

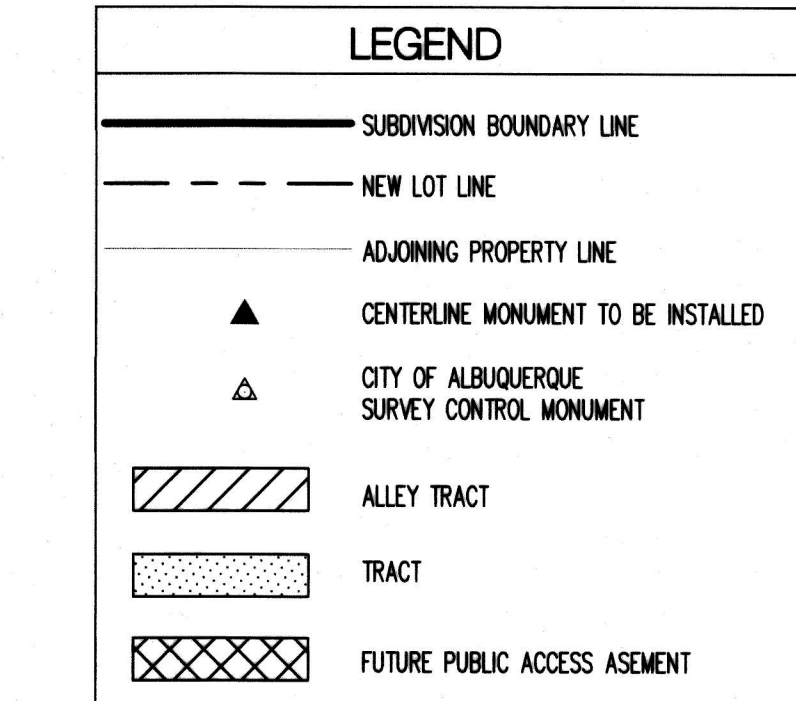
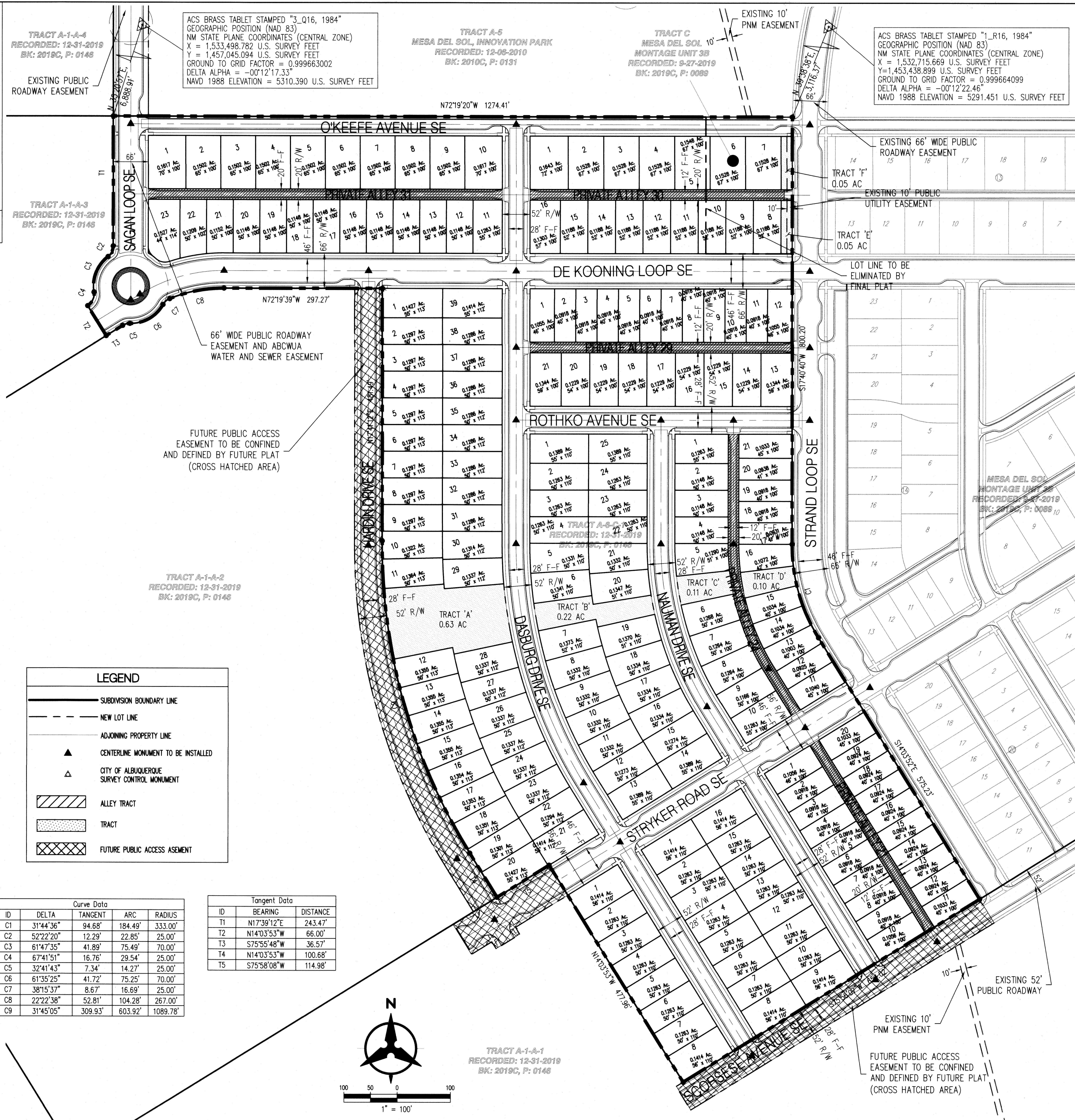
VICINITY MAP  
NOT TO SCALE ZONE ATLAS R-16 & S-16

