

**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING:	16
TOTAL NO. OF TRACTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	16.3143 ACRES
TOTAL MILES OF STREETS CREATED:	0
ZONE ATLAS INDEX NO.:	C-11-Z
DATE OF SURVEY:	APRIL 2010
CURRENT ZONING:	SU-2 VCMX

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIXTEEN EXISTING LOTS INCLUDING: LOTS 5A-1, 5A-2, 5A-3, 6A, 7A-1, 7A-2, 7A-3, 7A-4, AND 7A-5, BLOCK 2 AND LOTS 6, 7A, 7B, 7C, 7D, 7E, AND 7F, BLOCK 6, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO ONE TRACT; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD, AND ROSA PARKS ROAD.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

- UNIFORM PROPERTY CODE #: 1-011-064-001-177-30409 (L5A1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-006-157-30401 (L5A3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-157-30403 (L7A5,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-118-30102 (L6,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-129-30108 (L7A,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-071-129-30104 (L7E,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-107-30103 (L7F,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-068-157-30406 (L7A2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-054-157-30405 (L7A3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-177-30407 (L7A1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-062-129-30105 (L7D,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-168-30402 (L6A,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-012-177-30408 (L5A2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-129-30107 (L7B,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-054-129-30106 (L7C,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-157-30404 (L7A4,B2,U26)

PROPERTY OWNER OF RECORD: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER(S): VARIOUS  
 SECTIONS 14&15, T.11 N., R.2 E., N.M.P.M.  
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNITS 26 & 27

Layout Name: MX-LLC-West-DRB-01  
 Drawing Name: SX3218076\_Boundary (replatbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228\

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 5A-1, 5A-2, 5A-3, 7A-1, 7A-2, 7A-3, 7A-4 & 7A-5, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 164, TOGETHER WITH, LOT 6A, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 23, 1971 IN VOLUME D4, FOLIO 133, TOGETHER WITH, LOTS 7A, 7B, 7C, 7D, 7E & 7F, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME: C10, FOLIO 163, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR VALIENTE ROAD AND KIMMICK DRIVE; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (D4-133) AND ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.28°46'14"W., 8,467.09 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 460.00 FEET TO AN ANGLE POINT, BEING THE SAME POINT AS THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 6; THENCE, N.89°40'55"W., A DISTANCE OF 239.96 FEET TO AN ANGLE POINT; THENCE, N.00°19'05"E., A DISTANCE OF 489.01 FEET TO THE NORTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAIMITO); THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°43'24"E., A DISTANCE OF 829.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 39.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'29" SUBTENDED BY A CHORD OF 35.37 FEET WHICH BEARS S.44°42'09"E. TO A POINT OF TANGENCY, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°19'05"W., A DISTANCE OF 14.33 FEET TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 35.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 36.78 FEET AND A CENTRAL ANGLE OF 54°49'26" SUBTENDED BY A CHORD OF 33.87 FEET WHICH BEARS S.29°48'36"E. TO A POINT OF TANGENCY; THENCE, S.00°19'05"W., A DISTANCE OF 509.90 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 349.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,781.34 FEET AND A CENTRAL ANGLE OF 11°13'53" SUBTENDED BY A CHORD OF 348.63 FEET WHICH BEARS S.05°56'02"W. TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHWESTERLY, 34.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°46'06" SUBTENDED BY A CHORD OF 31.73 FEET WHICH BEARS S.50°56'02"W. TO A POINT OF TANGENCY; THENCE, N.89°40'55"W., A DISTANCE OF 4.58 FEET TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY, 14.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 32°51'36" SUBTENDED BY A CHORD OF 14.14 FEET WHICH BEARS S.73°53'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROSA PARKS; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 554.41 FEET TO THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING; SAID COMPRISED PARCEL CONTAINING AN AREA OF 710,649 SQUARE FEET OR 16.3143 ACRES, MORE OR LESS.

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

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 OR 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 REQUIREMENT 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.

**GENERAL NOTES:**

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3\_E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

**SOLAR NOTE:**

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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 ERECTED 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.

**PLAT OF TRACT 1, BLOCK 2 VOLCANO CLIFFS SUBDIVISION, UNIT 26**

A Replat of a portion of Block 2 & a portion of Block 6, together with, a portion of Valiente Road & Kimmick Drive NW Volcano Cliffs Subdivision, Unit 26 WITHIN SECTIONS 14 & 15 T.11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE

PROJECT NUMBER: 1009082 BERNALILLO COUNTY, NEW MEXICO

APPLICATION NUMBER: 13 DRB-70584 APRIL 2013

**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) AND QWEST CORPORATION D/B/A/ CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC AND QWEST CORPORATION D/B/A/ CENTURYLINK 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.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
<i>Christopher S. Croshaw</i>	4-14-13
CITY SURVEYOR	DATE
<i>Christopher S. Croshaw</i>	7-19-13
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
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.

*Christopher S. Croshaw*  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733



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

4/17/2013  
 DATE

PLAT OF  
**TRACT 1, BLOCK 2**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of a portion of Block 2 &  
 a portion of Block 6,  
 together with, a portion of  
 Valiente Road & Kimmick Drive NW  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTIONS 14 & 15  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2013

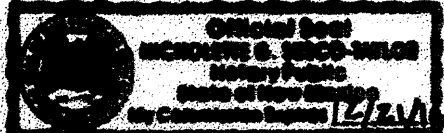
**FREE CONSENT AND DEDICATION:**

THE TRACTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE AND ROSA PARKS ROAD TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**PROPERTY OWNER SIGNATURE(S):**

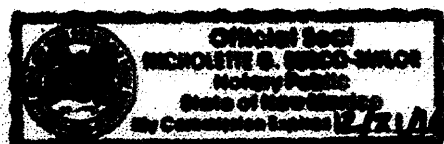
LOTS 5A1, 5A2, 5A3, 6A, 7A1, 7A2, 7A3, 7A4, 7A5, BLOCK 2,  
 AND LOTS 6, 7A, 7B, 7C, 7D, 7E, 7F, BLOCK 6, VOLCANO CLIFFS  
 SUBDIVISION, UNIT 26:

*Billy J. Wright* 4-17-2013  
 BILLY J. WRIGHT, MANAGER DATE  
 FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO )  
 ) ss.   
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: *Nicholite G. Durso-Taylor*  
 MY COMMISSION EXPIRES: December 21, 2016

*Steven J. Metro* 4-17-13  
 STEVEN J. METRO, MANAGER DATE  
 FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO )  
 ) ss.   
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY STEVEN J. METRO.

NOTARY PUBLIC: *Nicholite G. Durso-Taylor*  
 MY COMMISSION EXPIRES: December 21, 2016

**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 4



**VOLCANO CLIFFS SUBDIVISION, UNIT 26**

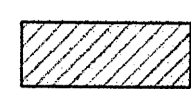
A Replat of a portion of Block 2 & a portion of Block 6, together with, a portion of Valiente Road & Kimmick Drive NW Volcano Cliffs Subdivision, Unit 26 WITHIN SECTIONS 14 & 15 T.11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL 2013

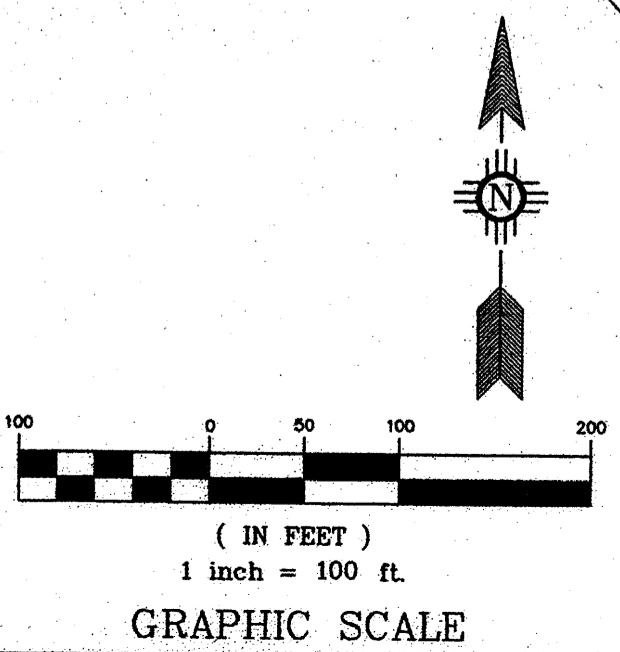
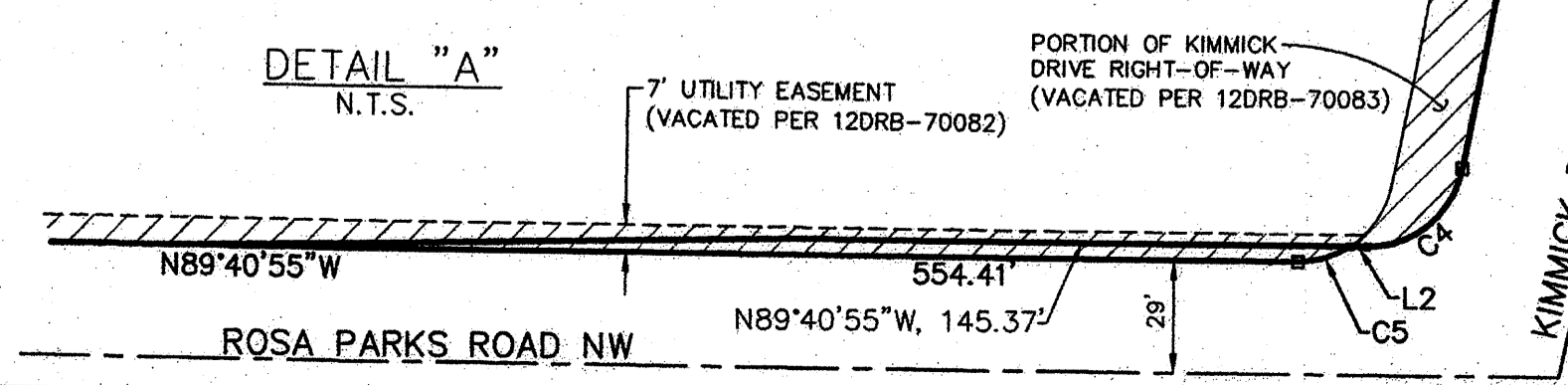
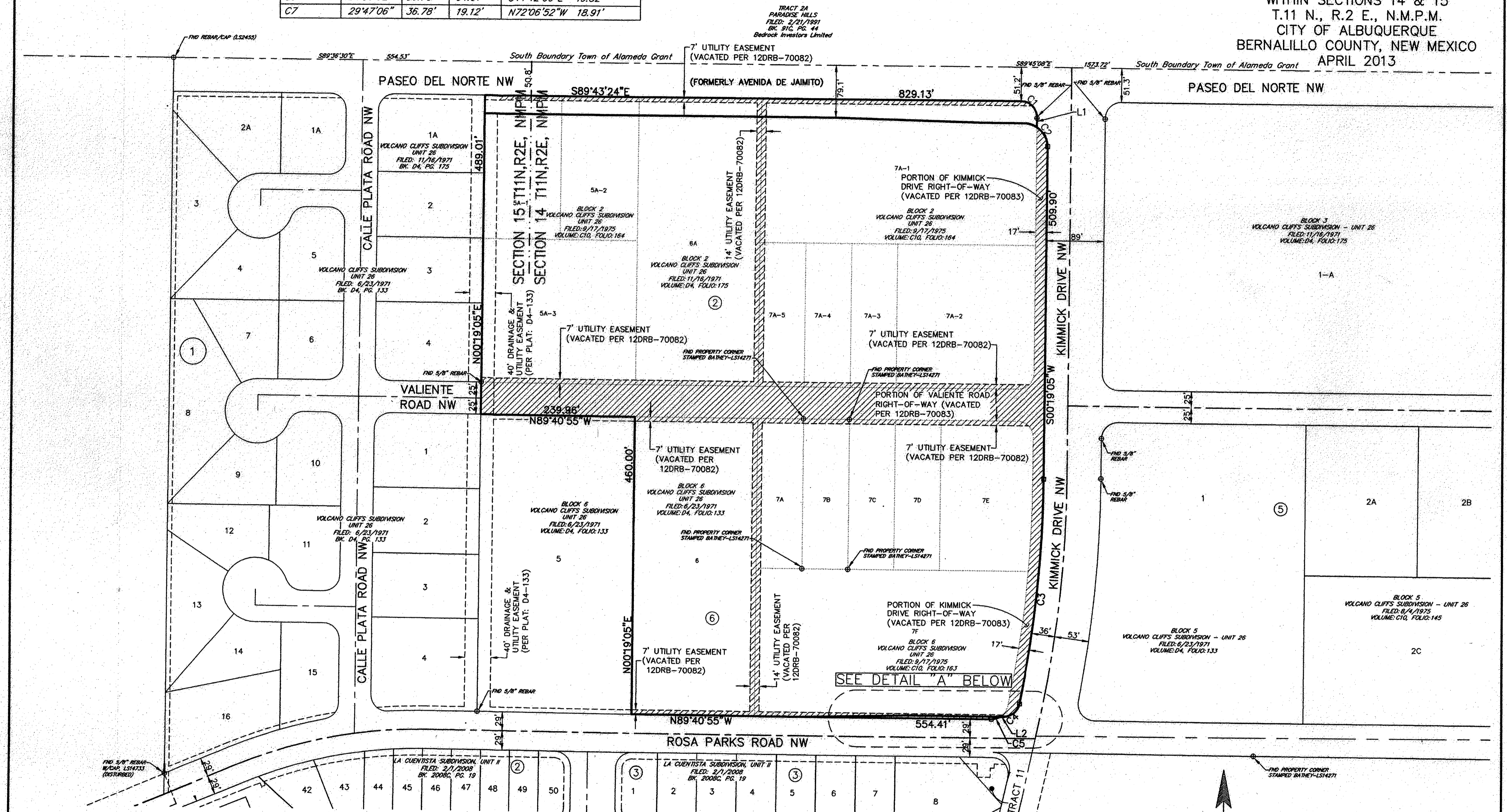
**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S00°19'05"W	14.33'
L2	N89°40'55"W	4.58'
L3	S89°43'24"E	67.02'

