



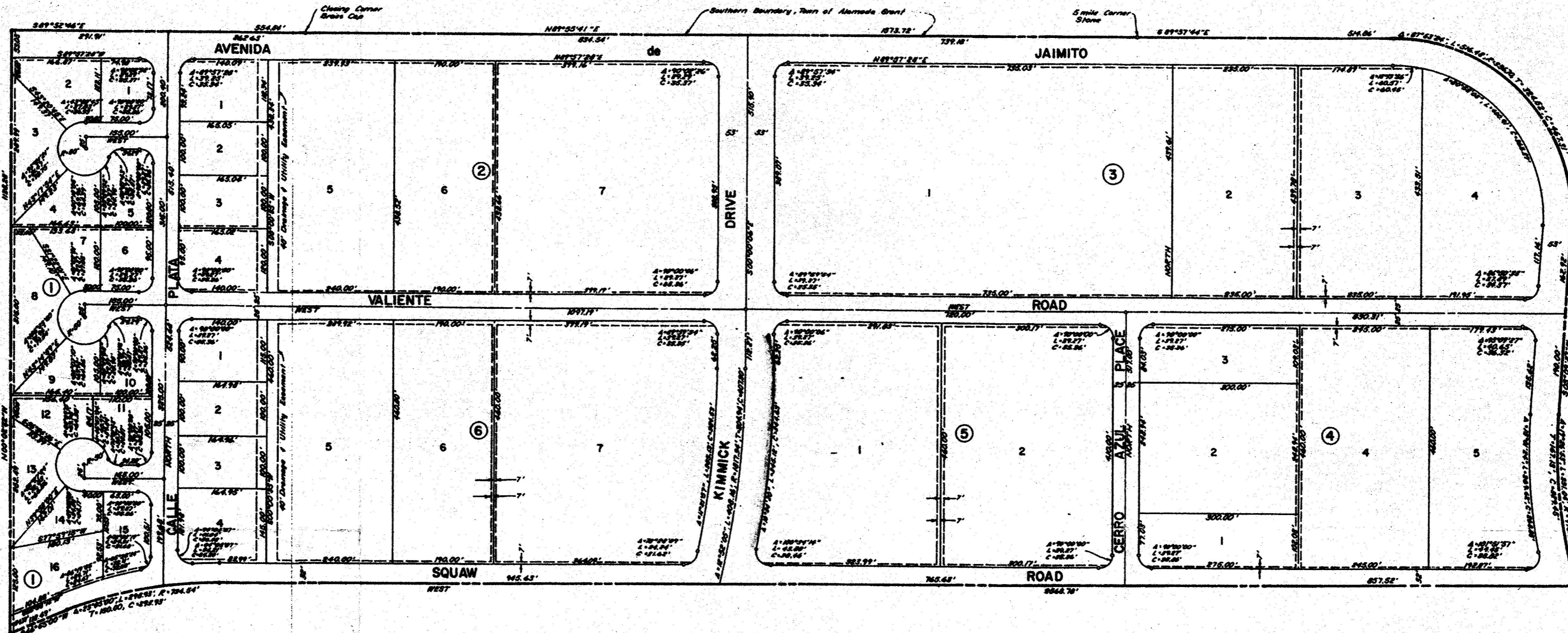




UNIT NO. 26  
**VOLCANO CLIFFS SUBDIVISION**  
 BERNALILLO COUNTY, NEW MEXICO  
 SCALE: 1"=100' JUNE 1971

31552

UNIT 20  
VOLCANO CLIFFS



DEDICATION

The foregoing subdivision of that certain tract of land situated in Sections 14 and 15, T13N, R10E, Bernalillo County, New Mexico, and being more particularly described as follows:

BEING: 1. At the 5 mile corner on the southerly boundary of the Town of Alameda Blvd. and from said beginning point running thence, 189°52'14"E, 514.86 feet along said boundary to a point on a curve; thence 116.48 feet along the arc of a curve to the right, having a radius 336.70 feet and a chord bearing 50°47'15"E, 467.31 feet, to a point of tangency; thence, 503°09'27"W, 352.92 feet to a point of curvature; thence, 331.04 feet along the arc of a curve to the left, having a radius 975.27 feet and a chord bearing 506°33'59"E, 329.45 feet, to the southeast corner; thence, 356.77 feet to a point of curvature; thence, 295.93 feet along the arc of a curve to the left, having a radius of 734.54 feet and a chord bearing 578°27'30"W, 293.93 feet, to a point of tangency; thence, 566°55'00"W, 118.49 feet to the southwest corner; thence, 308°02'32"W, 1139.28 feet to the northwest corner, a point on the southerly boundary of the Town of Alameda Blvd.; thence, 58°52'16"E, 554.54 feet along said boundary to the closing corner common to said Sections 14 and 15; thence, 49°55'14"E, 1573.72 feet to the point and place of beginning and containing 69.548 acres, more or less.

