

Vicinity Map - Zone Atlas S-16-Z

N.T.S.

Documents

1. PLAT FOR MESA DEL SOL, INNOVATION PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 11, 2011, IN VOLUME 2011C, FOLIO 66.
2. PLAT FOR MESA DEL SOL MONTAGE, UNIT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 13, 2015, IN VOLUME 2015C, FOLIO 26.
3. WARRANTY DEED FOR TRACT B, MESA DEL SOL MONTAGE, UNIT 3A, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE ON MARCH 8, 2019 AS DOCUMENT NO. 2019017881.
4. SPECIAL WARRANTY DEED FOR TRACT A-6-B, MESA DEL SOL, INNOVATION PARK, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE ON SEPTEMBER 14, 2018 AS DOCUMENT NO. 2018080908.
5. PLAT OF RECORD FOR MESA DEL SOL MONTAGE, UNIT 3B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2019, IN VOLUME 2019C, FOLIO 89.

Free Consent & Dedication

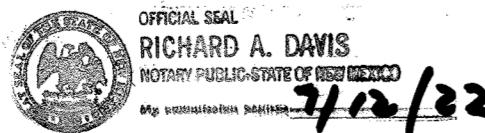
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND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

W. Michael Fietz, Managing Member
Corazon Del Mesa 3B, LLC
Date: 1/21/2020

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 21, 2020
BY: W. Michael Fietz, Managing Member, Corazon Del Mesa 3B, LLC

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/12/22



Indexing Information

Section 27, Township 9 North, Range 3 East,
N.M.P.M.
Subdivision: Mesa Del Sol Montage, Unit 3B
Owner: Corazon Del Mesa 3B, LLC
UPC #: TBD

DOCH 2020011064
02/04/2020 01:53 PM Page: 1 of 2
PLAT R:\$25.00 B: 2020C P: 0014 Linda Stover, Bernalillo County

Purpose of Plat

1. GRANT EASEMENTS AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.1847 ACRES
ZONE ATLAS PAGE NO.....S-16-Z
NUMBER OF EXISTING LOTS.....2
NUMBER OF TRACTS CREATED.....0
NUMBER OF LOTS CREATED.....2
MILES OF FULL-WIDTH STREETS.....0.00 MILES
MILES OF HALF-WIDTH STREETS.....0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES
DATE OF SURVEY.....JULY 2019

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. COVENANTS SHALL PROHIBIT PARKING IN ALLEYS.
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION, AS SHOWN ON THE PLAT OF RECORD.

Legal Description

LOTS NUMBERED FIVE (5) AND SIXTEEN (16), IN BLOCK NUMBERED TWENTY (20), OF MESA DEL SOL MONTAGE UNIT 3B, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 27, 2019, IN VOLUME 2019C, FOLIO 89.

Solar Collection Note

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC: 101605009143421216
101605010243721205

PROPERTY OWNER OF RECORD

Corazon Del Mesa 3B LLC

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat for
Lot 5-A and 16-A, Block 20
Mesa Del Sol Montage Unit 3B
Being Comprised of
Lot 5 and 16, Block 20
Mesa Del Sol Montage Unit 3B
City of Albuquerque
Bernalillo County, New Mexico
January 2020

Project Number: _____

Application Number: _____

Plat Approvals:

[Signature] 1/29/2020
PNM Electric Services
[Signature] 1/28/2020
Qwest Corp. db/a CenturyLink QC
[Signature] 1/23/2020
New Mexico Gas Company
[Signature] 1/28/20

City Approvals:

[Signature] 1/17/2020
City Surveyor
[Signature] 01/22/20
Traffic Engineer
[Signature] 01-22-20
ABCWUA
[Signature] 1-22-20
Code Enforcement
[Signature] 1/24/2020
AMAFCA
[Signature] 1-22-20
City Engineer
[Signature] 1-29-20
DRB / Chairperson, Planning Department
[Signature] 01-20-20
Parks & Recreation

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 FOR THE CITY OF ALBUQUERQUE, 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. 1/17/2020
Date
Will Plotner Jr.
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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wplotnerjr@gmail.com

