

EASEMENTS TO REMAIN KEY:

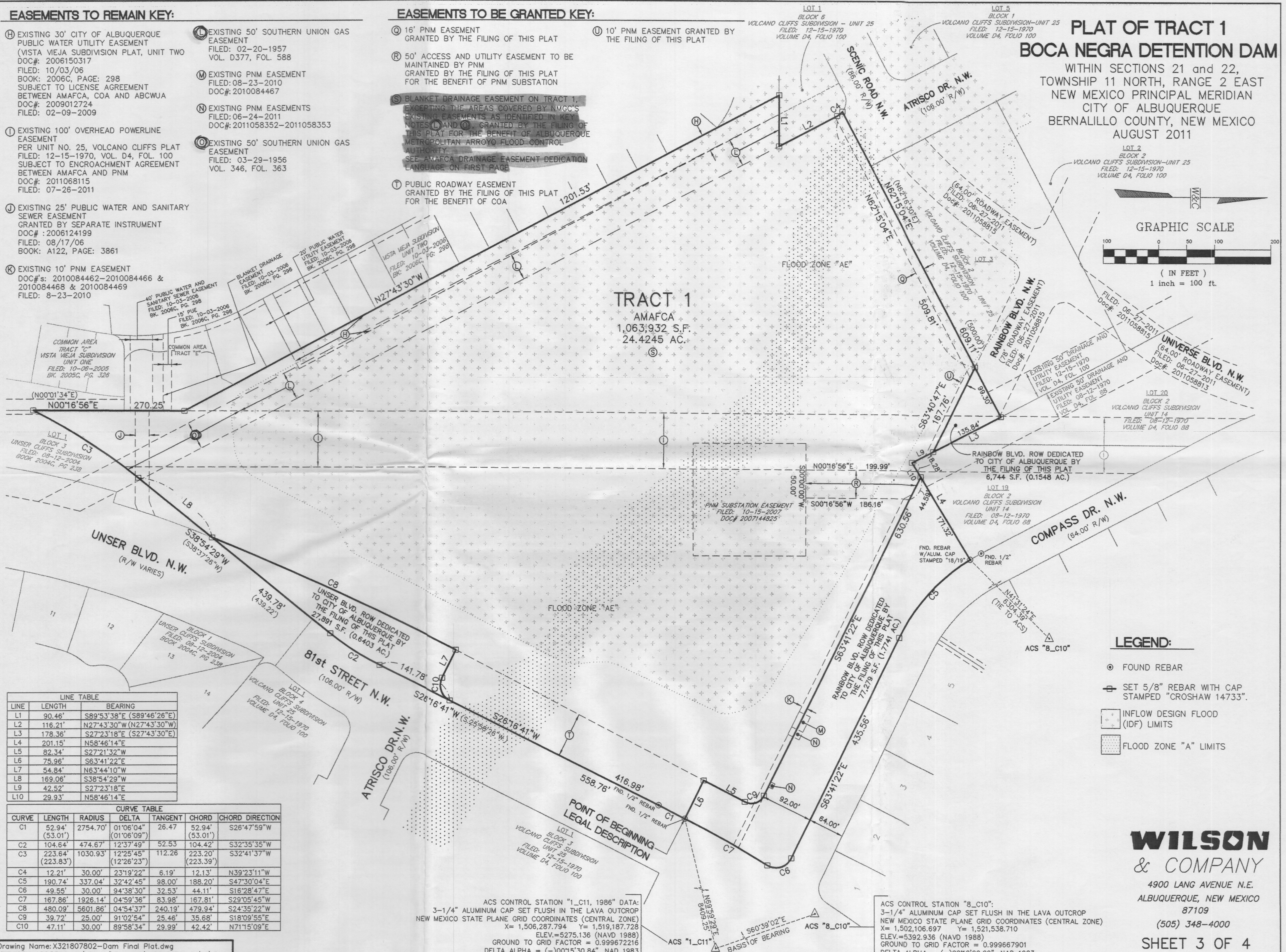
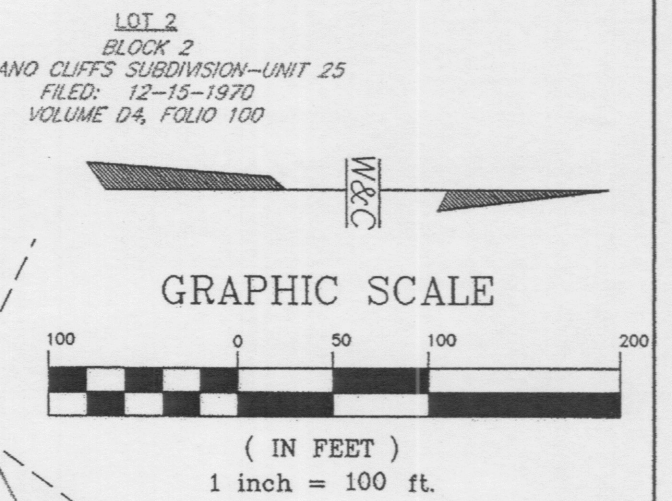
- Ⓜ EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012724 FILED: 02-09-2009
- Ⓝ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- Ⓜ EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- Ⓝ EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- Ⓝ EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363
- Ⓝ EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- Ⓝ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861
- Ⓝ EXISTING 10' PNM EASEMENT DOC#:s: 2010084462-2010084466 & 2010084468 & 2010084469 FILED: 8-23-2010

