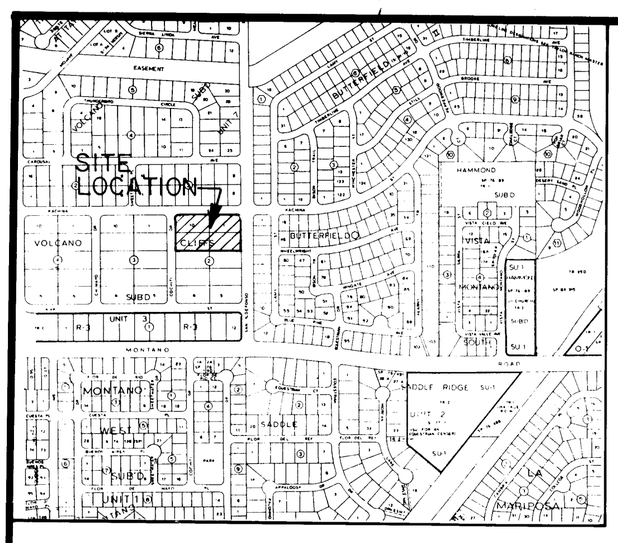


VICINITY MAP
N.T.S.

"NOTICE OF SUBDIVISION PLAT CONDITIONS" for Tr. D, Volcano Cliffs Subdivision. The plat of Tr. D, Volcano Cliffs Subdivision has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

8962741

# PLAT OF TRACT D

# VOLCANO CLIFFS SUBDIVISION

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
9:21 Jul 2 0 1989
At o'clock A.M. Recorded in Vol C39
of records of said County Folio 116
Clerk & Recorder
Deputy Clerk

BEING A REPLAT

OF

# LOTS 1,2,9,&10 BLOCK 2 VOLCANO CLIFFS SUBDIVISION

UNIT 3

ALBUQUERQUE, NEW MEXICO

JANUARY, 1989

Replat Data

| | |
|---|---|
| D.R.B. Case Number | DRB-89-173/V-89-34 |
| Zone Atlas Number | E-11 |
| Gross Acreage | 2.5148 |
| Total Number Tracts Created | 1 |
| Total Mileage of Streets Created | 0 |
| Date of Survey | 12-7-88 |
| Talos Log Number | 1-25-2007 |

SP-89-191

APPROVED BY:

| | |
|---|---|
| Traffic Engineer, Transportation Department | 1/6/89 Date |
| Parks and Recreation Department | 4-18-89 Date |
| Chief City Surveyor, Engineering Division | 041389 Date |
| Water Resources Department | 4-18-89 Date |
| Property Management | 4-18-89 Date |
| Albuquerque Metropolitan Arroyo Flood Control Authority | 4-18-89 Date |
| City Engineer, Engineering Division | 4-18-89 Date |
| City Planner, Albuquerque/Bernalillo County Planning Division | 7-19-89 Date |
| Public Service Company of New Mexico | 3/16/89 Date |
| Mountain Bell | 3-7-89 Date |
| Gas Company of New Mexico | 3-7-89 Date |

GENERAL NOTES:

1. BASIS OF BEARINGS: N.M. State Plane Grid Bearings System (Central Zone).
2. Distances shown are ground distances.
3. Set 5/8" rebar w/ cap stamped "Greiner LS 5817" at all property corners on San Ildefonso Dr., unless otherwise noted.
4. Bearings and distances in parentheses are record bearings and distances.

DISCLOSURE STATEMENT

This replat was prepared for the purpose of eliminating lot lines defining Lots 1, 2, 9 & 10 of VOLCANO CLIFFS SUBDIVISION, UNIT 3, Bernalillo County, New Mexico as the same are shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on Feb. 15, 1966 (Vol. C6, Folio 107), and for the purpose of vacating 7 ft. utility easements at rear lot lines and 5 ft. utility easements at side lot lines, per V-89-34 approved April, 11, 1989 by the Development Review Board (D.R.B.), thereby creating Tract D of VOLCANO CLIFFS SUBDIVISION, UNIT 3, for the purpose of constructing a church facility.

CERTIFICATION

I, Robert D. Aldrich, New Mexico Registered Land Surveyor No. 5817, do hereby certify that this plat was prepared under my supervision, that an actual field survey was performed from Dec. 7 thru Dec. 14, 1988, that this plat shows all easements of record and meets the minimum requirements of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Robert D. Aldrich — Date
N.M.R.L.S. No. 5817

LEGAL DESCRIPTION

A Tract of land situate within Section 26, Township 11 North, Range 2 East, N.M.P.M., being Lots 1, 2, 9 & 10 of VOLCANO CLIFFS SUBDIVISION, UNIT 3, Bernalillo County, New Mexico as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on Feb. 15, 1966 (Vol. C6, Folio 107), now comprising VOLCANO CLIFFS SUBDIVISION, UNIT 3, Tract D, Albuquerque, New Mexico, and being more particularly described as follows:

Beginning at the North-northwest corner of the Tract herein described, being a point on the South R/W line of Kachina St., N.W., from whence A.C.S. Brass cap Sta. "3-E10" bears North 84° 06' 43" West, 4748.42 feet;

Thence from said POINT OF BEGINNING along said South R/W line, South 89° 44' 18" East, 408.12 feet; thence 39.16 feet along a curve to the right whose radius is 24.92 feet and whose chord bears South 44° 43' 18" East, 35.25 feet through a central angle of 90° 02' 00" to a point on the West R/W line of San Ildefonso Dr., N.W.; thence along said R/W line, South 00° 17' 42" W, 214.86 feet to the Southeast corner of the Tract herein described; thence leaving said west R/W line, North 89° 44' 16" West, 457.88 feet to the Southwest corner of the Tract herein described, being a point on the East R/W line of Cochiti Dr., N.W.; thence along said R/W line, North 00° 15' 45" East, 214.83 feet; thence 39.21 feet along a curve to the right whose radius is 24.96 feet and whose chord bears North 45° 15' 43" East, 35.30 feet through a central angle of 89° 59' 57" to the POINT OF BEGINNING.

Gross area of said Tract contains 2.5148 acres (109,545 sq. ft.). Excluding therefrom additional right of way for San Ildefonso, said tract contains a net area of 2.4928 (108,585 sq. ft.) more or less.

FREE CONSENT

The replat shown hereon is with the free consent of and in accordance with the desires of the undersigned owner of the land shown hereon and reflects the dedication of right of way on San Ildefonso NW.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation.

Date

STATE OF _____)
ss.
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 1989 by _____ on behalf of said corporation.

Notary Public

My commission expires _____

Greiner Engineering
Greiner Engineering Sciences, Inc
Denver Colorado Colorado Springs Colorado
Albuquerque N.M. Kemmerer Wyoming

Revisions

C of A PWD Maps & Records
26-B-34 1 3 5 7 9 11 13 15 17 19 21 23 25 27 29 31 33 35 37 39 41 43 45 47 49 51 53 55 57 59 61 63 65 67 69 71 73 75 77 79