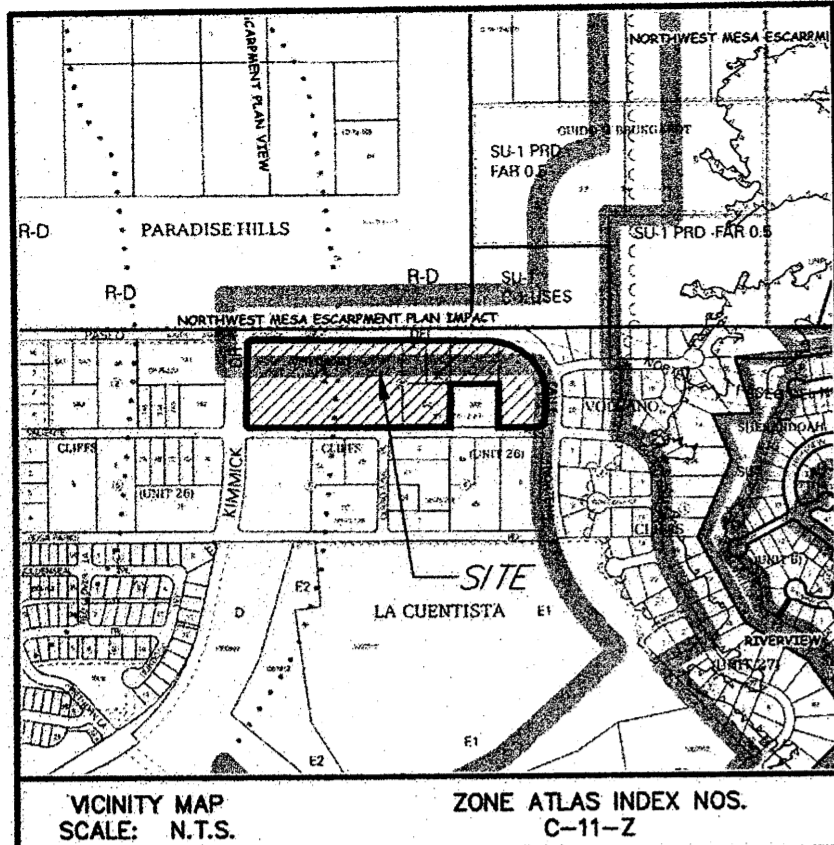
**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	90°02'29"	25.00'	39.28'	S44°42'09"E 35.37'
C2	54°49'26"	36.78'	35.20'	S29°48'36"E 33.87'
C3	117°13'53"	1781.34'	349.19'	S05°56'02"W 348.63'
C4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C5	32°51'36"	25.00'	14.34'	S73°53'17"W 14.14'
C6	84°36'32"	36.78'	54.31'	S44°42'09"E 49.52'
C7	29°47'06"	36.78'	19.12'	N72°06'52"W 18.91'

 PUBLIC UTILITY EASEMENT VACATED PER 12DRB-70082  
PUBLIC RIGHT-OF-WAY VACATED PER 12DRB-70083



**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000  
**SHEET 4 OF 4**  
WCI PROJ. NO. 08-400-104-00



**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING:	6
TOTAL NO. OF LOTS CREATED:	2
GROSS SUBDIVISION ACREAGE:	13.3885 ACRES
TOTAL MILES OF STREETS CREATED:	0
ZONE ATLAS INDEX NO.:	C-11-Z
DATE OF SURVEY:	APRIL 2010
CURRENT ZONINGS:	SU-2 VCMX

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX EXISTING LOTS INCLUDING: LOTS 1-A, 2A-1, 2A-2, 2-A3, 3A-1, AND 4A, BLOCK 3, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO TWO LOTS; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD AND CALLE NORTENA.

**GENERAL NOTES:**

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3\_E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

- UNIFORM PROPERTY CODE #: 1-011-064-182-178-30506  
PROPERTY OWNER OF RECORD: LEDERER A C JR (L2A2,B3,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-127-168-30501  
PROPERTY OWNER OF RECORD: VOLCANO CLIFFS INC. (L1A,B3,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-223-165-30504  
PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L4A,B3,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-177-156-30502  
PROPERTY OWNER OF RECORD: STEVEN J. METRO (L2A3,B3,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-200-178-30505  
PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L3A1,B3,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-171-178-30507  
PROPERTY OWNER OF RECORD: FOLKINS GLENN O ETUX ETAL (L2A1,B3,U26)

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER(S): VARIOUS  
SECTION 14, T.11 N., R.2 E., N.M.P.M.  
SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNIT 26

Layout Name: UNIT 26 B3-DRB-01  
Drawing Name: SX3218076\_Boundary (replatbase).dwg  
NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228\

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 1A & 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOTS 2A-1, 2A-2, 2A-3 & 3A-1, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 161, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR KIMMICK DRIVE AND CALLE NORTENA; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID LOT 1-A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26 AND ALSO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAIMITO); WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.29°58'24"W., 9,659.28 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERLY RIGHT OF WAY LINE,  
S.89°43'24"E., A DISTANCE OF 1,144.94 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 127.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 25°46'15" SUBTENDED BY A CHORD OF 126.53 FEET WHICH BEARS S.76°50'17"E. TO A POINT ON A NON-RADIAL CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 86.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,422.00 FEET, AND A CENTRAL ANGLE OF 03°30'06" SUBTENDED BY A CHORD OF 86.89 FEET WHICH BEARS S.86°58'20"E. TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHEASTERLY, 37.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 84°47'59" SUBTENDED BY A CHORD OF 33.72 FEET WHICH BEARS S.42°49'18"E. TO A POINT OF REVERSE CURVATURE; THENCE, SOUTHEASTERLY, 79.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 386.00 FEET, AND A CENTRAL ANGLE OF 11°52'03" SUBTENDED BY A CHORD OF 79.81 FEET WHICH BEARS S.06°21'20"E. TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 113.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 23°01'13" SUBTENDED BY A CHORD OF 113.22 FEET WHICH BEARS S.19°31'15"E. TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 127.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 309.30 FEET, AND A CENTRAL ANGLE OF 23°39'28" SUBTENDED BY A CHORD OF 126.81 FEET WHICH BEARS S.06°49'42"E. TO A POINT OF TANGENCY; THENCE, S.03°28'32"W., A DISTANCE OF 47.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 37.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 86°50'33" SUBTENDED BY A CHORD OF 34.37 FEET WHICH BEARS S.46°53'49"W. TO A POINT OF TANGENCY; THENCE, N.89°40'55"W., A DISTANCE OF 10.08 FEET TO A POINT ON A CURVE; THENCE, SOUTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS S.82°11'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 191.95 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 220.40 FEET TO AN ANGLE POINT; THENCE, N.89°42'57"W., A DISTANCE OF 235.01 FEET TO AN ANGLE POINT; THENCE, S.00°19'05"W., A DISTANCE OF 220.26 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 969.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS N.81°33'06"W. TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°00'00" SUBTENDED BY A CHORD OF 35.36 FEET WHICH BEARS N.44°40'55"W. TO A POINT OF TANGENCY; THENCE, N.00°19'05"E., A DISTANCE OF 345.09 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 36.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 59°03'01" SUBTENDED BY A CHORD OF 34.50 FEET WHICH BEARS N.29°50'36"E. TO A POINT OF NON-TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 13.61 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 39.25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'31" SUBTENDED BY A CHORD OF 35.34 FEET WHICH BEARS N.45°17'00"E. TO A POINT OF TANGENCY, BEING THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING.  
SAID COMPRISED PARCEL CONTAINING AN AREA OF 583,205 SQUARE FEET OR 13.3885 ACRES, MORE OR LESS.

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

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 OWNERS 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 IT'S APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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 REQUIREMENT 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.

**SOLAR NOTE:**

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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 ERECTED 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.

PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3  
VOLCANO CLIFFS SUBDIVISION, UNIT 26**

A Replat of Block 3,  
together with, a portion of  
Kimmick Drive NW & Calle Nortena NW,  
Volcano Cliffs Subdivision, Unit 26  
WITHIN SECTION 14  
T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2013

PROJECT NUMBER: 1009082

APPLICATION NUMBER: 13DRB-70582

**PLAT APPROVAL**

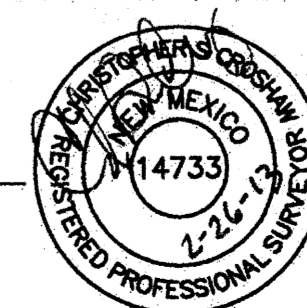
UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC 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.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
<i>Dan P. Acosta</i>	3-19-13
CITY SURVEYOR	DATE
<i>Jeff M. Howell</i>	7-18-13
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
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.

*Christopher S. Croshaw*  
CHRISTOPHER S. CROSHAW  
N.M.P.L.S. #14733



**WILSON & COMPANY**

4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

2-26-2013  
DATE

PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

**FREE CONSENT AND DEDICATION:**

THE LOTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE, VALIENTE ROAD AND CALLE NORTENA TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

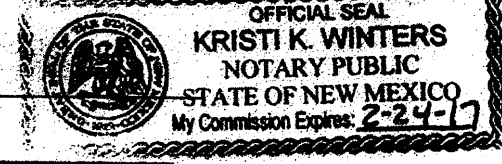
**PROPERTY OWNER SIGNATURE(S):**

LOT 2A-1, 2A-2, 2A-3, 3A-1, 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT, MANAGER DATE  
 FOR: GROUP I U26 VC, LLC  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2012, BY BILLY J. WRIGHT.

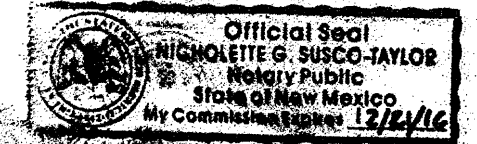
NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17



Kyle Falls 2/27/13  
 KYLE FALLS, MANAGER DATE  
 FOR: GROUP I U26 VC, LLC  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2012, BY KYLE FALLS.

NOTARY PUBLIC: Rideth A. Lusa-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016

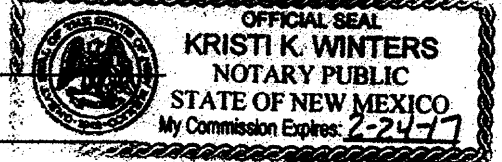


LOT 1A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT DATE  
 FOR: VOLCANO CLIFFS, INC., A NEW MEXICO CORPORATION  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2012, BY BILLY J. WRIGHT.

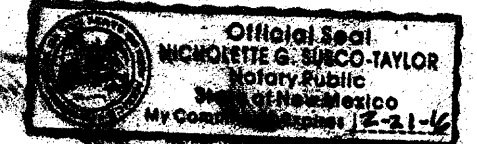
NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17



Tomas A. Zamora 2/27/13  
 TOMAS A. ZAMORA DATE  
 FOR: SONORA LAND I, A NEW MEXICO LIMITED PARTNERSHIP  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

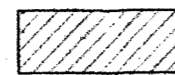
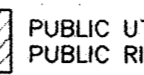
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2012, BY TOMAS A. ZAMORA.

NOTARY PUBLIC: Rideth A. Lusa-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016



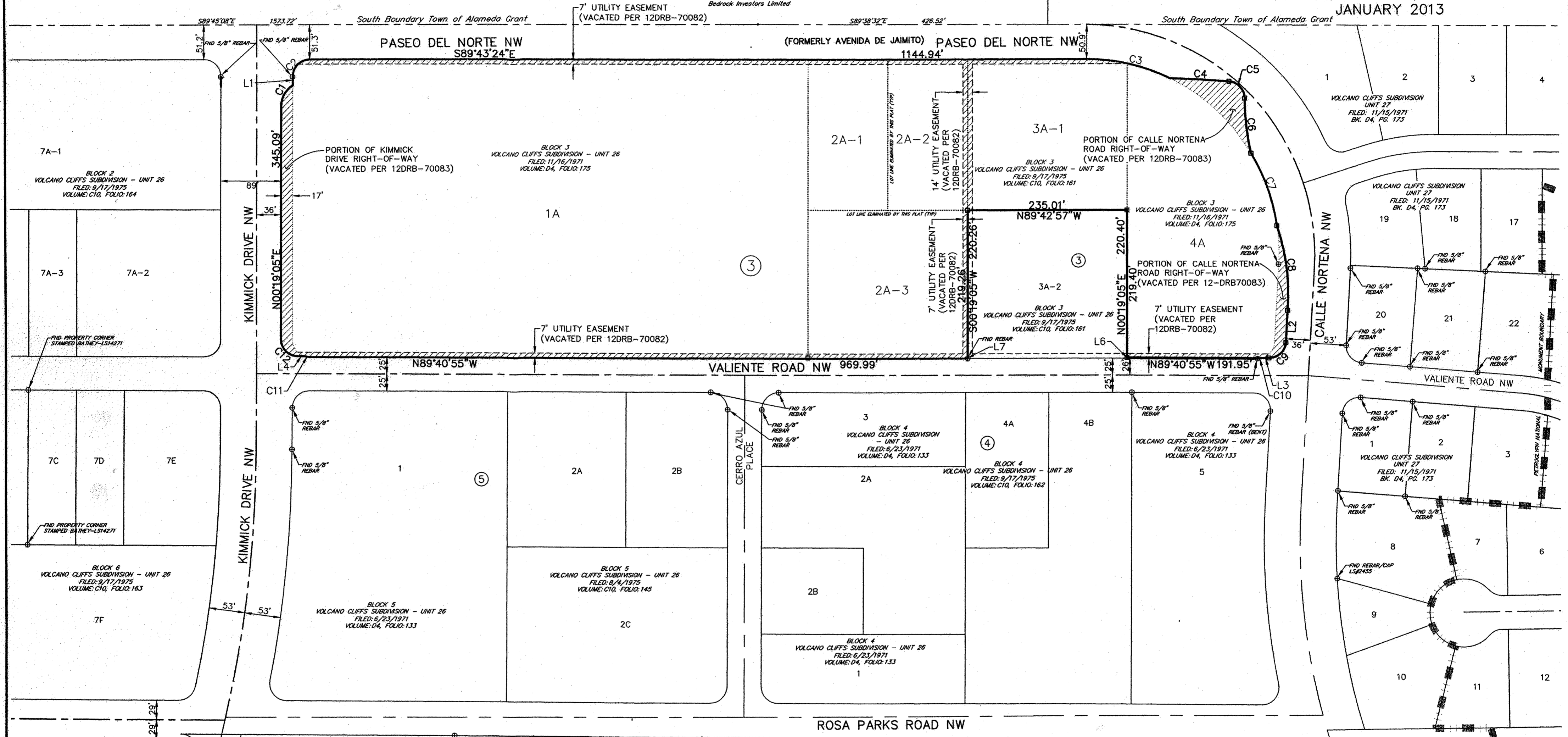


VACATION EXHIBIT FOR  
 PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

 PUBLIC UTILITY EASEMENT VACATED PER 12DRB-70082  
 PUBLIC RIGHT-OF-WAY VACATED PER 12DRB-70083

TRACT 2A  
 PARADISE HILLS  
 FILED: 2/21/1991  
 BK. 916, PG. 44  
 Bedrock Investors Limited