EASEMENTS TO BE GRANTED KEY:

- Ⓝ 16' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- Ⓝ 10' PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT
- Ⓜ 50' ACCESS AND UTILITY EASEMENT TO BE MAINTAINED BY PNM GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF PNM SUBSTATION
- Ⓜ BLANKET DRAINAGE EASEMENT ON TRACT 1, EXCEPTING THE AREAS COVERED BY NMCC'S EXISTING EASEMENTS AS IDENTIFIED IN KEY NOTES Ⓝ AND Ⓝ, GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. SEE AMAFCA DRAINAGE EASEMENT DEDICATION LANGUAGE ON FIRST PAGE
- Ⓝ PUBLIC ROADWAY EASEMENT GRANTED BY THE FILING OF THIS PLAT FOR THE BENEFIT OF COA

**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011



LINE TABLE

LINE	LENGTH	BEARING
L1	90.46'	S89°53'38"E (S89°46'26"E)
L2	116.21'	N27°43'30"W (N27°43'30"W)
L3	178.36'	S27°23'18"E (S27°43'30"E)
L4	201.15'	N58°46'14"E
L5	82.34'	S27°21'32"W
L6	75.96'	S63°41'22"E
L7	54.84'	N63°44'10"W
L8	169.06'	S38°54'29"W
L9	42.52'	S27°23'18"E
L10	29.93'	N58°46'14"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	52.94' (53.01')	2754.70'	01°06'04" (01°06'09")	26.47	52.94' (53.01')	S26°47'59"W
C2	104.64'	474.67'	12°37'49"	52.53	104.42'	S32°35'35"W
C3	223.64' (223.83')	1030.93'	12°25'45" (12°26'23")	112.26	223.20' (223.39')	S32°41'37"W
C4	12.21'	30.00'	23°19'22"	6.19'	12.13'	N39°23'11"W
C5	190.74'	337.04'	32°42'45"	98.00'	188.20'	S47°30'04"E
C6	49.55'	30.00'	94°38'30"	32.53'	44.11'	S16°28'47"E
C7	167.86'	1926.14'	04°59'36"	83.98'	167.81'	S29°05'45"W
C8	480.09'	5601.86'	04°54'37"	240.19'	479.94'	S24°35'22"W
C9	39.72'	25.00'	91°02'54"	25.46'	35.68'	S18°09'55"E
C10	47.11'	30.00'	89°58'34"	29.99'	42.42'	N71°15'09"E

Drawing Name: X321807802-Dam Final Plat.dwg
NETWORK ADDRESS: X:\Public\Projects\X3218078-02\S\Plat

ACS CONTROL STATION "1_C11", 1986" DATA:
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 1,506,287.794 Y = 1,519,187.728
ELEV. = 5275.136 (NAVD 1988)
GROUND TO GRID FACTOR = 0.999672216
DELTA ALPHA = (-)00°15'30.84", NAD 1983