Surveyed and subdivided as the same appears hereon, the several public thoroughfares together with the easements as shown hereon. That the owners of the property do hereby dedicate electric power and telephone line easements on the rear seven (7) feet of each lot and also easements as shown on this plat, including easements for overhead, underground and buried service wires and including the right of ingress, egress and the right to trim or remove interfering trees all in the Volcano Cliffs Subdivision, Unit 26 a subdivision under contract to be annexed to the City of Albuquerque, New Mexico.

First American Title Insurance Co. as Trustee

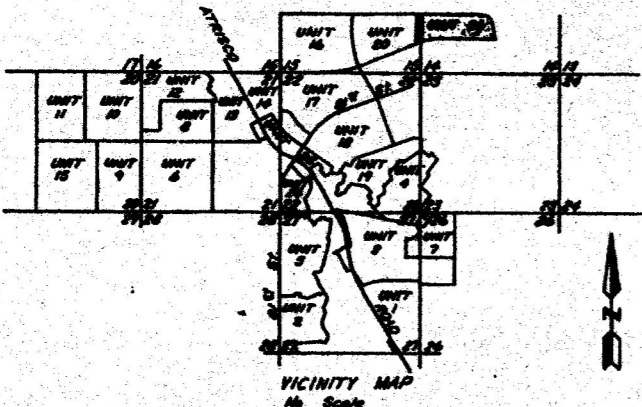
By: *P. C. Tompkins*  
 Vice-President, P. C. Tompkins  
 Attorney

ACKNOWLEDGEMENTS

I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of New Mexico, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 1971.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1971, before me, a notary public in and for said county and state, personally appeared \_\_\_\_\_, personally known to me, who being duly sworn, did say that he is the Vice-President of the First American Title Insurance Co., a corporation organized under the laws of the state of California and that the seal affixed to said instrument was signed and sealed on behalf of said corporation, by authority of its board of directors and said \_\_\_\_\_ acknowledged said instrument to be the true act and deed of said corporation.

In witness whereof, I have hereunto set my hand and seal on the day and year last first above written. My commission expires \_\_\_\_\_.



... the First American Title Insurance Co., hereby certify that all taxes have been paid in full for the period of the last ten years, up to and including 1970, for all the property included in the plat, Volcano Cliffs, a subdivision, Bernalillo County, New Mexico, upon which this certificate appears.

*First American Title Co.*  
 June 17, 1971

APPROVALS

- Superior* Public Utility Company, Date 6-17-71
- Michael B. Thompson* Mountain States Telephone & Telegraph Company, Date June 17, 1971
- William S. D. ...* City Traffic Engineer, Date 6-17-71
- ...* City Engineer, Date 6-17-71
- ...* Director of Parks and Recreation, Date 6-21-71
- ...* Executive Secretary, City Planning Commission, Date 6-22-71
- Richard D. Vaughan* Vice Chairman, City Planning Commission, Date 6-22-71
- ...* Executive Secretary, City Planning Commission, Date 6-17-71

I, Donzil L. Willis, N.M.P.L.S. No. 4475, do hereby certify that the above subdivision was prepared under my supervision from actual field notes and is true and correct to the best of my knowledge and belief.

*Donzil L. Willis*  
 Donzil L. Willis N.M.P.L.S. No.

County Clerk of the County of Bernalillo, New Mexico, hereby certify that the plat upon which this certificate appears was approved for filing by the County Commission of said County at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 1971.