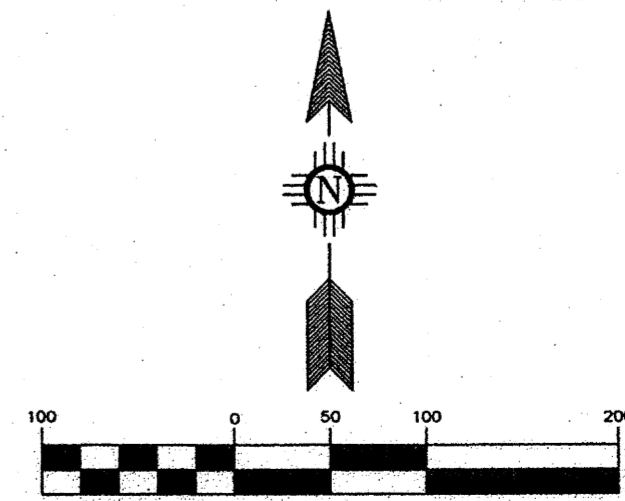
QUITCLAIM DEED  
 FILED: 11/16/1980  
 BK. 01304 PG. 122



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	59°13'01"	35.00'	36.07'	N29°50'36"E 34.50'
C2	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C3	25°46'15"	283.70'	127.60'	S76°50'17"E 126.53'
C4	03°30'06"	1422.00'	86.91'	S86°58'20"E 86.89'
C5	84°47'59"	25.00'	37.00'	S42°49'18"E 33.72'
C6	11°52'03"	386.00'	79.95'	S08°21'20"E 79.81'
C7	23°01'13"	283.70'	113.99'	S19°31'15"E 113.22'
C8	23°39'28"	309.30'	127.71'	S06°49'42"E 126.81'
C9	86°50'33"	25.00'	37.89'	S46°53'49"W 34.37'
C10	16°15'37"	25.00'	7.09'	S82°11'17"W 7.07'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C11	16°15'37"	25.00'	7.10'	N81°33'06"W 7.07'
C12	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C13	89°57'31"	35.00'	54.95'	N45°17'51"E 49.48'
C14	04°30'07"	1422.00'	111.73'	S87°28'21"E 111.70'
C15	12°26'11"	386.00'	83.78'	S18°30'27"E 83.62'
C16	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'
C17	01°00'01"	1422.00'	24.82'	N89°13'24"W 24.82'
C18	30°54'30"	35.00'	18.88'	S74°49'21"W 18.65'
C19	24°18'14"	386.00'	163.74'	S12°34'26"E 162.51'

LINE NO.	BEARING	DISTANCE
L1	N00°19'05"E	13.61'
L2	S03°28'32"W	47.57'
L3	N89°40'55"W	10.08'
L4	N89°40'55"W	10.00'
L5	N89°43'24"W	91.24'
L6	N00°19'05"E	1.00'
L7	S00°19'05"W	1.00'



( IN FEET )  
 1 inch = 100 ft.  
 GRAPHIC SCALE

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

SHEET 4 OF 4  
 WCI PROJ. NO. 08-400-104-00



PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

PROJECT NUMBER: 1009082

APPLICATION NUMBER: 11DRB-70350

**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.

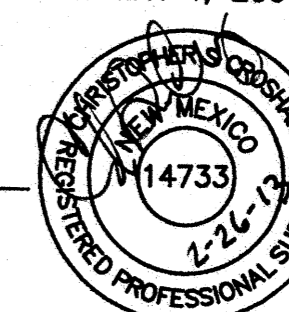
NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<b>CITY APPROVALS:</b> <i>Don P. Alosta</i>	<b>3-19-13</b>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
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.

**WILSON & COMPANY**

4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000



*Christopher S. Croshaw*  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733

2-26-2013  
 DATE

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 1A & 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOTS 2A-1, 2A-2, 2A-3 & 3A-1, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 161, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR KIMMICK DRIVE AND CALLE NORTENA ROAD; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID LOT 1-A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26 AND ALSO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAIMITO); WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.29°58'24"W., 9,659.28 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERLY RIGHT OF WAY LINE,

S.89°43'24"E., A DISTANCE OF 1,144.94 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 127.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 25°46'15" SUBTENDED BY A CHORD OF 126.53 FEET WHICH BEARS S.76°50'17"E. TO A POINT ON A NON-RADIAL CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE,

SOUTHEASTERLY, 86.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,422.00 FEET, AND A CENTRAL ANGLE OF 03°30'06" SUBTENDED BY A CHORD OF 86.89 FEET WHICH BEARS S.86°58'20"E. TO A POINT OF COMPOUND CURVATURE; THENCE,

SOUTHEASTERLY, 37.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 84°47'59" SUBTENDED BY A CHORD OF 33.72 FEET WHICH BEARS S.42°49'18"E. TO A POINT OF REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, 79.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 386.00 FEET, AND A CENTRAL ANGLE OF 11°52'03" SUBTENDED BY A CHORD OF 79.81 FEET WHICH BEARS S.06°21'20"E. TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE,

SOUTHEASTERLY, 113.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 23°01'13" SUBTENDED BY A CHORD OF 113.22 FEET WHICH BEARS S.19°31'15"E. TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE,

SOUTHEASTERLY, 127.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 309.30 FEET, AND A CENTRAL ANGLE OF 23°39'28" SUBTENDED BY A CHORD OF 126.81 FEET WHICH BEARS S.06°49'42"E. TO A POINT OF TANGENCY; THENCE,

S.03°28'32"W., A DISTANCE OF 47.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 37.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 86°50'33" SUBTENDED BY A CHORD OF 34.37 FEET WHICH BEARS S.46°53'49"W. TO A POINT OF TANGENCY; THENCE,

N.89°40'55"W., A DISTANCE OF 10.08 FEET TO A POINT ON A CURVE; THENCE, SOUTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS S.82°11'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 191.95 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 220.40 FEET TO AN ANGLE POINT; THENCE,

N.89°42'57"W., A DISTANCE OF 235.01 FEET TO AN ANGLE POINT; THENCE, S.00°19'05"W., A DISTANCE OF 220.26 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 969.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS N.81°33'06"W. TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°00'00" SUBTENDED BY A CHORD OF 35.36 FEET WHICH BEARS N.44°40'55"W. TO A POINT OF TANGENCY; THENCE,

N.00°19'05"E., A DISTANCE OF 345.09 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 36.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 59°03'01" SUBTENDED BY A CHORD OF 34.50 FEET WHICH BEARS N.29°50'36"E. TO A POINT OF NON-TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE,

N.00°19'05"E., A DISTANCE OF 13.61 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 39.25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'31" SUBTENDED BY A CHORD OF 35.34 FEET WHICH BEARS N.45°17'51"E. TO A POINT OF TANGENCY, BEING THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING.

SAID COMPRISED PARCEL CONTAINING AN AREA OF 583,205 SQUARE FEET OR 13.3885 ACRES, MORE OR LESS.

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

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 OWNERS 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.

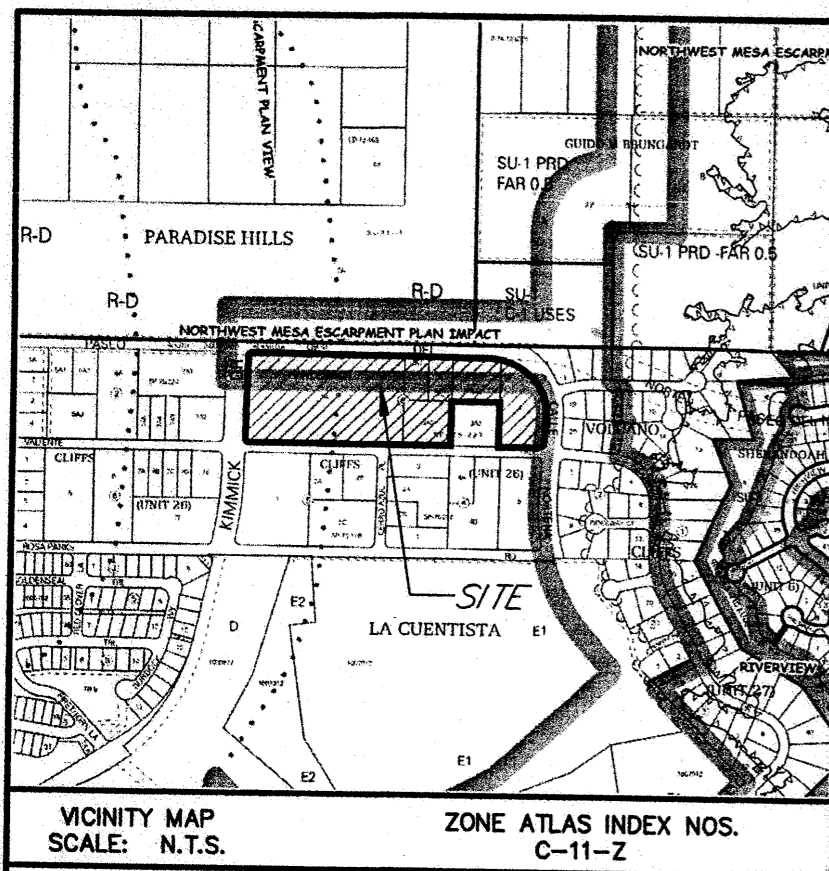
THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY IT'S APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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 REQUIREMENT 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.

**SOLAR NOTE:**

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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 ERECTED 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.



**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING:	6
TOTAL NO. OF LOTS CREATED:	2
GROSS SUBDIVISION ACREAGE:	13.3885 ACRES
TOTAL MILES OF STREETS CREATED:	0
ZONE ATLAS INDEX NO.:	C-11-Z
DATE OF SURVEY:	APRIL 2010
CURRENT ZONINGS:	SU-2 VCMX

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX EXISTING LOTS INCLUDING: LOTS 1-A, 2A-1, 2A-2, 2-A3, 3A-1, AND 4A, BLOCK 3, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO TWO LOTS; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD AND CALLE NORTENA.

**GENERAL NOTES:**

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3\_E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

- UNIFORM PROPERTY CODE # : 1-011-064-182-178-30506  
 PROPERTY OWNER OF RECORD: LEDERER A C JR (L2A2,B3,U26)
- UNIFORM PROPERTY CODE # : 1-011-064-127-168-30501  
 PROPERTY OWNER OF RECORD: VOLCANO CLIFFS INC. (L1A,B3,U26)
- UNIFORM PROPERTY CODE # : 1-011-064-223-165-30504  
 PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L4A,B3,U26)
- UNIFORM PROPERTY CODE # : 1-011-064-177-156-30502  
 PROPERTY OWNER OF RECORD: STEVEN J. METRO (L2A3,B3,U26)
- UNIFORM PROPERTY CODE # : 1-011-064-200-178-30505  
 PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L3A1,B3,U26)
- UNIFORM PROPERTY CODE # : 1-011-064-171-178-30507  
 PROPERTY OWNER OF RECORD: FOLKINS GLENN O ETUX ETAL (L2A1,B3,U26)

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER(S): VARIOUS  
 SECTION 14, T.11 N., R.2 E., N.M.P.M.  
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNIT 26

Layout Name: UNIT 26 B3-DRB-01  
 Drawing Name: SX3218076\_Boundary (replatbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228\

PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

FREE CONSENT AND DEDICATION:

THE LOTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE, VALIENTE ROAD AND CALLE NORTENA TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

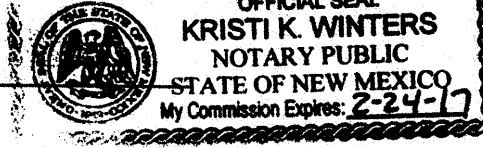
LOT 2A-1, 2A-2, 2A-3, 3A-1, 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT, MANAGER DATE  
 FOR: GROUP I U26 VC, LLC

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17

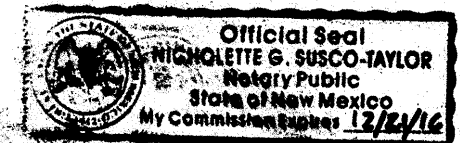


Kyle Falls 2/27/13  
 KYLE FALLS, MANAGER DATE  
 FOR: GROUP I U26 VC, LLC

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2013, BY KYLE FALLS.

NOTARY PUBLIC: Richard G. Susco-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016



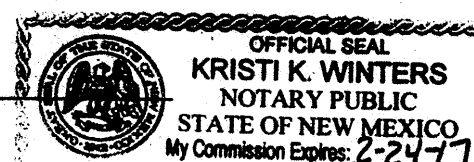
LOT 1A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT DATE  
 FOR: VOLCANO CLIFFS, INC., A NEW MEXICO CORPORATION

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17

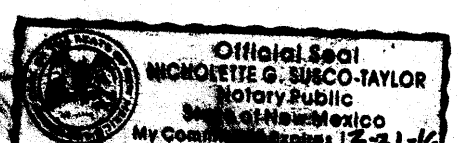


Tomas A. Zamora 2/27/13  
 TOMAS A. ZAMORA DATE  
 FOR: SONORA LAND I, A NEW MEXICO LIMITED PARTNERSHIP

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2013, BY TOMAS A. ZAMORA.