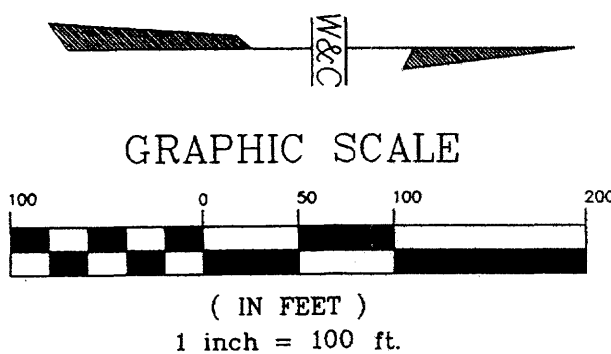
ACS CONTROL STATION "8_C10":
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X = 1,502,106.697 Y = 1,521,538.710
ELEV. = 5392.936 (NAVD 1988)
GROUND TO GRID FACTOR = 0.999667901
DELTA ALPHA = (-)00°16'00.09", NAD 1983

- LEGEND:**
- ⊙ FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
 - ▭ INFLOW DESIGN FLOOD (IDF) LIMITS
 - ▨ FLOOD ZONE "A" LIMITS

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000
SHEET 3 OF 4

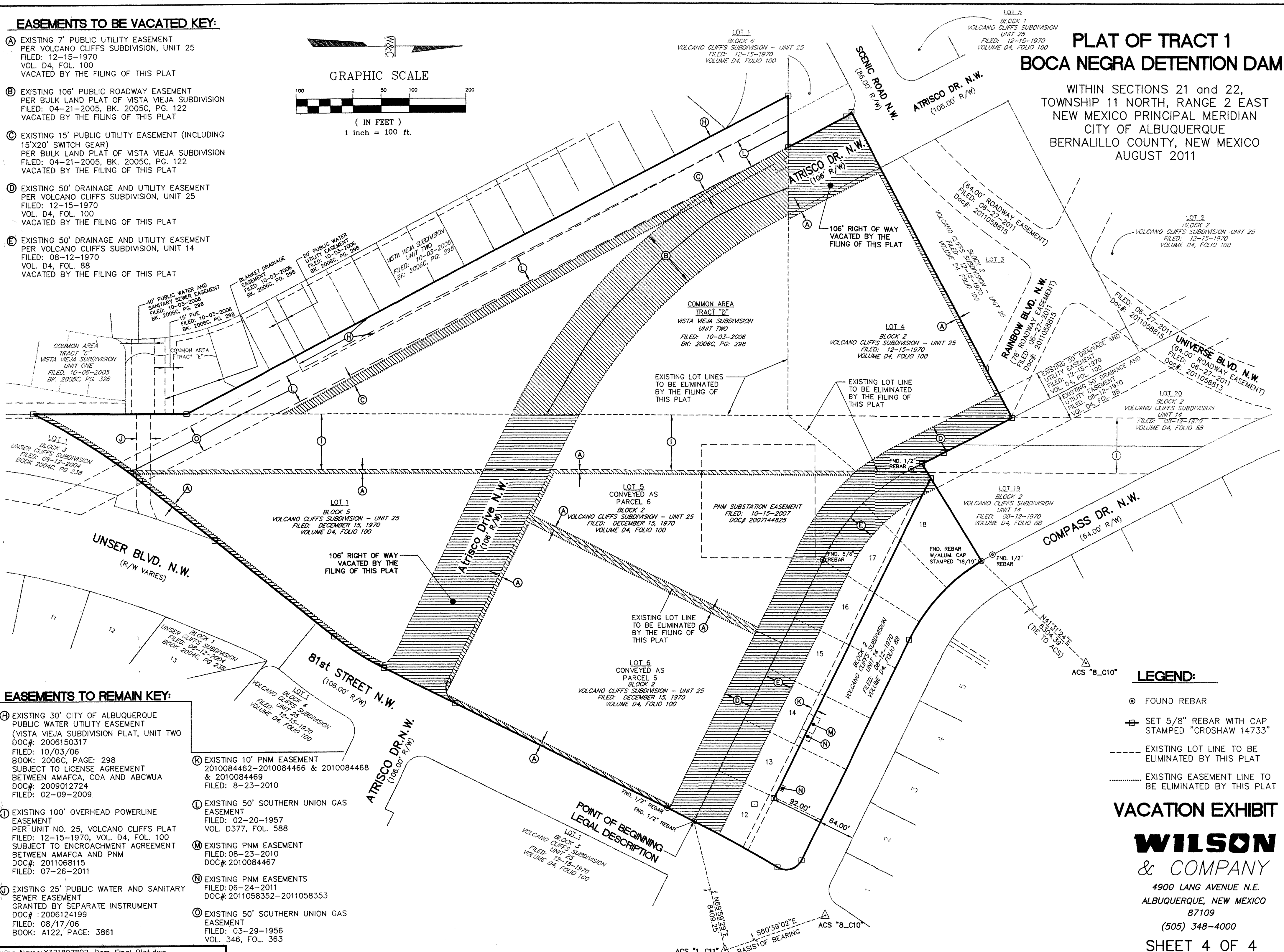
EASEMENTS TO BE VACATED KEY:

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (B) EXISTING 106' PUBLIC ROADWAY EASEMENT PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (C) EXISTING 15' PUBLIC UTILITY EASEMENT (INCLUDING 15'X20' SWITCH GEAR) PER BULK LAND PLAT OF VISTA VIEJA SUBDIVISION FILED: 04-21-2005, BK. 2005C, PG. 122 VACATED BY THE FILING OF THIS PLAT
- (D) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 25 FILED: 12-15-1970 VOL. D4, FOL. 100 VACATED BY THE FILING OF THIS PLAT
- (E) EXISTING 50' DRAINAGE AND UTILITY EASEMENT PER VOLCANO CLIFFS SUBDIVISION, UNIT 14 FILED: 08-12-1970 VOL. D4, FOL. 88 VACATED BY THE FILING OF THIS PLAT



**PLAT OF TRACT 1
BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

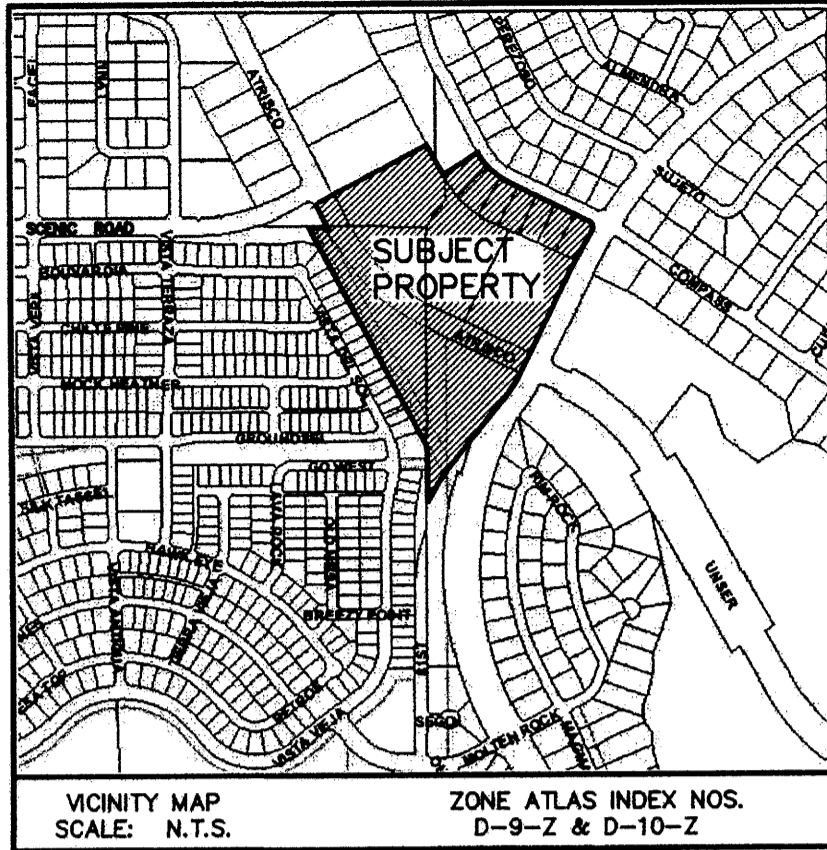


EASEMENTS TO REMAIN KEY:

- (H) EXISTING 30' CITY OF ALBUQUERQUE PUBLIC WATER UTILITY EASEMENT (VISTA VIEJA SUBDIVISION PLAT, UNIT TWO DOC#: 2006150317 FILED: 10/03/06 BOOK: 2006C, PAGE: 298 SUBJECT TO LICENSE AGREEMENT BETWEEN AMAFCA, COA AND ABCWJA DOC#: 2009012724 FILED: 02-09-2009
- (K) EXISTING 10' PNM EASEMENT 2010084462-2010084466 & 2010084469 & 2010084469 FILED: 8-23-2010
- (L) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 02-20-1957 VOL. D377, FOL. 588
- (M) EXISTING PNM EASEMENT FILED: 08-23-2010 DOC#: 2010084467
- (N) EXISTING PNM EASEMENTS FILED: 06-24-2011 DOC#: 2011058352-2011058353
- (O) EXISTING 50' SOUTHERN UNION GAS EASEMENT FILED: 03-29-1956 VOL. 346, FOL. 363
- (I) EXISTING 100' OVERHEAD POWERLINE EASEMENT PER UNIT NO. 25, VOLCANO CLIFFS PLAT FILED: 12-15-1970, VOL. D4, FOL. 100 SUBJECT TO ENCROACHMENT AGREEMENT BETWEEN AMAFCA AND PNM DOC#: 2011068115 FILED: 07-26-2011
- (J) EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY SEPARATE INSTRUMENT DOC#: 2006124199 FILED: 08/17/06 BOOK: A122, PAGE: 3861

- LEGEND:**
- FOUND REBAR
 - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733"
 - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
 - EXISTING EASEMENT LINE TO BE ELIMINATED BY THIS PLAT

VACATION EXHIBIT
WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 4 OF 4



"NOTICE OF SUBDIVISION PLAT CONDITIONS"

(BOCA NEGRA DETENTION DAM)

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

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 OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL 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.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE PARCEL SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNER(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD N.W. AND RAINBOW BOULEVARD N.W. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL
 AUTHORITY OWNER OF:
 LOTS 4, 5 AND 6, BLOCK 2, LOT 1, BLOCK 5, VOLCANO CLIFFS SUBDIVISION, UNIT 25 AND
 COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2

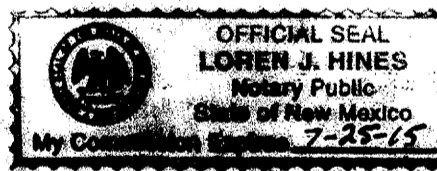
[Signature]
 JERRY M. LOVATO, P.E., EXECUTIVE ENGINEER
 FOR: AMAFCA, A POLITICAL SUBDIVISION OF
 STATE OF NEW MEXICO

[Signature]
 DATE: 8/29/2011

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF
August, 2011, BY JERRY M. LOVATO, P.E., AS EXECUTIVE ENGINEER OF AMAFCA.
 A POLITICAL SUBDIVISION OF STATE OF NEW MEXICO

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: July 25, 2015



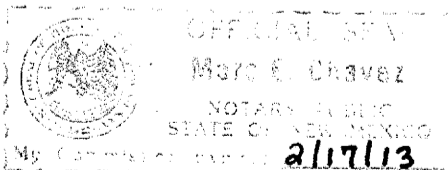
CITY OF ALBUQUERQUE OWNER OF:
 LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14

[Initials]

[Signature]
 ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
 FOR: CITY OF ALBUQUERQUE, A NEW MEXICO
 MUNICIPAL CORPORATION

[Signature]
 DATE: 8/31/11

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31st DAY OF
August, 2011, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
 FOR CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 2/17/13

**PLAT OF TRACT 1
 BOCA NEGRA DETENTION DAM**

WITHIN SECTIONS 21 and 22,
 TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2011

PROJECT NUMBER: 1004540

APPLICATION NUMBERS: 11DRB-70256 to 11DRB-70259

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

[Signature] 12/21/2011
 NEW MEXICO GAS COMPANY DATE
[Signature] 9-29-11
 PNM ELECTRIC SERVICES DATE
[Signature] 09/26/11
 QWEST TELECOMMUNICATIONS DATE
[Signature] 09-29-11
 COMCAST DATE