**DRAINAGE FACILITIES MAINTENANCE NOTES:**  
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.

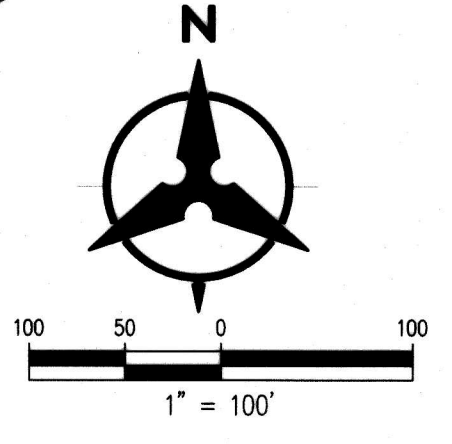
**PARKING REQUIREMENTS**  
1. OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.  
2. ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.

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



ID	DELTA	TANGENT	ARC	RADIUS
C1	31°44'36"	94.68'	184.49'	333.00'
C2	52°22'20"	12.29'	22.85'	25.00'
C3	61°47'35"	41.89'	75.49'	70.00'
C4	67°41'51"	16.76'	29.54'	25.00'
C5	32°41'43"	7.34'	14.27'	25.00'
C6	61°35'25"	41.72'	75.25'	70.00'
C7	38°15'37"	8.67'	16.69'	25.00'
C8	22°22'38"	52.81'	104.28'	267.00'
C9	31°45'05"	309.93'	603.92'	1089.78'

ID	BEARING	DISTANCE
T1	N17°39'12"E	243.47'
T2	N14°03'53"W	66.00'
T3	S75°55'48"W	36.57'
T4	N14°03'53"W	100.68'
T5	S75°58'08"W	114.98'



# PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 4

A REPLAT OF TRACT A-6-C-1 BULK LAND PLAT AND TRACT C MESA DEL SOL MONTAGE UNIT 3B SECTIONS 22 & 27, TOWNSHIP 9 NORTH, RANGE 3 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2020

**LEGAL DESCRIPTION**

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-C-1 BULK LAND PLAT FILED: DECEMBER 31, 2019 IN BOOK 2019C, PAGE 0146 AS DOCUMENT #2019111900 AND TRACT C MESA DEL SOL MONTAGE UNIT 3B FILED: SEPT. 27, 2019, IN BOOK 2019C, PAGE 0089, AS DOCUMENT #2019082707.

**GENERAL NOTES**

- EXISTING ZONING: PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 34.04 ACRES  
TOTAL NUMBER OF LOTS/TRACTS: 189 LOTS; INCLUDING 5 ALLEY TRACTS  
PROPOSED GROSS DENSITY: 5.55 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 1.96 MILES OF FULL WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-15, R-16 & S-16
- TRACTS A, B, C, D, E AND F ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**ADDITIONAL NOTES**

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS

**SURVEY NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN IN NAD83 CENTRAL ZONE.
- BASE OF BEARINGS WILL BE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

**APPROVED**

*Don M. Richardson, P.E.* 7/1/2020  
CITY SURVEYOR DATE  
*W. H. Fietz* 7/1/2020  
Mike Fietz, Authorized Signatory, DATE  
Corazon del Mesa 4, LLC  
A Limited Liability Company