NOTARY PUBLIC: Richard G. Susco-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016

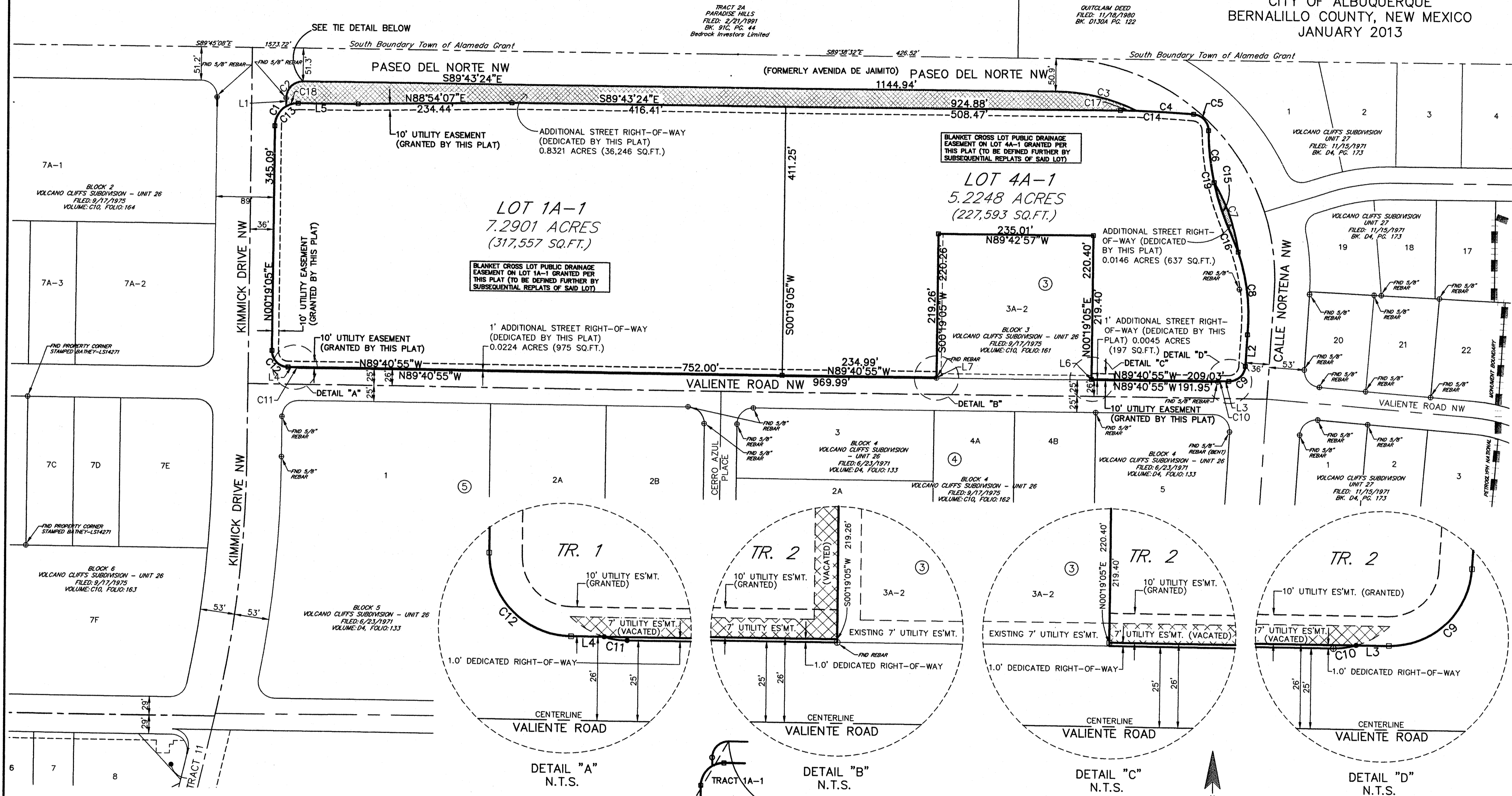


**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 4

PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	59°03'01"	35.00'	36.07'	N29°50'36"E 34.50'
C2	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C3	25°46'15"	283.70'	127.60'	S76°50'17"E 126.53'
C4	03°30'06"	1422.00'	86.91'	S86°58'20"E 86.89'
C5	84°47'59"	25.00'	37.00'	S42°49'18"E 33.72'
C6	11°52'03"	386.00'	79.95'	S06°21'20"E 79.81'
C7	23°01'13"	283.70'	113.99'	S19°31'15"E 113.22'
C8	23°39'29"	309.30'	127.71'	S06°49'42"E 126.81'
C9	86°50'33"	25.00'	37.89'	S46°53'49"W 34.37'
C10	16°15'37"	25.00'	7.09'	S82°11'17"W 7.07'

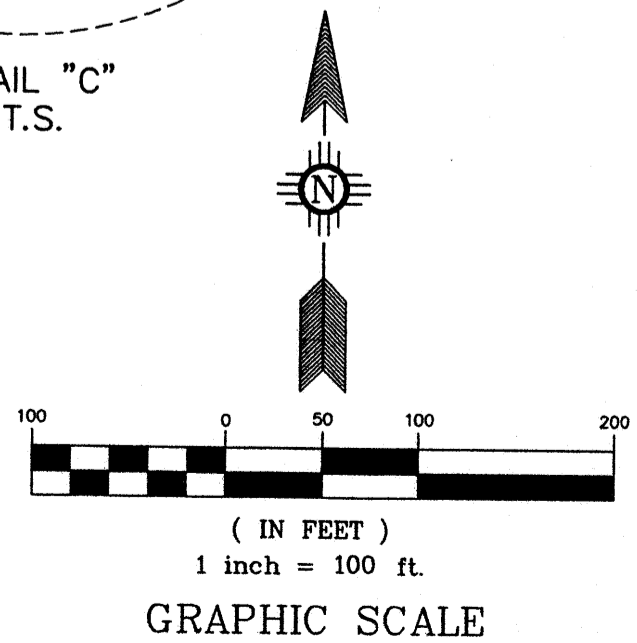
CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C11	16°15'37"	25.00'	7.09'	N81°33'06"W 7.07'
C12	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C13	89°57'31"	35.00'	54.95'	N45°17'51"E 49.48'
C14	04°30'07"	1422.00'	111.73'	S87°28'21"E 111.70'
C15	12°26'11"	386.00'	83.78'	S18°30'27"E 83.62'
C16	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'
C17	01°00'01"	1422.00'	24.82'	N89°13'24"W 24.82'
C18	30°54'30"	35.00'	18.88'	S74°49'21"W 18.65'
C19	24°18'14"	386.00'	163.74'	S12°34'26"E 162.51'



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°19'05"E	13.61'
L2	S03°28'32"W	47.57'
L3	N89°40'55"W	10.08'
L4	N89°40'55"W	10.00'
L5	N89°43'24"W	91.24'
L6	N00°19'05"E	1.00'
L7	S00°19'05"W	1.00'

ACS CONTROL STATION "ACS 3-E10" DATA:  
 3 1/4 BRASS DISC SET IN CONCRETE POST  
 NEW MEXICO STATE PLANE GRID  
 COORDINATES (CENTRAL ZONE)  
 X=1,499,059.808 Y=1,512,627.946  
 ELEV=5318.888 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999672416  
 DELTA ALPHA=(-00°16'20.35" (NAD 1983))  
 Plot By: PAJ

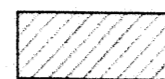
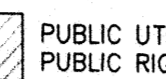
ACS CONTROL STATION "ACS 13-D10" DATA:  
 3 1/4 BRASS DISC SET FLUSH IN LAVA ROCK  
 NEW MEXICO STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE)  
 X=1,501,318.610 Y=1,514,256.686  
 GROUND TO GRID FACTOR=0.999672421  
 DELTA ALPHA=(-00°16'04.84" (NAD 1983))

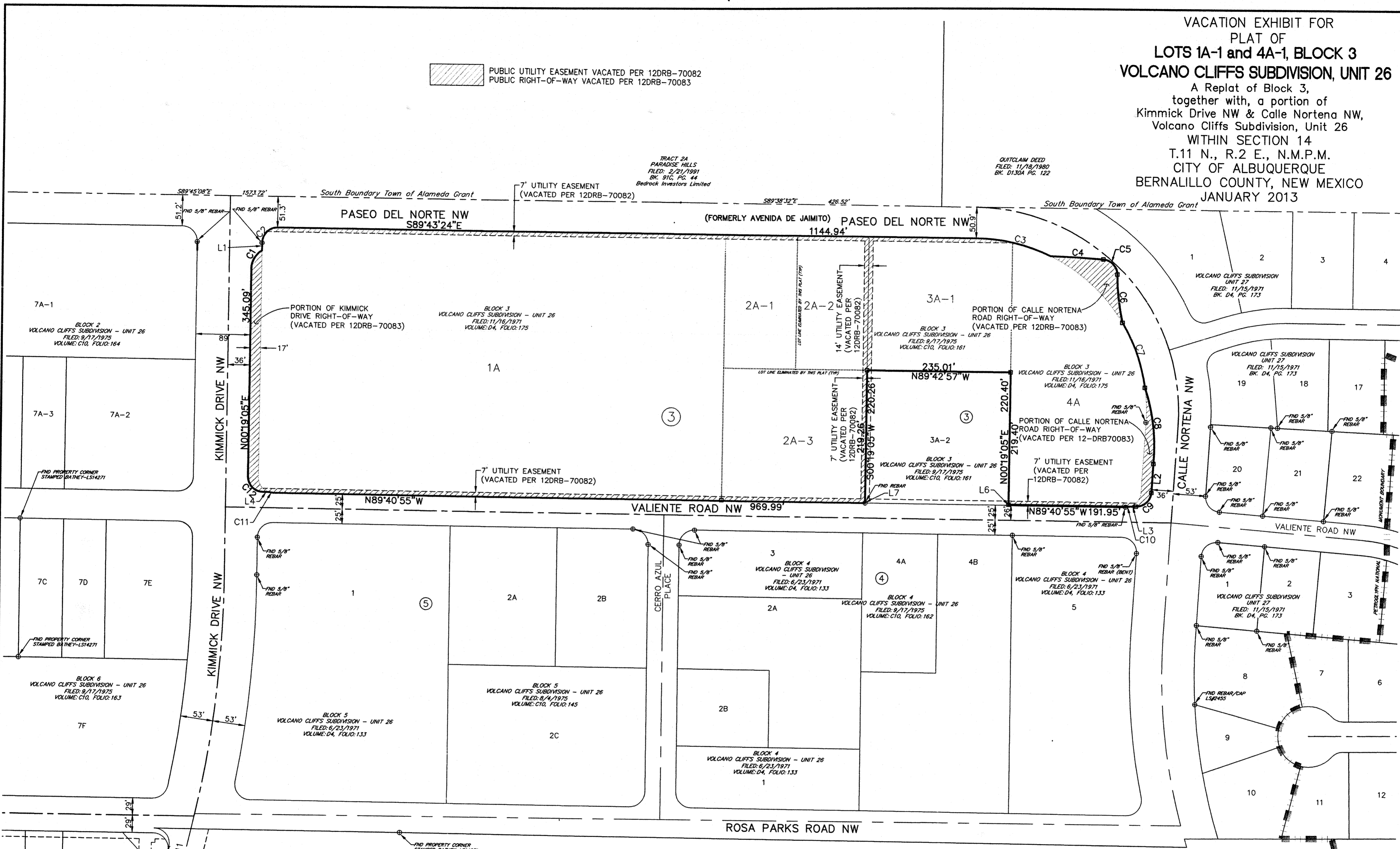


**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 3 OF 4  
 WCI PROJ. NO. 08-400-104-00

Layout Name: UNIT 26 B3-DRB-03  
 Drawing Name: SX3218076\_Boundary (replatbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\

VACATION EXHIBIT FOR  
 PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
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 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

 PUBLIC UTILITY EASEMENT VACATED PER 12DRB-70082  
 PUBLIC RIGHT-OF-WAY VACATED PER 12DRB-70083



**CURVE TABLE**

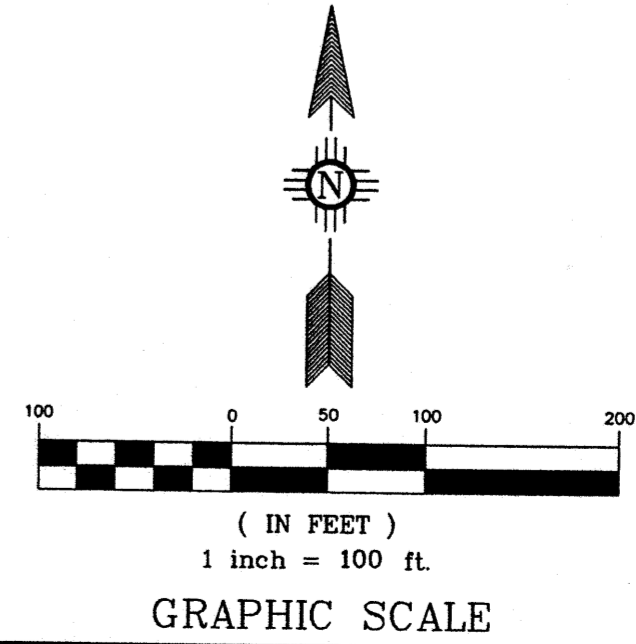
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**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C11	16°15'37"	25.00'	7.10'	N81°33'06"W 7.07'
C12	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C13	89°57'31"	35.00'	54.95'	N45°17'51"E 49.48'
C14	04°30'07"	1422.00'	111.73'	S87°28'21"E 111.70'
C15	12°26'11"	386.00'	83.78'	S19°30'27"E 83.62'
C16	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'
C17	01°00'01"	1422.00'	24.82'	N89°13'24"W 24.82'
C18	30°54'30"	35.00'	18.88'	S74°49'21"W 18.65'
C19	24°18'14"	386.00'	163.74'	S12°34'26"E 162.51'