County Clerk

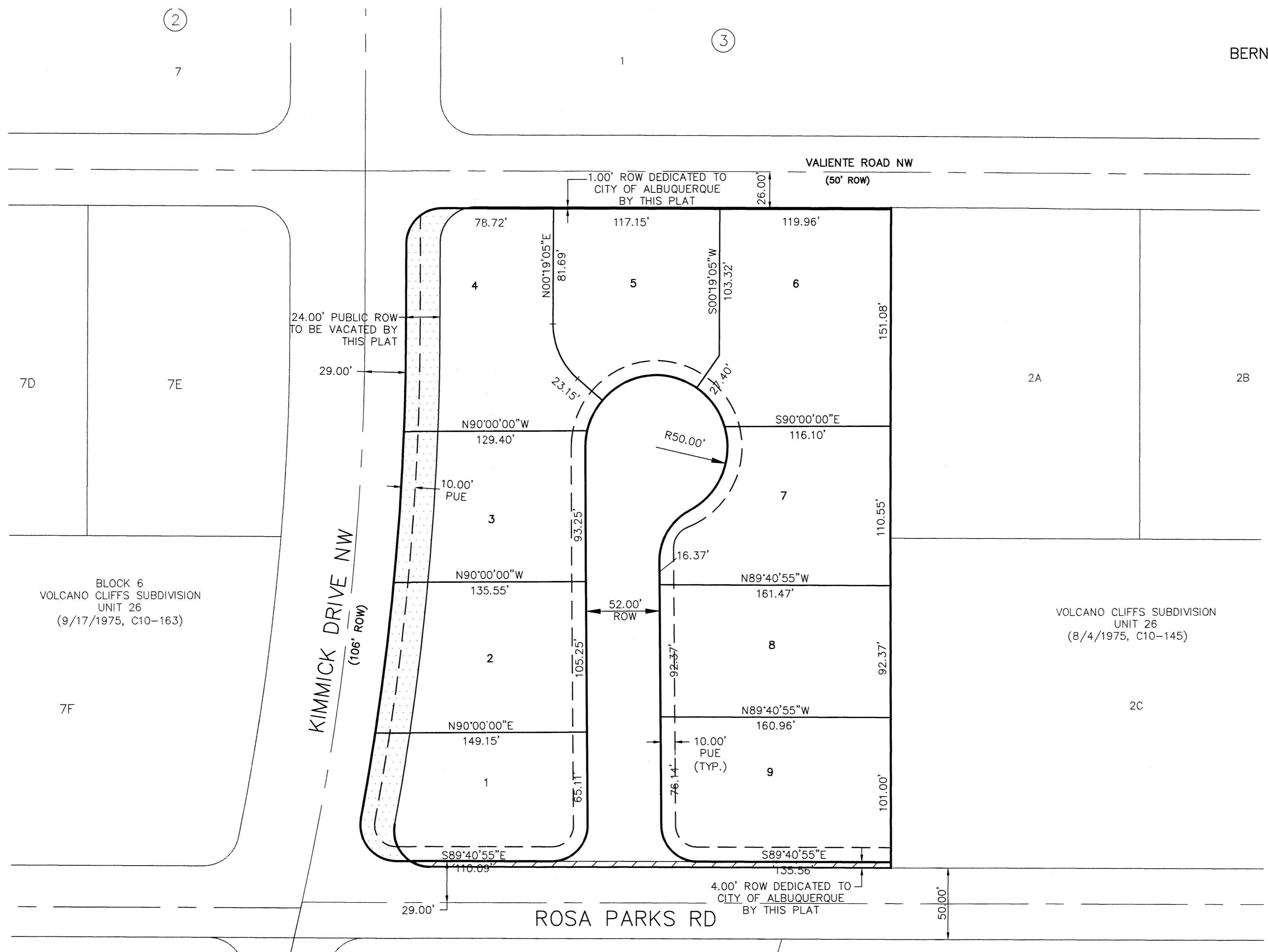
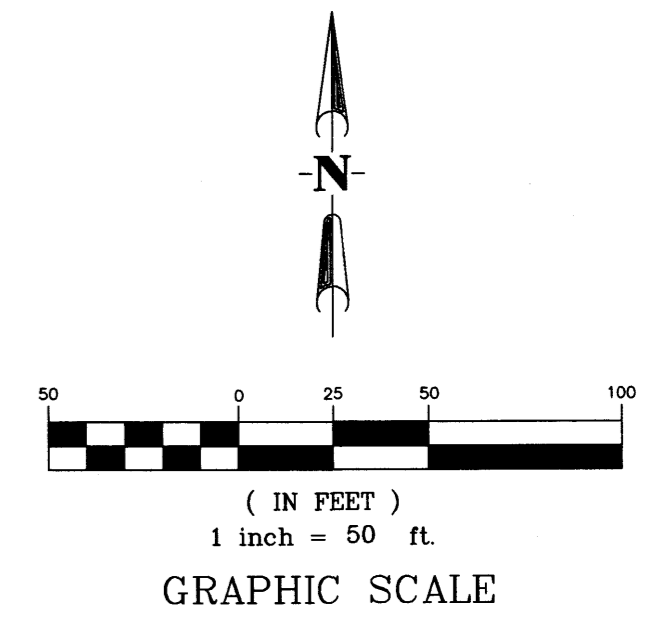
NOTES:

- All boundary lines intersect at right angles unless otherwise noted.
- All block corners have deltas = 90°, radii = 25', and Arc lengths = 39.27' unless otherwise noted.
- Lots 1 thru 16, inclusive, Block 1, Lots 1 thru 4, inclusive, Block 2 and Lots 1 thru 4, inclusive, Block 3 are zoned R-2. Lots 5 and 6, Block 2, Lots 3 and 4, Block 3, Lots 4 and 5, Block 4 and Lots 5 and 6, Block 6 are zoned O-1. The remainder of lots are zoned C-1.

70-0



SKETCH PLAT OF  
 TIERRA BUENA ESTATES  
 WITHIN SECTION 14  
 T.11N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2007



BLOCK 6  
 VOLCANO CLIFFS SUBDIVISION  
 UNIT 26  
 (9/17/1975, C10-163)

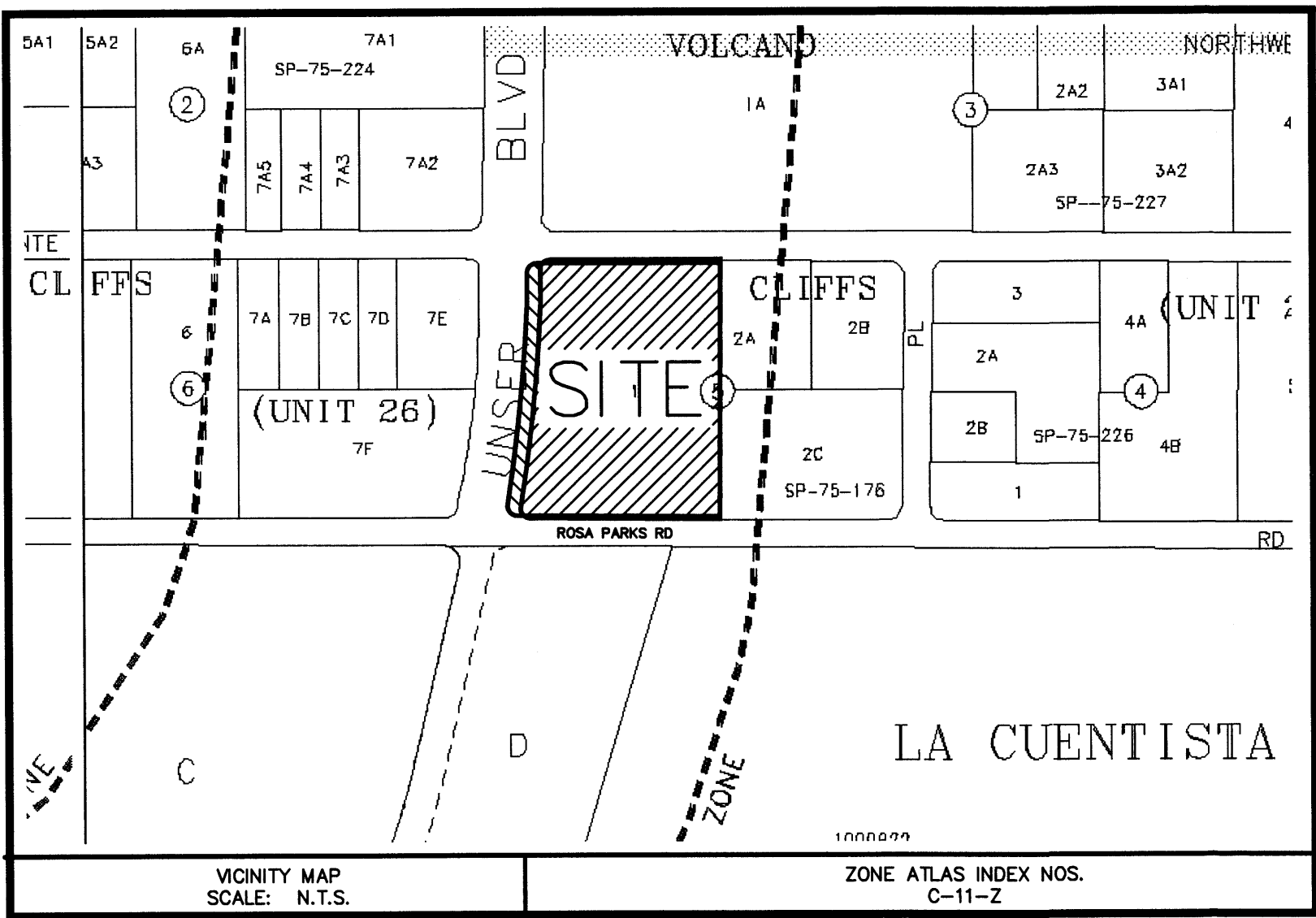
VOLCANO CLIFFS SUBDIVISION  
 UNIT 26  
 (8/4/1975, C10-145)