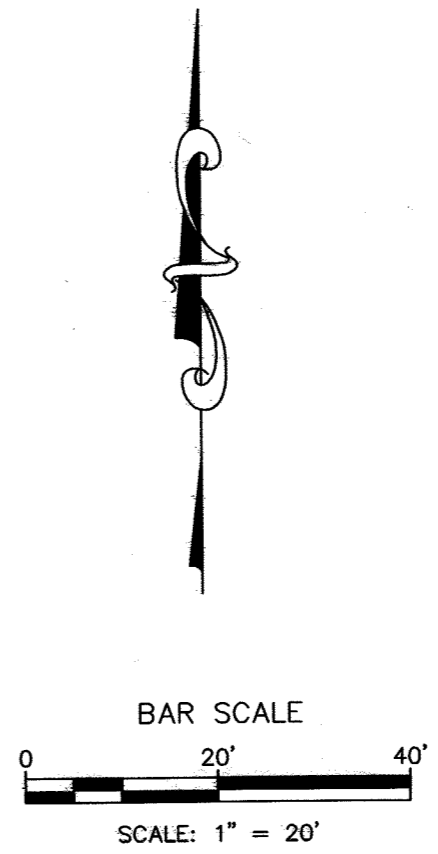
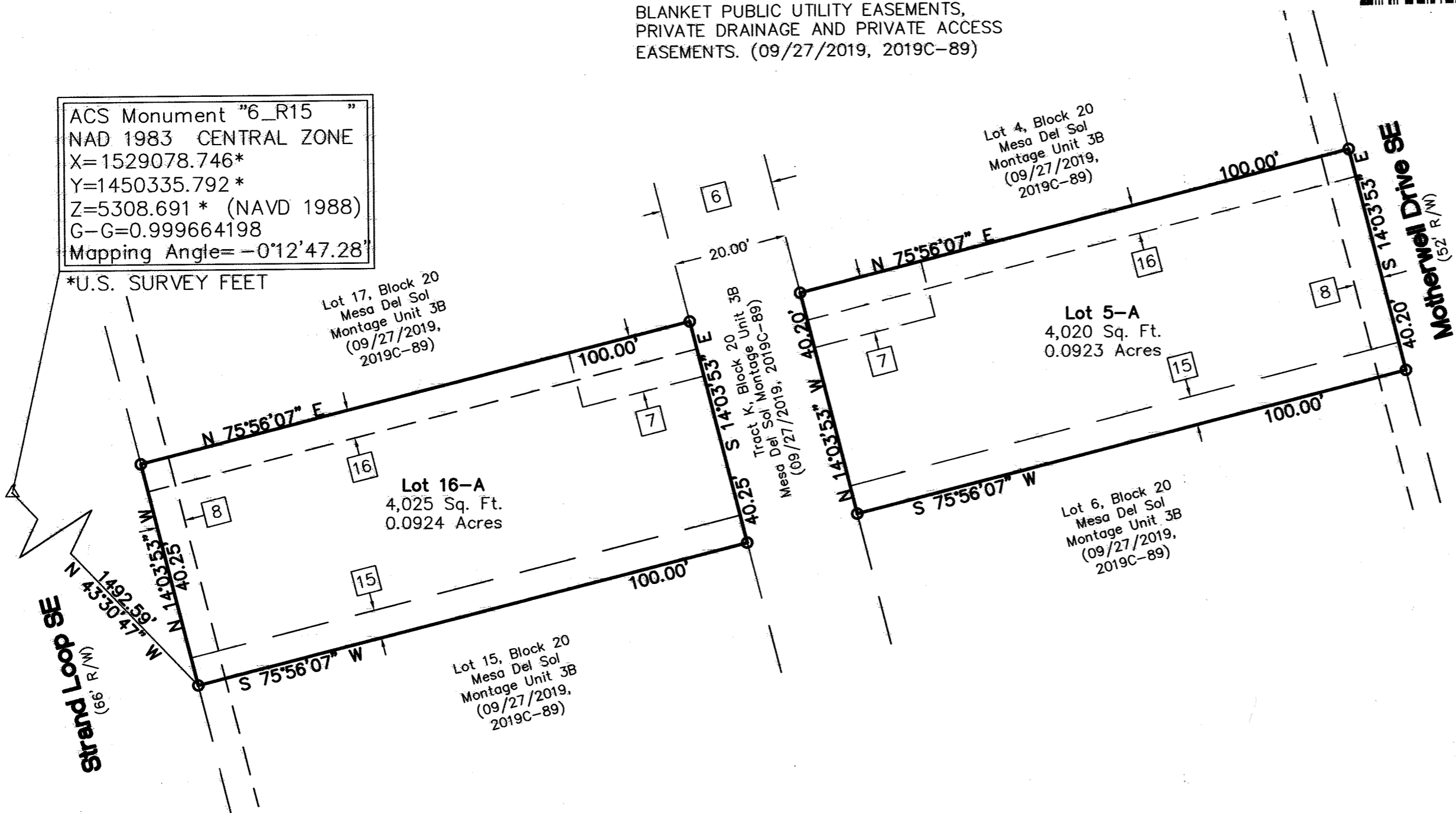
2020 C-14

(1)

Plat for
Lot 5-A and 16-A, Block 20
Mesa Del Sol Montage Unit 3B
 Being Comprised of
Lot 5 and 16, Block 20
Mesa Del Sol Montage Unit 3B
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2020

Note:
 TRACT K IS A PRIVATE ALLEY WITH
 BLANKET PUBLIC UTILITY EASEMENTS,
 PRIVATE DRAINAGE AND PRIVATE ACCESS
 EASEMENTS. (09/27/2019, 2019C-89)

ACS Monument "6_R15"
 NAD 1983 CENTRAL ZONE
 X=1529078.746*
 Y=1450335.792*
 Z=5308.691* (NAVD 1988)
 G-G=0.999664198
 Mapping Angle=-0°12'47.28"



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
---	VACATED EASEMENT LINE
---	EASEMENT TO REMAIN OR GRANTED WITH THE FILING OF THIS PLAT

Easement Notes

- 6 ALL PRIVATE ALLEYS ARE PRIVATE DRAINAGE, PUBLIC UTILITY AND PRIVATE ACCESS EASEMENTS BENEFITTING THE RESIDENTS OF MONTAGE UNIT 3B, TO BE MAINTAINED BY THE HOA, (9/27/2019, 2019C-89)
 - 7 EXISTING PUBLIC UTILITY EASEMENT (09/27/2019, 2019C-89)
 - 8 EXISTING 5' PUBLIC UTILITY EASEMENT (09/27/2019, 2019C-89)
 - 15 EXISTING 5' PRIVATE DRAINAGE EASEMENT (09/27/2019, 2019C-89) VACATED WITH THE FILING OF THIS PLAT
 - 16 5' PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 1-5, 9, 10, 11, 12, 13 & 14 ARE INTENTIONALLY OMITTED

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 Corporation 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) 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, report, or other document and which are not shown on this plat.

Drainage Facilities
Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

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2020C-14

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