'29" E
C95	29.28'	355.50'	4°43'11"	29.28'	N 74°27'36" E
C96	65.09'	748.50'	4°58'58"	65.07'	N 86°56'54" W
C97	75.67'	748.50'	5°47'33"	75.64'	S 87°39'51" W
C98	76.23'	748.50'	5°50'07"	76.20'	S 81°51'01" W
C99	64.50'	748.50'	4°56'13"	64.48'	S 76°27'51" W
C100	24.76'	748.50'	1°53'44"	24.76'	S 73°02'52" W
C101	24.58'	40.00'	35°12'43"	24.20'	N 34°10'57" W
C104	16.74'	25.00'	38°21'55"	16.43'	S 03°29'12" W
C105	27.55'	98.50'	16°01'35"	27.46'	N 81°40'58" W
C106	48.41'	700.00'	3°57'46"	48.40'	S 80°48'29" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°40'11" W	40.11'
L2	N 00°12'02" E	10.00'
L3	S 89°41'28" E	10.00'
L4	S 07°05'01" W	23.55'
L5	S 00°09'53" W	32.84'
L12	S 04°03'53" W	125.00'
L13	N 00°12'02" E	50.00'
L14	S 06°52'07" W	176.19'
L15	S 07°13'35" W	119.77'
L16	S 07°05'01" W	47.13'
L17	S 00°19'49" W	39.22'
L18	N 89°40'06" W	47.00'
L19	S 89°40'11" E	120.05'
L20	S 89°50'07" E	4.38'
L21	N 87°28'37" W	35.31'
L22	N 82°11'19" W	67.65'

DOCM 2017012783  
02/10/2017 09:53 AM Page: 3 of 3  
Plat R-326 09 8 2017 P. 3 of 6 Linda Stever, Bernalillo County

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