CITY APPROVALS:

[Signature] 8-30-11
 CITY SURVEYOR DATE
[Signature] 11-08-11
 REAL PROPERTY DIVISION DATE

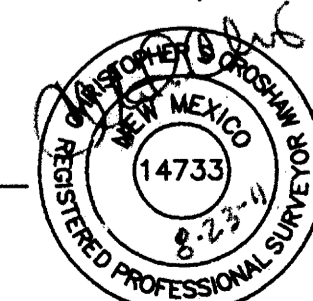
ENVIRONMENTAL HEALTH DEPARTMENT DATE
[Signature] 10-26-11
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 10/26/11
 ABCWUA DATE
[Signature] 11-7-11
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 10-26-11
 A.M.A.F.C.A. DATE
[Signature] 10-26-11
 CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

[Signature]
 CHRISTOPHER S. CROSHAW
 N.M.P.L.S. #14733
23 August 2011
 DATE



WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000
 SHEET 1 OF 4

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: TWELVE
 TOTAL NO. OF TRACTS CREATED: ONE
 GROSS SUBDIVISION ACREAGE: 26.9937 ACRES
 TOTAL MILES OF STREETS CREATED: ±0.2121
 ZONE ATLAS INDEX NO: D-9-Z & D-10-Z
 DATE OF SURVEY: APRIL 2011
 CURRENT ZONINGS: R-1 and R-D

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT ELEVEN EXISTING LOTS INCLUDING LOTS 12-18, BLOCK 2, UNIT 14, AND LOTS 4, 5, AND 6, BLOCK 2, UNIT 25, AND LOT 1, BLOCK 5, UNIT 25 OF VOLCANO CLIFFS SUBDIVISION; AND ONE COMMON AREA TRACT D, VISTA VIEJA SUBDIVISION, UNIT 2, INTO ONE TRACT, VACATE A PORTION OF ATRISCO DRIVE NW, VACATE AND GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY. TRACT 1, CREATED BY THIS PLAT, IS LIMITED TO DRAINAGE, RECREATION AND UTILITY PURPOSES ONLY.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN SEPTEMBER 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM "G_C10" TO "I_C11" BEARING = S.60°39'02"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE INDICATED.
- LOTS 5 AND 6, BLOCK 2, VOLCANO CLIFFS UNIT 25 WERE CONVEYED AS PARCEL 5 AND 6 ON WARRANTY DEED RECORDED ON 06-08-2011, DOC. #2011053296.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-063-515-277-10734, 1-009-063-513-227-40350,
 1-010-063-018-253-30801, 1-010-063-047-235-30810, 1-010-063-021-181-30710
 PROPERTY OWNER OF RECORD: A.M.A.F.C.A.

UNIFORM PROPERTY CODE # : 1-010-063-070-252-20201, 1-010-063-060-254-20202,
 1-010-063-051-264-20203, 1-010-063-044-267-20204, 1-010-063-035-269-20205,
 1-010-063-025-278-20206, 1-010-063-019-284-20207
 PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): A.M.A.F.C.A. AND CITY OF ALBUQUERQUE
 SECTIONS 21 AND 22, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: Tract 1, Boca Negra Detention Dam

PLAT OF TRACT 1 BOCA NEGRA DETENTION DAM

WITHIN SECTIONS 21 and 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011

FLOOD NOTE:

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES." SAID PORTIONS ARE SUBJECT TO PENDING LOMR.

A.M.A.F.C.A. DRAINAGE EASEMENT DEDICATION LANGUAGE:

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" OR "DRAINAGE EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED ON ANY PROPERTY DEDICATED TO GRANTEE HEREBY, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SUCH PROPERTY. THIS DEDICATION SHALL NOT OBLIGATE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE AREA DEDICATED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. ABSENT A WRITTEN MAINTENANCE AGREEMENT, SUCH RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING OR MAINTENANCE WORK BY THE GRANTOR WITHIN THE PROPERTY HEREBY DEDICATED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE PROPERTY DEDICATED HEREBY MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED. GRANTOR COVENANTS AND WARRANTS THAT IT IS THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT IT HAS A GOOD AND LAWFUL RIGHT TO DEDICATE THE RIGHT OF WAY OR EASEMENT INTERESTS DESCRIBED HEREIN. ANY PORTION OF ANY LAND, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

