





Line Table		
Line #	Direction	Length (ft)
L1	N 10°53'29" E (N 04°33'55" E)	23.00' (23.00')
L2	N 10°15'00" E (N 05°25'28" E)	26.58' (26.52')
L3	N 10°46'58" E (N 05°35'38" E)	35.99' (38.97')
L4	N 09°14'41" E	3.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.11' (37.09')	40.00' (40.00')	53°09'39"	35.80'	S 18°40'39" E
C2	37.07' (37.09')	40.00' (40.00')	53°05'57"	35.76'	S 34°27'09" W
C3	23.18' (23.18')	25.00' (25.00')	53°07'48"	22.36'	S 34°26'14" W
C4	23.56'	15.00'	89°59'59"	21.21'	N 35°45'20" W
C5	23.56'	15.00'	90°00'00"	21.21'	N 54°14'40" E

### Easement Notes

- EXISTING PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT (10/22/86, C31-180)
- PRIVATE ACCESS AND PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENTS BENEFITING LOT 1 TO BE MAINTAINED BY OWNER OF SAID LOT 1A GRANTED WITH THE FILING OF THIS PLAT.
- EXISTING 12' PRIVATE WATER AND PRIVATE SEWER SERVICE EASEMENT GRANTED FOR THE BENEFIT OF LOT 1A FILED \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_
- 12' PRIVATE WATER SERVICE AND PRIVATE SEWER SERVICE BENEFITING AND TO BE MAINTAINED BY THE OWNER OF LOT 1A, GRANTED WITH THE FILING OF THIS PLAT.
- EXISTING PIERCE LATERAL AS REFLECTED ON THE PLAT OF RECORD (10/22/86, C31-180) GRANTED AS AN EASEMENT BY THE FILING OF THIS PLAT. TO BE MAINTAINED BY MRCCD.
- EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (10/13/87, BK. MISC. 545A, PG. 101)

## Plat for Lots 1A and 1B, Lands of Paul and Mary F. Sanchez Being Comprised of Lot 1, Lands of Paul and Mary F. Sanchez City of Albuquerque Bernalillo County, New Mexico September 2016

### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (10/22/86, C31-180)
●	FOUND MONUMENT AS INDICATED
● R	FOUND MONUMENT 1/2" REBAR
● RB	FOUND MONUMENT 1/2" REBAR BENT
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "7-H13"  
NAD 1983 CENTRAL ZONE  
X=1513953.442  
Y=1495777.837  
Z=4964.364 (NAVD 1988)  
G-G=0.99968476  
Mapping Angle=-0°14'35.56"

### Documents

- WARRANTY DEED FOR MONTE SOL VENTURE TWO, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 20, 2014, AS DOCUMENT NO. 2014049252.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 22, 1986, IN BOOK C31, PAGE 180.
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 6110255, AND AN EFFECTIVE DATE OF NOVEMBER 14, 2006.

### Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

DATE \_\_\_\_\_

**CARTESIAN SURVEYS INC.**

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