TRACT D  
 CORRECTION PLAT OF THE BULK LAND PLAT  
 LA CUENTISTA SUBDIVISION  
 (1/7/2004, 2004C-7)

TRACT E  
 CORRECTION PLAT OF THE BULK LAND PLAT  
 LA CUENTISTA SUBDIVISION  
 (1/7/2004, 2004C-7)

**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 2  
 WCI PROJ. NO. 07-600-022-00





**SKETCH PLAT OF  
TIERRA BUENA ESTATES**  
WITHIN SECTION 14  
T.11N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2007

VICINITY MAP  
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.  
C-11-Z


**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING 1 ZONE ATLAS INDEX NO. C-11  
 TOTAL NO. OF LOTS CREATED 9 DATE OF SURVEY JUNE 2001 & OCTOBER 2003  
 TOTAL NO. OF TRACTS CREATED 11 GROSS SUBDIVISION ACREAGE 3.6567 ACRES  
 TALOS LOG NO. 2007-- TOTAL MILES OF STREETS CREATED 0.0407 MI (FULL WIDTH)  
 CURRENT ZONING: SU2-SRLL

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOT 1, BLOCK 5, UNIT 26, VOLCANO CLIFFS SUBDIVISION INTO 9 LOTS, GRANT ADDITIONAL EASEMENTS AND DEDICATE RIGHT OF WAY.

**GENERAL NOTES:**

1. ACS CONTROL STATION "8-C10, 1986" DATA:  
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X= 361,860.83 Y= 1,521,476.37 ELEV.=5390.130 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996640, DELTA ALPHA = (-)00'15"59", NAD 1927
2. ACS CONTROL STATION "ACS SC 15-14" DATA:  
22|23  
2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
RIVETED TO A 2" IRON PIPE SET IN CONCRETE PROJECTING 1 FT.  
ABOVE THE GROUND.  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X= 362,716.29 Y= 1,519,036.59 ELEV.=5310.98 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996676, DELTA ALPHA = (-)00'15"53", NAD 1927
3. FIELD SURVEY PERFORMED JUNE 2001 AND OCTOBER 2003.
4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS BASED ON A LINE FROM "8-C10" TO "ACS SC 15-23". BEARING = S.19°19'20"E.
5. ALL DISTANCES ARE GROUND DISTANCES.
6. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CSC PS 14733" AND SHOWN AS, , UNLESS OTHERWISE INDICATED.
7. ALL INTERIOR LOT CORNERS WILL BE SET WITH COMPLETION OF INFRASTRUCTURE.
8. THERE IS TO BE A MINIMUM RESIDENTIAL LOT SIZE REQUIREMENT OF 11,000 SQUARE FEET.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 14, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING DESCRIBED AS LOT 1, BLOCK 5, PLAT OF UNIT NO. 26, VOLCANO CLIFFS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 23, 1971, IN BOOK: D-4, PAGE:133; SAID TRACT CONTAINING 3.4445 ACRES (161,532 SQ. FT.) MORE OR LESS.

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING TIERRAA BUENA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HERBY GRANT ADDITIONAL EASEMENTS, AS SHOWN HEREON AND DEDICATE RIGHT-OF-WAY AS SHOWN HEREON AND FOR NEW STREETS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER/PROPRIETOR OF TIERRA BUENA ESTATES

BY: MICHAEL OMLOR, PRESIDENT  
FOR: MGMe DEVELOPMENT, INC.  
7720 ELENA DR. NE, ALBUQUERQUE, NM 87122

**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
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SHEET 1 OF 2