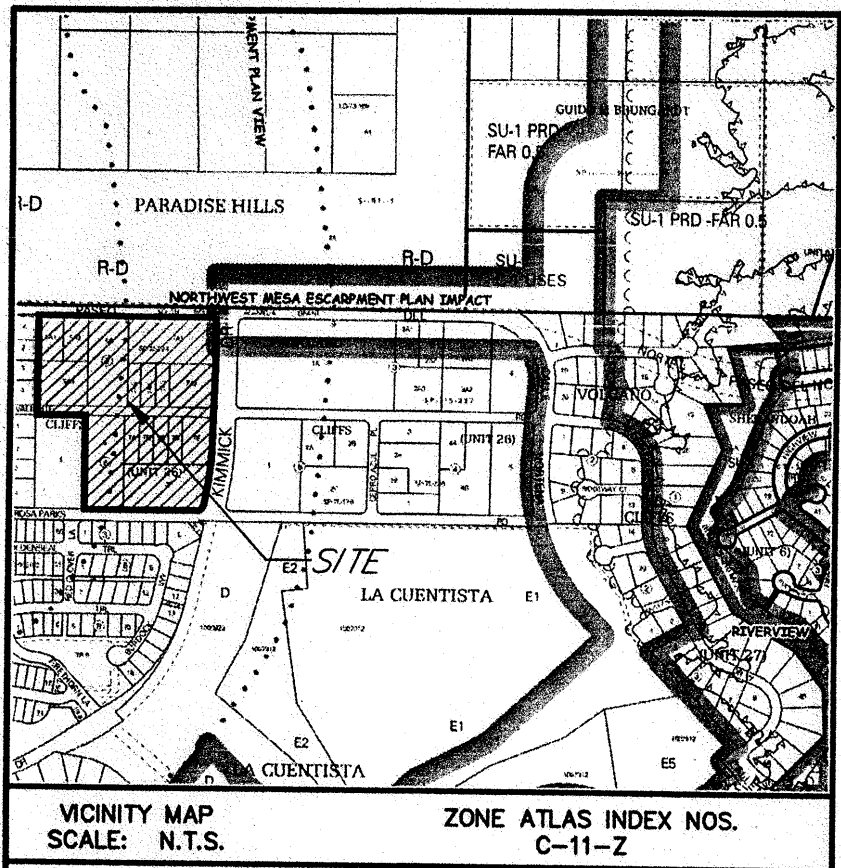
**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	N00°19'05"E	13.61'
L2	S03°28'32"W	47.57'
L3	N89°40'55"W	10.08'
L4	N89°40'55"W	10.00'
L5	N89°43'24"W	91.24'
L6	N00°19'05"E	1.00'
L7	S00°19'05"W	1.00'



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 4 OF 4**  
 WCI PROJ. NO. 08-400-104-00

Layout Name: UNIT 26 B3-DRB-04  
 Drawing Name: SX3218076\_Boundary (replbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\  
 Plot By: PAJ



**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 5A-1, 5A-2, 5A-3, 7A-1, 7A-2, 7A-3, 7A-4 & 7A-5, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 164, TOGETHER WITH, LOT 6A, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 23, 1971 IN VOLUME D4, FOLIO 133, TOGETHER WITH, LOTS 7A, 7B, 7C, 7D, 7E & 7F, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME: C10, FOLIO 163, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR VALIENTE ROAD AND KIMMICK DRIVE; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (D4-133) AND ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.28°46'14"W., 8,467.09 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 460.00 FEET TO AN ANGLE POINT, BEING THE SAME POINT AS THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 6; THENCE, N.89°40'55"W., A DISTANCE OF 239.96 FEET TO AN ANGLE POINT; THENCE, N.00°19'05"E., A DISTANCE OF 489.01 FEET TO THE NORTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAIMITO); THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°43'24"E., A DISTANCE OF 829.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 39.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'29" SUBTENDED BY A CHORD OF 35.37 FEET WHICH BEARS S.44°42'09"E. TO A POINT OF TANGENCY, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°19'05"W., A DISTANCE OF 14.33 FEET TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 35.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 36.78 FEET AND A CENTRAL ANGLE OF 54°49'26" SUBTENDED BY A CHORD OF 33.87 FEET WHICH BEARS S.29°48'36"E. TO A POINT OF TANGENCY; THENCE, S.00°19'05"W., A DISTANCE OF 509.90 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 349.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,781.34 FEET AND A CENTRAL ANGLE OF 11°13'53" SUBTENDED BY A CHORD OF 348.63 FEET WHICH BEARS S.05°56'02"W. TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHWESTERLY, 34.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°46'06" SUBTENDED BY A CHORD OF 31.73 FEET WHICH BEARS S.50°56'02"W. TO A POINT OF TANGENCY; THENCE, N.89°40'55"W., A DISTANCE OF 4.58 FEET TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY, 14.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 32°51'36" SUBTENDED BY A CHORD OF 14.14 FEET WHICH BEARS S.73°53'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROSA PARKS; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 554.41 FEET TO THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING;

SAID COMPRISED PARCEL CONTAINING AN AREA OF 710,649 SQUARE FEET OR 16.3143 ACRES, MORE OR LESS.

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

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 OR 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 REQUIREMENT 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.

**GENERAL NOTES:**

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3\_E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22" E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

**SOLAR NOTE:**

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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.

PLAT OF  
**TRACT 1, BLOCK 2**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**

A Replat of a portion of Block 2 & a portion of Block 6, together with, a portion of Valiente Road & Kimmick Drive NW Volcano Cliffs Subdivision, Unit 26 WITHIN SECTIONS 14 & 15 T.11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE

PROJECT NUMBER: 1009082 BERNALILLO COUNTY, NEW MEXICO  
APPLICATION NUMBER: 11DRB-70350 APRIL 2013

**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) AND QWEST CORPORATION D/B/A/ CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC AND QWEST CORPORATION D/B/A/ CENTURYLINK 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.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS: <i>Christopher S. Croshaw</i>	DATE <b>4-24-13</b>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
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.

*Christopher S. Croshaw*  
CHRISTOPHER S. CROSHAW  
N.M.P.L.S. #14733  
4/17/2013  
DATE



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

**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING: 16  
TOTAL NO. OF TRACTS CREATED: 1  
GROSS SUBDIVISION ACREAGE: 16.3143 ACRES  
TOTAL MILES OF STREETS CREATED: 0  
ZONE ATLAS INDEX NO.: C-11-Z  
DATE OF SURVEY: APRIL 2010  
CURRENT ZONING: SU-2 VCMX

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIXTEEN EXISTING LOTS INCLUDING: LOTS 5A-1, 5A-2, 5A-3, 6A, 7A-1, 7A-2, 7A-3, 7A-4, AND 7A-5, BLOCK 2 AND LOTS 6, 7A, 7B, 7C, 7D, 7E, AND 7F, BLOCK 6, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO ONE TRACT; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD, AND ROSA PARKS ROAD.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

- UNIFORM PROPERTY CODE #: 1-011-064-001-177-30409 (L5A1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-006-157-30401 (L5A3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-157-30403 (L7A5,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-118-30102 (L6,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-129-30108 (L7A,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-071-129-30104 (L7E,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-107-30103 (L7F,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-068-157-30406 (L7A2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-054-157-30405 (L7A3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-177-30407 (L7A1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-062-129-30105 (L7D,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-168-30402 (L6A,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-012-177-30408 (L5A2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-129-30107 (L7B,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-054-129-30100 (L7C,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-157-30404 (L7A4,B2,U26)

PROPERTY OWNER OF RECORD: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER(S): VARIOUS  
SECTIONS 14&15, T.11 N., R.2 E., N.M.P.M.  
SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNITS 26 & 27

Layout Name: MX-LLC-West-DRB-01  
Drawing Name: SX3218076\_Boundary (replatbase).dwg  
NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228\ Plot By: PAJ

**FREE CONSENT AND DEDICATION:**

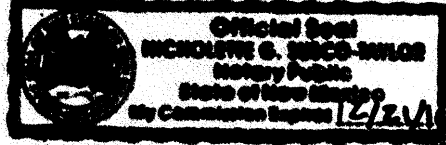
THE TRACTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE AND ROSA PARKS ROAD TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PLAT OF  
**TRACT 1, BLOCK 2**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
A Replat of a portion of Block 2 &  
a portion of Block 6,  
together with, a portion of  
Valiente Road & Kimmick Drive NW  
Volcano Cliffs Subdivision, Unit 26  
WITHIN SECTIONS 14 & 15  
T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2013

**PROPERTY OWNER SIGNATURE(S):**

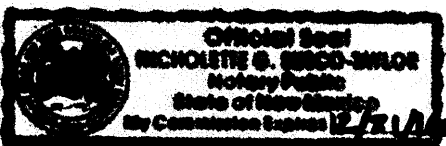
LOTS 5A1, 5A2, 5A3, 6A, 7A1, 7A2, 7A3, 7A4, 7A5, BLOCK 2,  
AND LOTS 6, 7A, 7B, 7C, 7D, 7E, 7F, BLOCK 6, VOLCANO CLIFFS  
SUBDIVISION, UNIT 26:

*Billy J. Wright* 4-17-2013  
BILLY J. WRIGHT, MANAGER DATE  
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.   
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: *Nicholete S. Becerra-Walsh*  
MY COMMISSION EXPIRES: December 21, 2016

*Steven J. Metro* 4-17-13  
STEVEN J. METRO, MANAGER DATE  
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

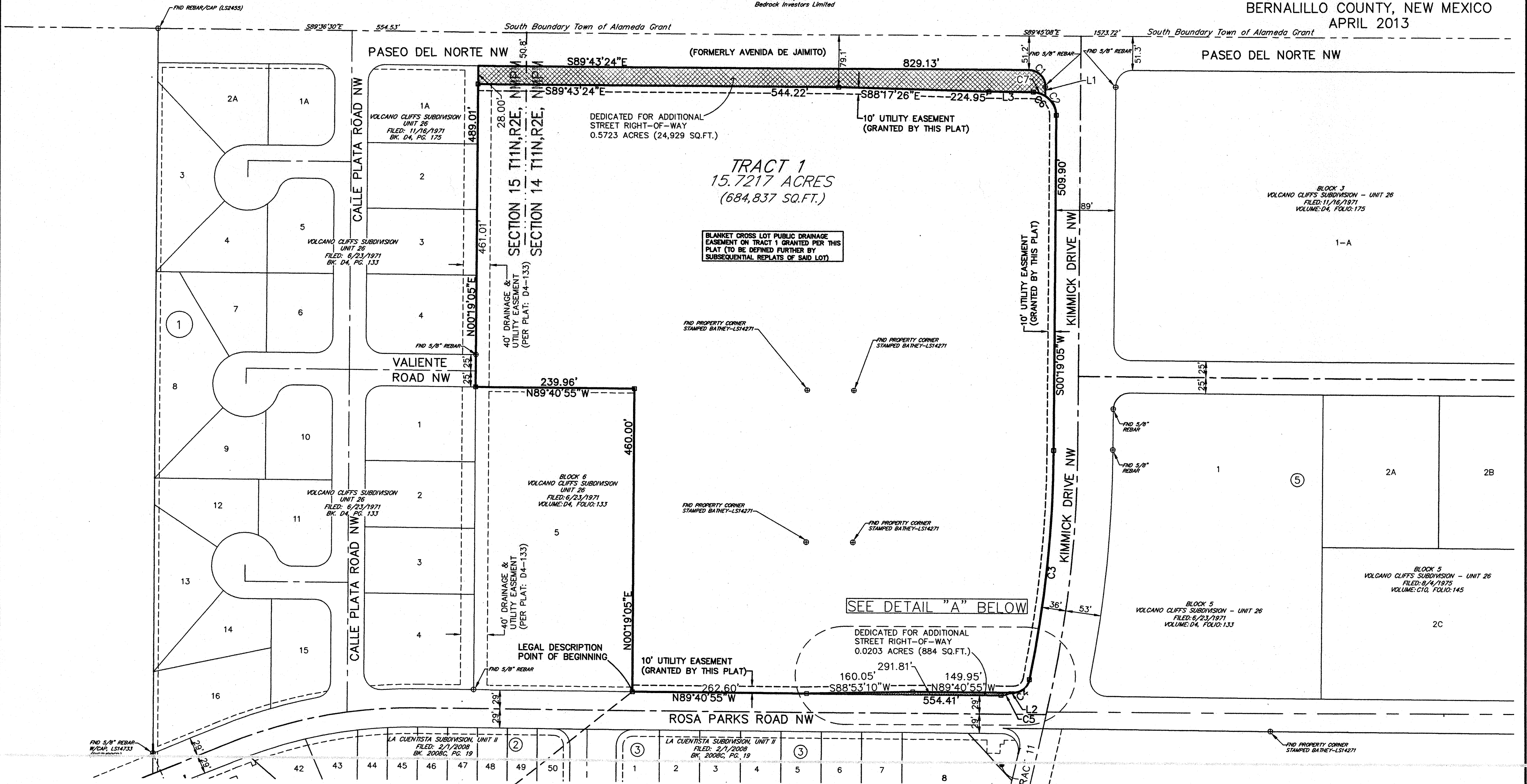
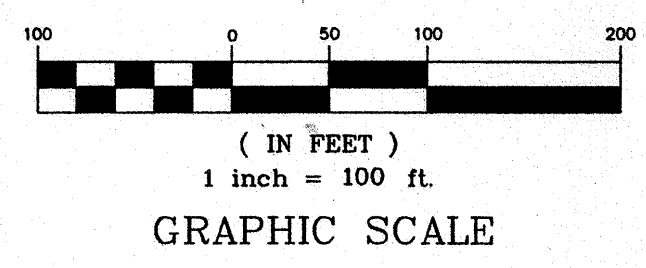
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.   
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY STEVEN J. METRO.