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 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 ERRECTED 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 (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN AN AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 12 THRU 18, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 14, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON JULY 29, 1970, IN VOLUME: D4, FOLIO: 88;

TOGETHER WITH, LOTS 4, 5 AND 6, BLOCK 2; LOT 1, BLOCK 5; AND A PORTION OF ATRISCO DRIVE N.W., WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON DECEMBER 15, 1970, IN VOLUME: D4, FOLIO: 100;

TOGETHER WITH, COMMON AREA TRACT "D" OF VISTA VIEJA SUBDIVISION, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED ON OCTOBER 3, 2006, IN BOOK: 2006C, PAGE: 298; SAID COMPRISED TRACT LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE ON THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; WHENCE, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "1-C11", A STANDARD A.C.S. BRASS CAP MONUMENT IN PLACE BEARS N.69°59'29"E., 8409.25 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING, ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTHWESTERLY 52.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°06'04", A RADIUS OF 2754.70 FEET AND A CHORD OF 52.94 FEET WHICH BEARS S 26°47'59" W TO A POINT; THENCE,

S 26°16'41" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 558.76 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE,

104.64 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 12°37'49", A RADIUS OF 474.67 FEET, AND A CHORD OF 104.42 FEET WHICH BEARS S 32°35'35" W TO A POINT OF TANGENCY; THENCE,

S 38°54'29" W A DISTANCE OF 439.78 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE,

223.64 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 12°25'45", A RADIUS OF 1030.93 FEET AND A CHORD OF 223.20 FEET WHICH BEARS S 32°41'37" W TO A POINT ON THE EASTERLY LINE OF COMMON AREA TRACT "C" AS THE SAME IS SHOWN IN RECORDED PLAT OF VISTA VIEJA UNIT 1, FILED ON OCTOBER 06, 2005, BOOK 2005C, PAGE 326 ; THENCE,

N 00°16'56" E ALONG SAID EASTERLY LINE A DISTANCE OF 270.25 FEET TO THE MOST SOUTHERLY CORNER OF TRACT D, VISTA VIEJA UNIT 2 AS SHOWN IN PLAT FILED ON OCTOBER 3, 2006, BOOK: 2006C, PAGE: 298; THENCE,

N 27°43'30" W ALONG THE WESTERLY LINE OF SAID TRACT D A DISTANCE OF 1201.53 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 89°53'38" E ALONG SAID SOUTH LINE A DISTANCE OF 90.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 6; THENCE,

N 27°43'30" W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 116.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE,

12.21 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 23°19'22", A RADIUS OF 30.00 FEET AND A CHORD OF 12.13 FEET WHICH BEARS N 39°23'11" W TO A POINT ON A NON-TANGENTIAL LINE; THENCE,

N 62°15'04" E A DISTANCE OF 609.11 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 25; THENCE,

S 27°23'18" E A DISTANCE OF 178.36 FEET TO A POINT; THENCE,

N 58°46'14" E A DISTANCE OF 201.15 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT AND THE EASTERLY CORNER OF LOT 19, BLOCK 2 WITHIN VOLCANO CLIFFS SUBDIVISION, UNIT 14 AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF COMPASS DRIVE N.W.; THENCE,

190.74 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE WITH A CENTRAL ANGLE OF 32.42°45", A RADIUS OF 337.04 FEET AND A CHORD OF 188.20 FEET WHICH BEARS S 47°30'04" E TO A POINT; THENCE,

S 63°41'22" E A DISTANCE OF 435.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND ALSO BEING THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE,

49.55 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 94°38'30", A RADIUS OF 30.00 FEET AND A CHORD OF 44.11 FEET WHICH BEARS S 16°28'47" E TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE WESTERLY PRESENT (2011) RIGHT OF WAY LINE OF 81ST STREET N.W.; THENCE,

167.86 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 04°59'36", A RADIUS OF 1926.14 FEET AND A CHORD OF 167.81 FEET WHICH BEARS S 29°05'45" W TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 28.9937 ACRES (1,175,846 SQUARE FEET) MORE OR LESS.

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109

(505) 348-4000

SHEET 2 OF 4