NOTARY PUBLIC: *Nicholete S. Becerra-Walsh*  
MY COMMISSION EXPIRES: December 21, 2016

PLAT OF  
**TRACT 1, BLOCK 2**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of a portion of Block 2  
 & a portion of Block 6,  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2013

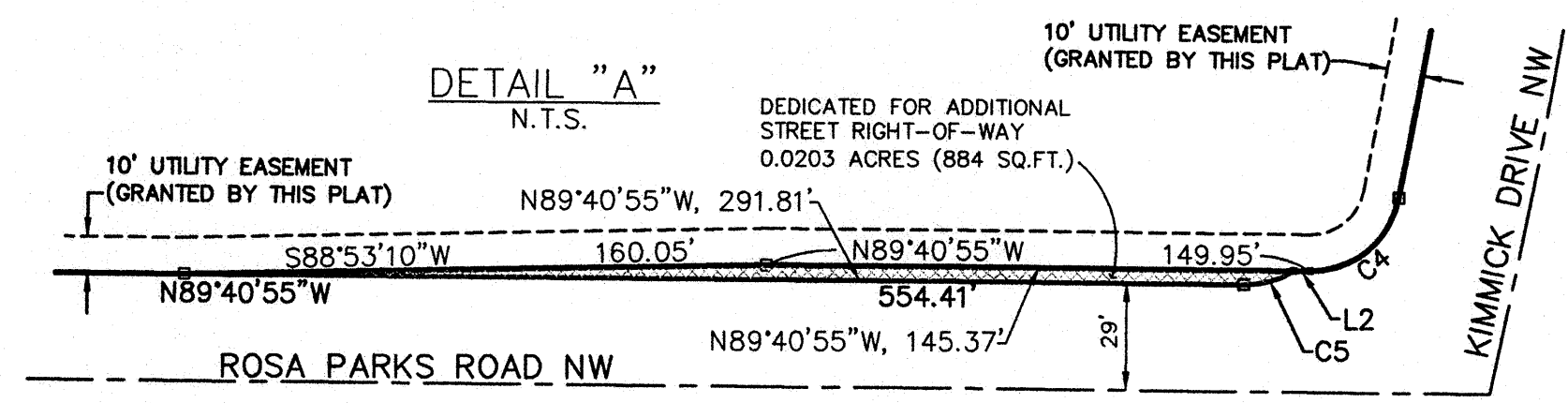
LINE NO.	BEARING	DISTANCE
L1	S00°19'05"W	14.33'
L2	N89°40'55"W	4.58'
L3	S89°43'24"E	67.02'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	90°02'29"	25.00'	39.28'	S44°42'09"E 35.37'
C2	54°49'26"	36.78'	35.20'	S29°48'36"E 33.87'
C3	117°3'53"	1781.34'	349.19'	S05°56'02"W 348.63'
C4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C5	32°51'36"	25.00'	14.34'	S73°53'17"W 14.14'
C6	84°36'32"	36.78'	54.31'	S44°42'09"E 49.52'
C7	29°47'06"	36.78'	19.12'	N72°06'52"W 18.91'



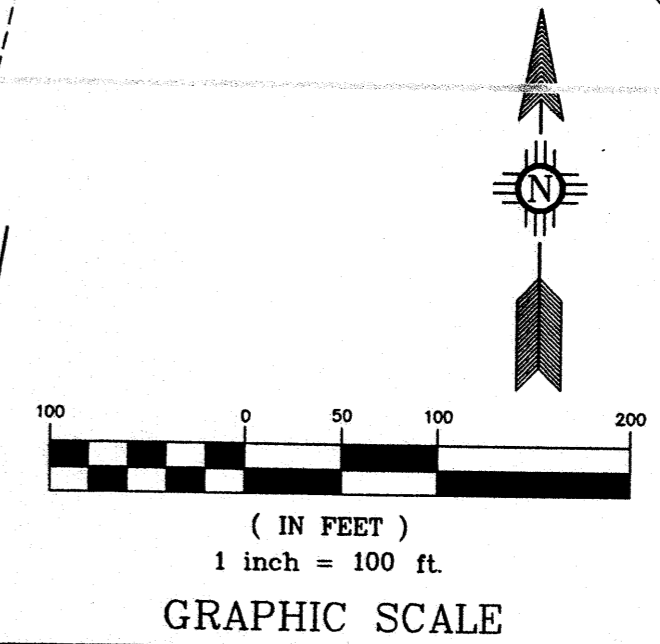
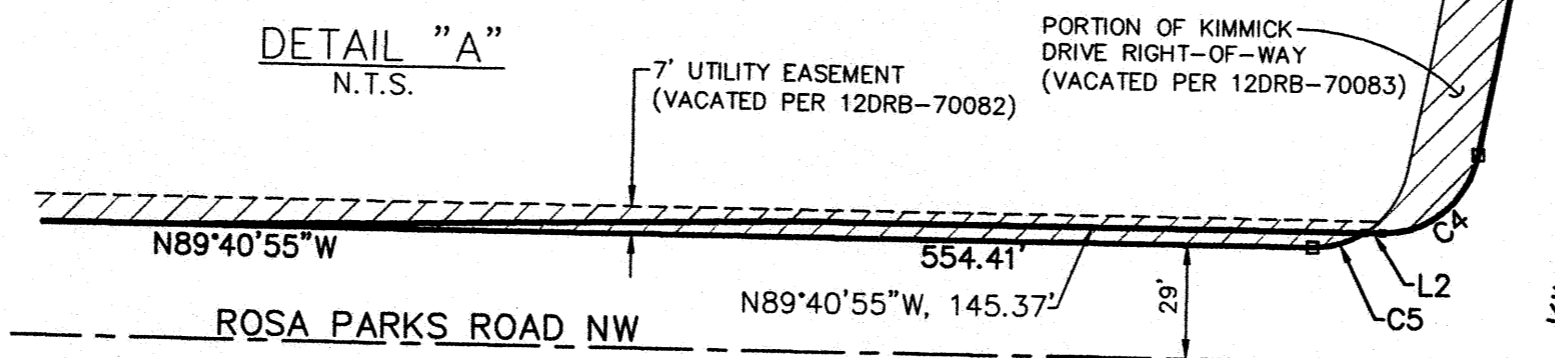
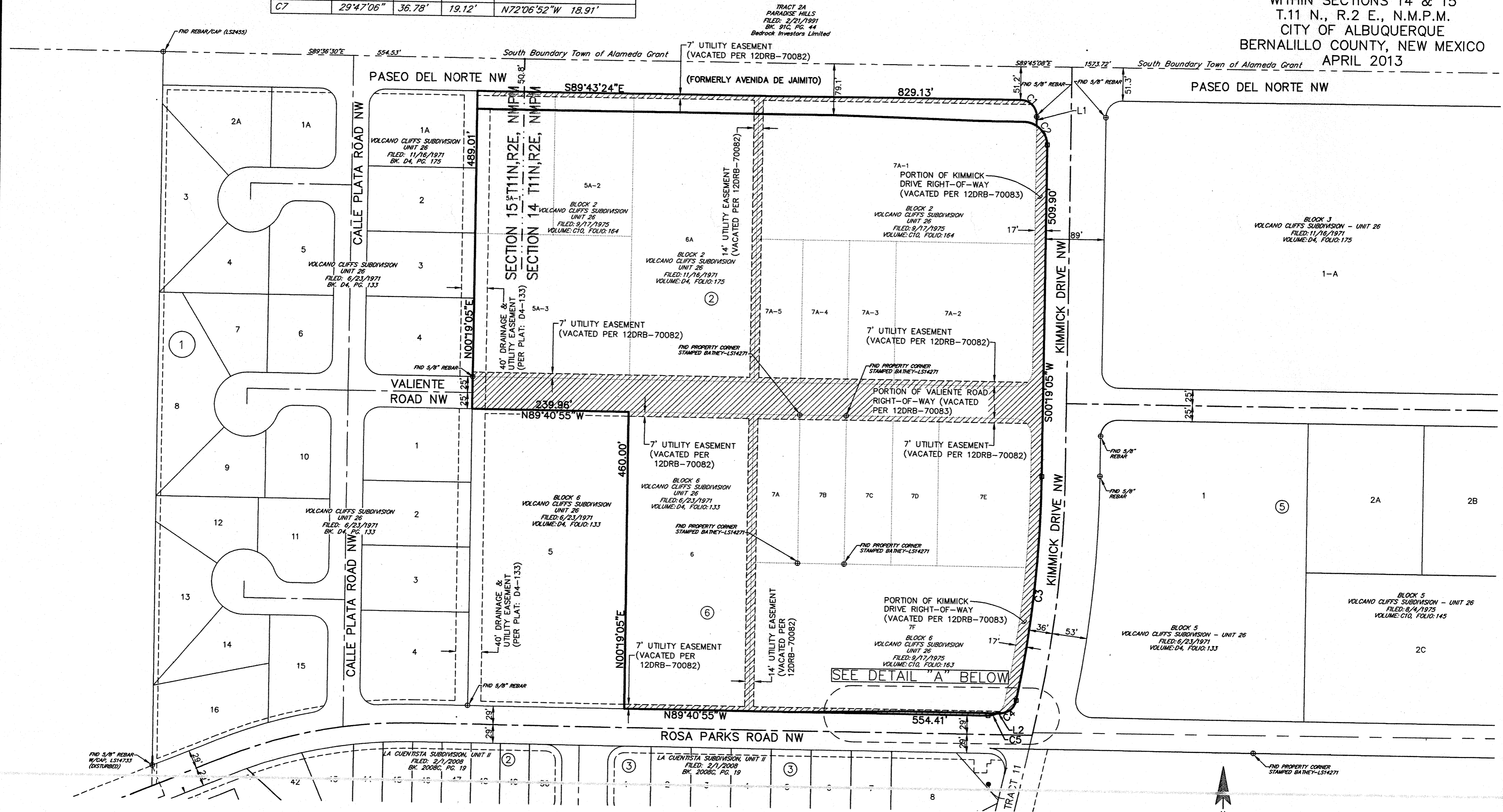
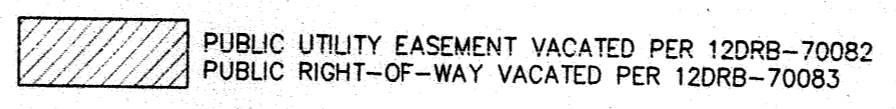
ACS CONTROL STATION "ACS 3-E10" DATA:  
 3 1/4 BRASS DISC SET IN CONCRETE POST  
 NEW MEXICO STATE PLANE GRID  
 COORDINATES (CENTRAL ZONE)  
 X=1,499,059.808 Y=1,512,627.946  
 ELEV=5318.888 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999672416  
 DELTA ALPHA=(-)00°16'20.35" (NAD 1983)

ACS CONTROL STATION "ACS 13-D10" DATA:  
 3 1/4 BRASS DISC SET FLUSH IN LAVA ROCK  
 NEW MEXICO STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE)  
 X=1,501,318.610 Y=1,514,256.686  
 GROUND TO GRID FACTOR=0.999672421  
 DELTA ALPHA=(-)00°16'04.84" (NAD 1983)



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°19'05"W	14.33'
L2	N89°40'55"W	4.58'
L3	S89°43'24"E	67.02'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
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C3	11°13'53"	1781.34'	349.19'	S05°56'02"W 348.63'
C4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C5	32°51'36"	25.00'	14.34'	S73°53'17"W 14.14'
C6	84°36'32"	36.78'	54.31'	S44°42'09"E 49.52'
C7	29°47'06"	36.78'	19.12'	N72°06'52"W 18.91'

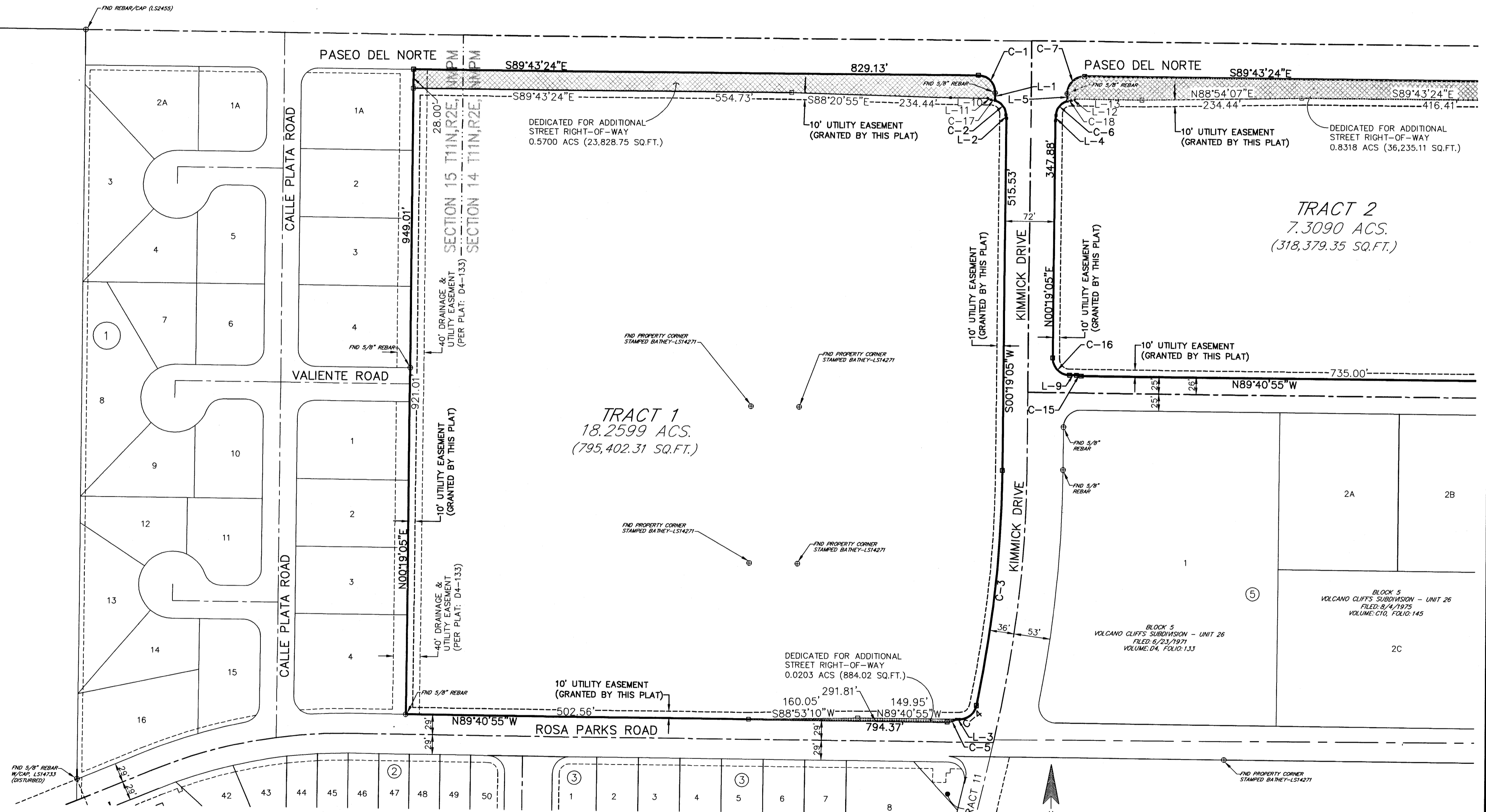


**WILSON & COMPANY**  
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ALBUQUERQUE, NEW MEXICO  
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(505) 348-4000



SKETCH PLAT OF  
VC U26 MX, LLC  
WITHIN SECTIONS 14 & 15  
T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2011

EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT ON  
TRACT 1, 2 AND 3 GRANTED PER THIS PLAT (TO BE  
DEFINED FURTHER BY SUBSEQUENTIAL REPLATS OF SAID  
TRACTS)



TRACT 2  
7.3090 ACS.  
(318,379.35 SQ.FT.)

TRACT 1  
18.2599 ACS.  
(795,402.31 SQ.FT.)

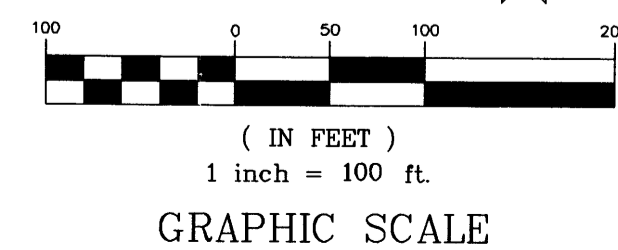
Legend:

- ⊕ MONUMENT FOUND AS NOTED
- EXISTING R/W LINE
- NEW (PROPOSED) R/W LINE
- NEW PLAT BOUNDARY
- EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C-1	90°02'29"	25.00'	39.29'	S44°42'09"E 35.37'
C-2	74°10'24"	22.00'	28.48'	S36°46'07"E 26.53'
C-3	117°3'54"	1781.34'	349.19'	S05°56'02"W 348.63'
C-4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C-5	32°51'36"	25.00'	14.34'	S73°53'17"W 14.14'
C-6	74°21'21"	22.25'	28.88'	N37°29'46"E 26.89'
C-7	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C-8	25°40'12"	283.70'	127.11'	S76°53'18"E 126.04'
C-9	90°44'05"	24.82'	39.31'	S44°46'20"E 35.33'
C-10	12°28'06"	386.00'	84.00'	S06°03'19"E 83.83'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C-11	23°01'13"	293.70'	113.99'	S19°31'15"E 113.22'
C-12	23°39'28"	309.30'	127.71'	S06°49'42"E 126.81'
C-13	86°50'33"	25.00'	37.89'	S46°53'49"W 34.37'
C-14	16°15'37"	25.00'	7.10'	S82°11'17"W 7.07'
C-15	16°15'37"	25.00'	7.10'	N87°33'08"W 7.07'
C-16	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C-17	15°52'05"	22.00'	6.09'	S81°47'21"E 6.07'
C-18	15°36'10"	22.25'	6.06'	N82°28'31"E 6.04'
C-19	12°26'11"	386.00'	83.78'	S18°30'27"E 83.62'
C-20	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'

LINE NO.	BEARING	DISTANCE
L-1	S00°19'05"W	11.82'
L-2	S10°59'31"E	5.10'
L-3	N89°40'55"W	4.58'
L-4	N05°47'40"E	7.86'
L-5	N00°19'05"E	11.59'
L-6	S89°43'24"E	85.25'
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L-8	N89°40'55"W	10.08'
L-9	N89°40'55"W	10.00'
L-10	S89°43'24"E	54.02'
L-11	S64°18'56"E	5.54'
L-12	N67°15'04"E	5.43'
L-13	S89°43'24"E	98.23'

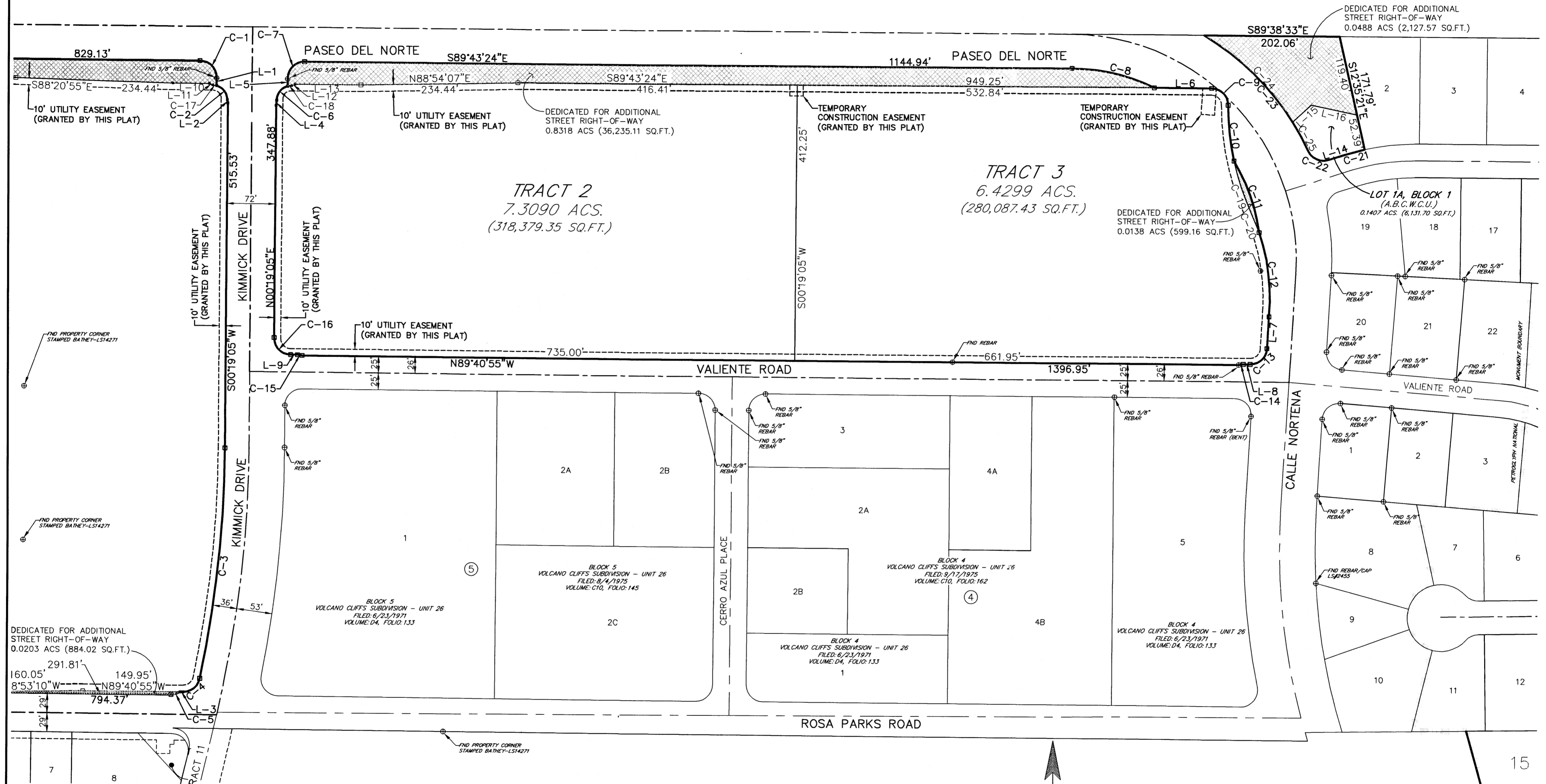


**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 1 OF 2  
WCI PROJ. NO. 08-400-104-00

SKETCH PLAT OF  
VC U26 MX, LLC  
PHASE ONE AND PHASE TWO  
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T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2011

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

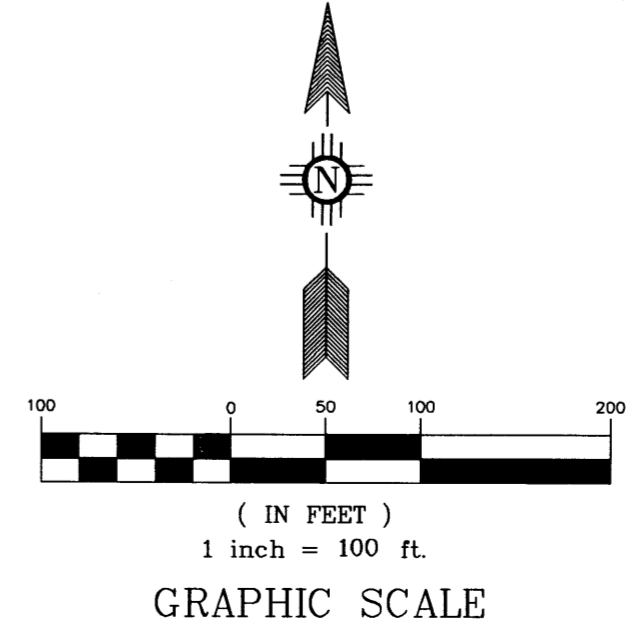
EASEMENT NOTE:  
BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT ON TRACT 1, 2 AND 3 GRANTED PER THIS PLAT (TO BE DEFINED FURTHER BY SUBSEQUENTIAL REPLATS OF SAID TRACTS)



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  - EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT

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C-1	90°02'29"	25.00'	39.29'	S44°42'09"E 35.37'
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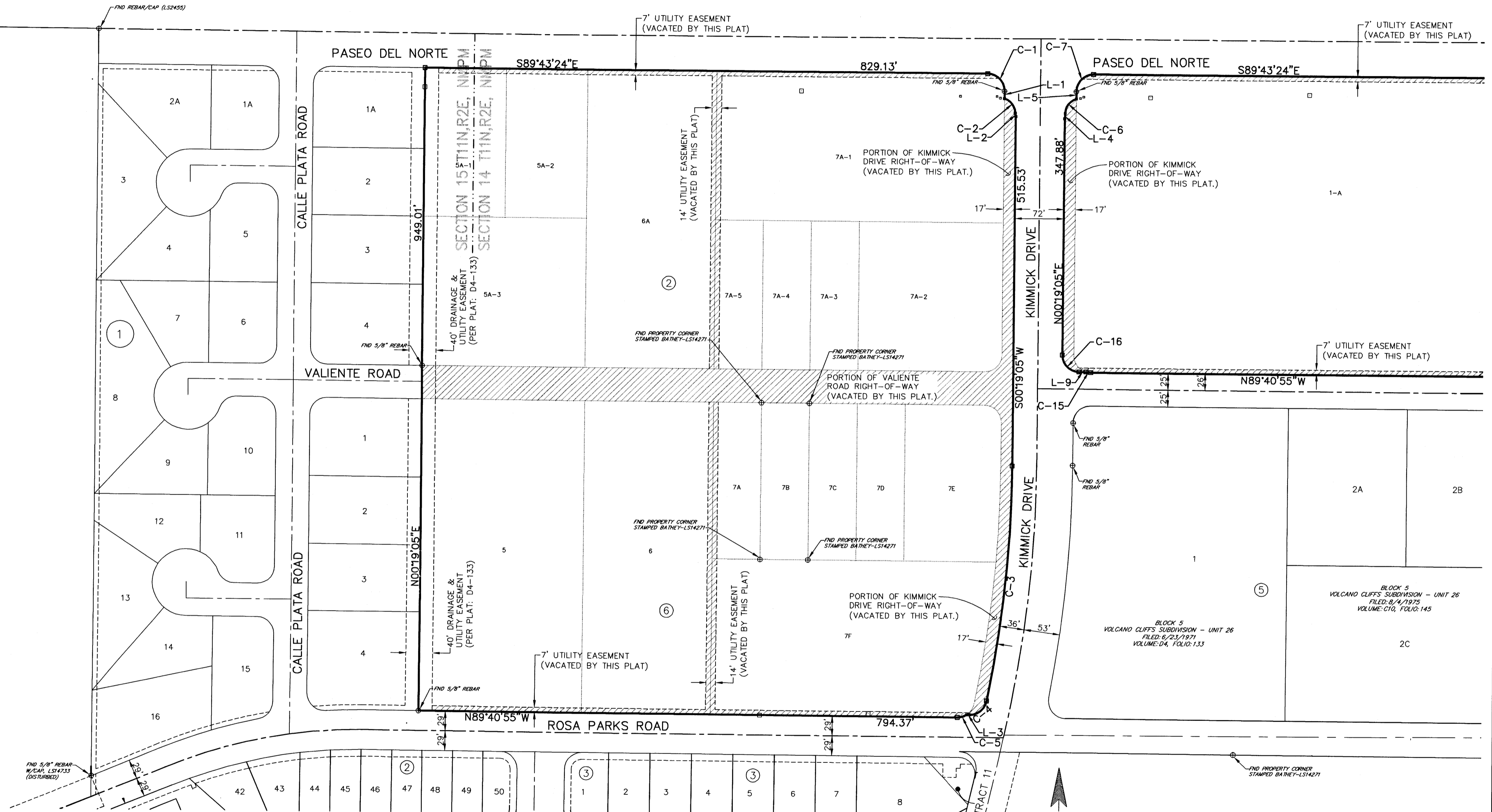
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SKETCH PLAT OF  
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T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2011

VACATION EXHIBIT

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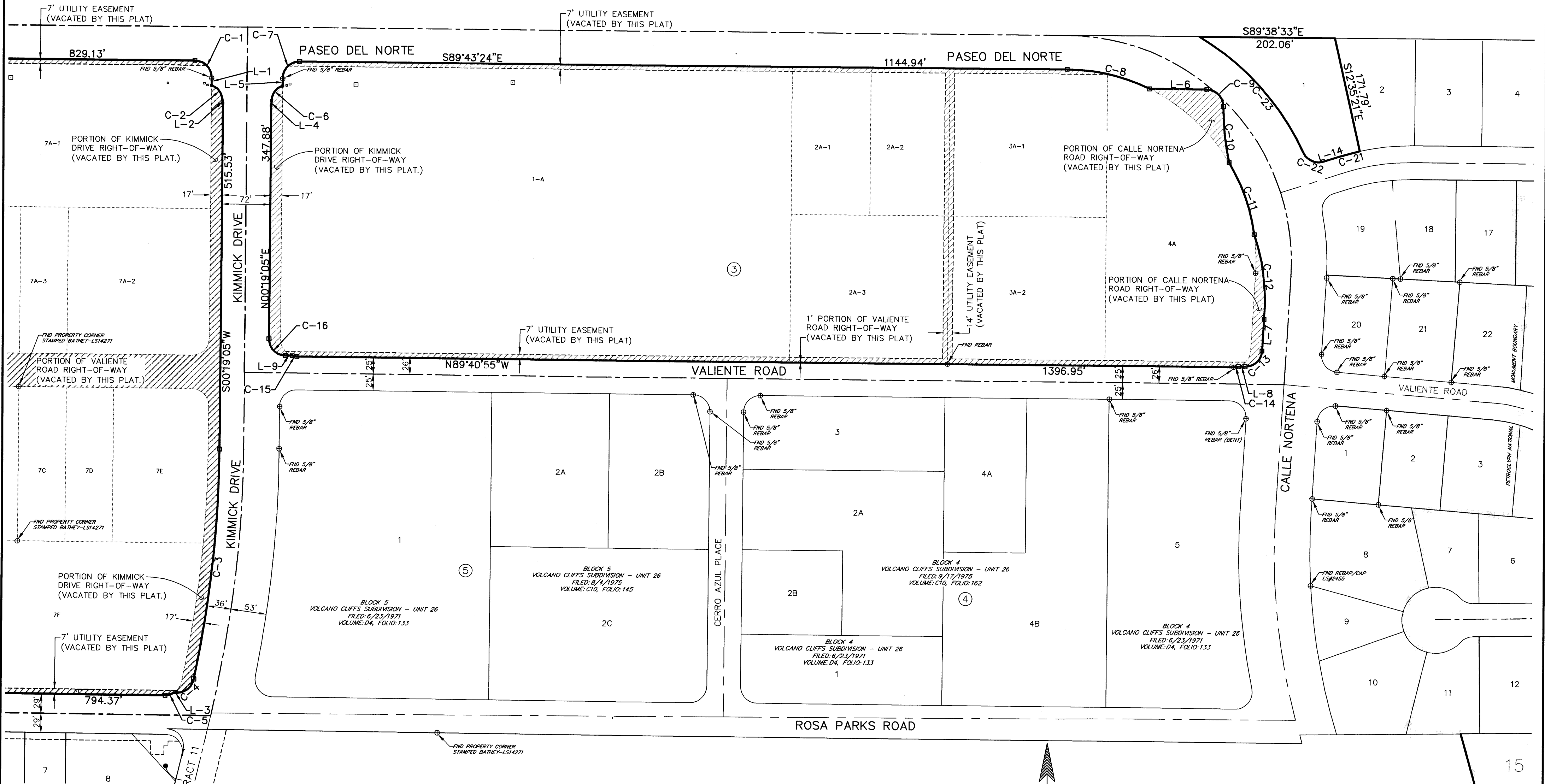
( IN FEET )  
1 inch = 100 ft.  
GRAPHIC SCALE

**WILSON & COMPANY**  
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SHEET 1 OF 2  
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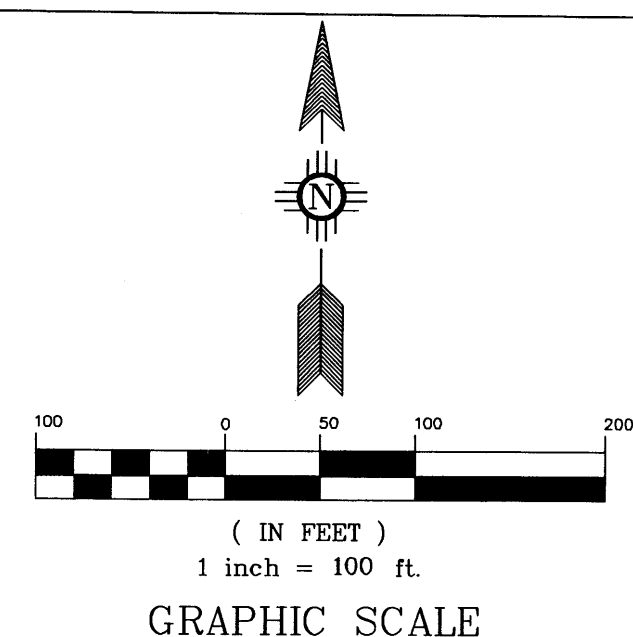


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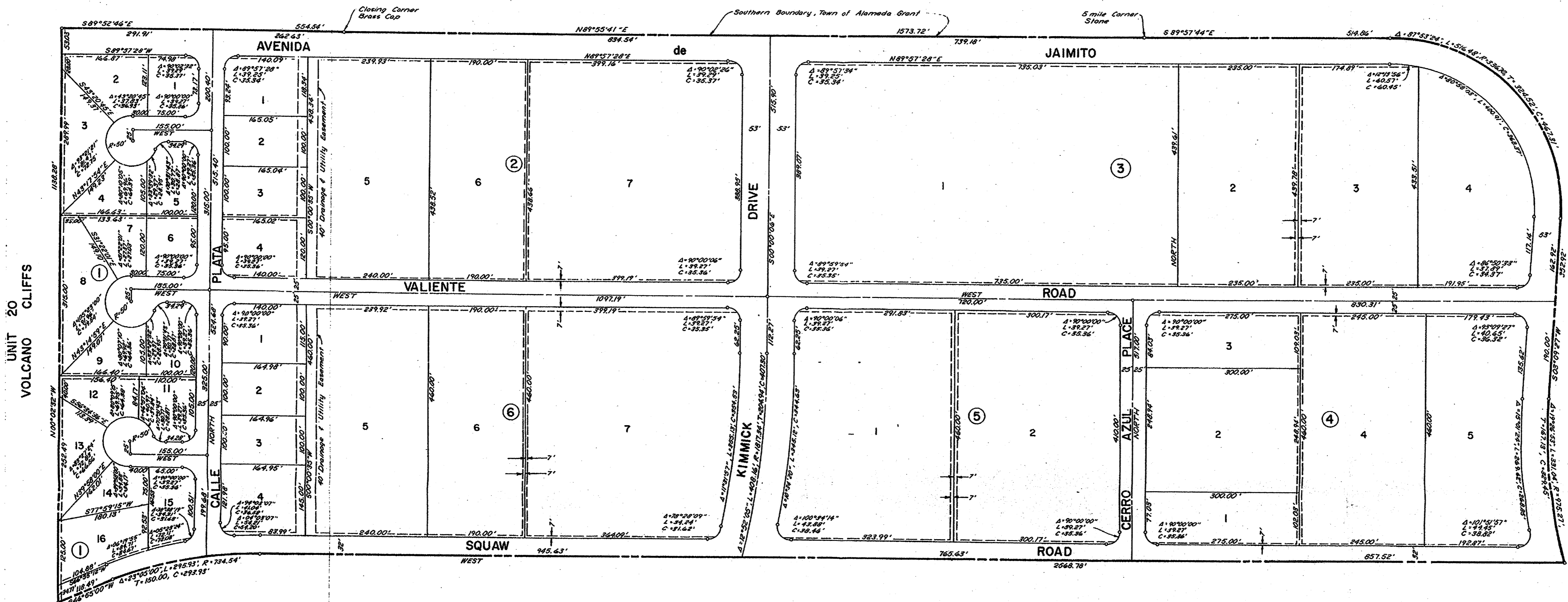
**WILSON & COMPANY**  
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ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 2  
WCI PROJ. NO. 08-400-104-00

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

31552

UNIT NO. 26

SH  
LW  
ib  
A  
JUN 231  
of



DEDICATION

The following subdivision of that certain tract of land situated in Sections 14 and 15, T. 37 N., R. 17 E., Bernalillo County, New Mexico, and being more particularly described as follows:  
Beginning at the 5 mile corner on the southerly boundary of the Town of Alameda Grant, and from said beginning point running thence, 289°27'14"E, 314.86 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 S40°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, 311.04 feet along the arc of a curve to the left, having a radius 975.27 feet and a chord bearing S06°33'59"E, 329.45 feet, to the southeast corner; thence, 258.77 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 S78°27'30"W, 293.93 feet, to a point of tangency; thence, 556°59'00"W, 118.49 feet to the southwest corner; thence, 300°02'32"W, 1138.28 feet to the northwest corner; thence, 589°52'46"E, 554.54 feet along said boundary to the closing corner common to said Sections 14 and 15; thence, 189°55'41"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: *R. C. Tompkins*  
Vice-President, F. P. Templeton  
Attest: *Barbara Holmberg*  
Notary Public

ACKNOWLEDGEMENTS

State of New Mexico  
County of Bernalillo ss  
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 free act and deed of said corporation.  
In witness whereof, I have hereunto set my hand and seal on the day and year last written above. My commission expires \_\_\_\_\_  
*William J. Carrillo*  
Notary Public

-, 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*  
Name  
June 17, 1971  
Date

I, Denzil L. Willis, N.M.P.L.S. No. 4479; 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.  
*Denzil L. Willis*  
Denzil L. Willis N.M.P.L.S. No.

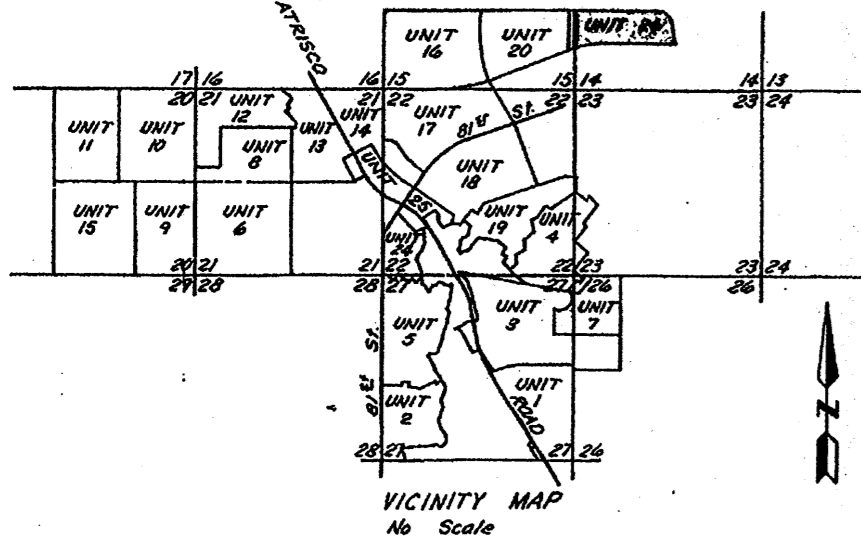
APPROVALS

*Eugene Jackson*  
Public Service Company  
Date 6-17-71  
*Michael B. Murphy*  
Mountain States Telephone & Telegraph Company  
Date June 17, 1971  
*Michael B. Murphy*  
Vice-President  
Southern Union Gas Company  
Date 6-17-71  
City Traffic Engineer  
*William J. Carrillo*  
Date 6-17-71  
City Engineer  
*William J. Carrillo*  
Date 6-17-71  
Director of Parks and Recreation  
*William J. Carrillo*  
Date 6-17-71  
Executive Secretary, County Planning Commission  
*Richard D. Vaughan*  
Date 6-22-71  
Vice Chairman, City Planning Commission  
*Robert H. Smith*  
Date 6-17-71  
Executive Secretary, City Planning Commission

NOTES:

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

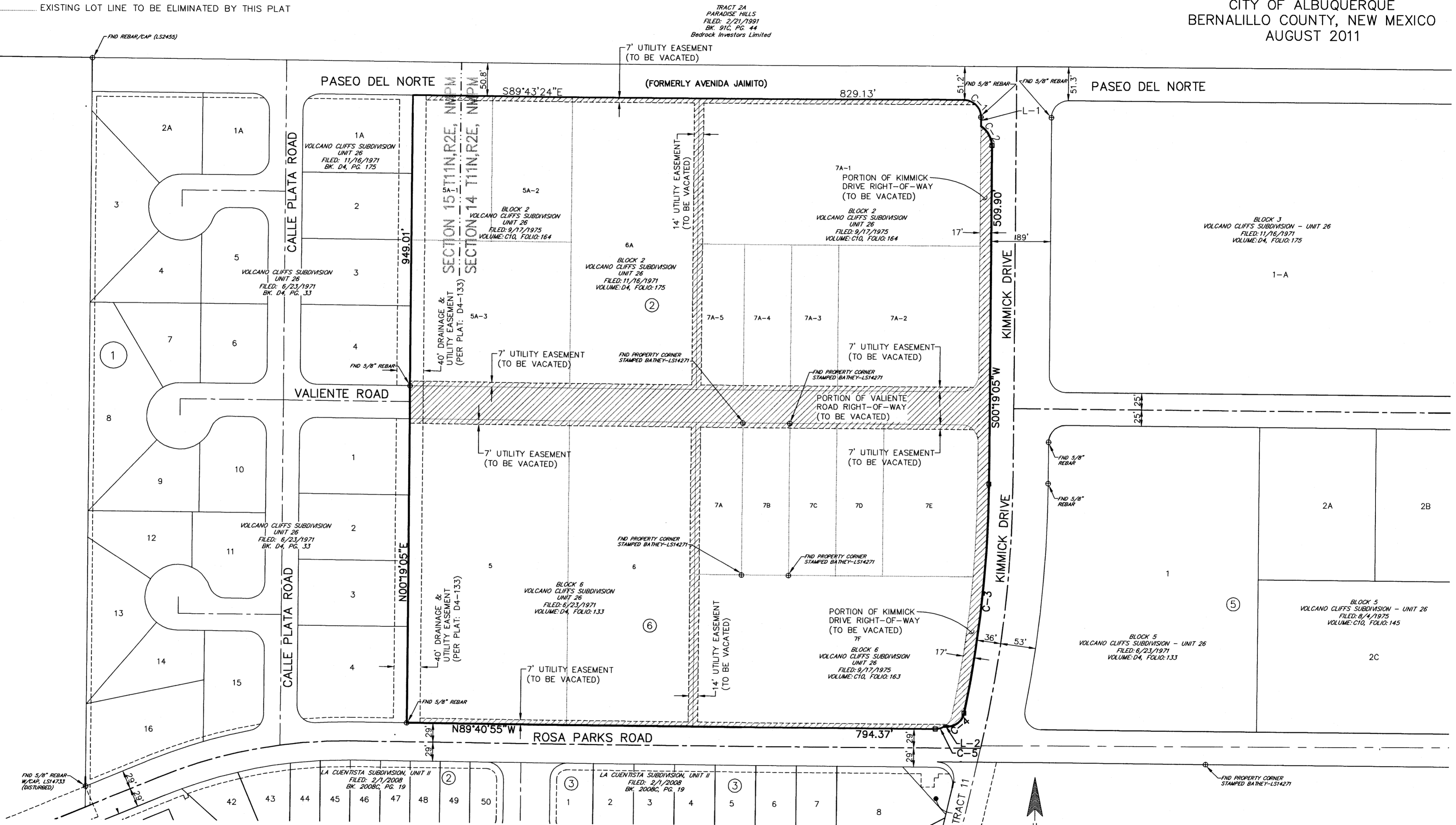
70-0



VACATION EXHIBIT for  
**TRACT 1, LANDS OF MX, L.L.C. (West)**  
 A Consolidation Replat of Blocks 2 & 6,  
 together with, a portion of  
 Valiente Road Right of Way,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTIONS 14 & 15  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2011

**Legend:**

- ⊕ MONUMENT FOUND AS NOTED
- EXISTING R/W LINE
- NEW (PROPOSED) R/W LINE
- NEW PLAT BOUNDARY
- EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
-  EXISTING R/W AND/OR UTILITY EASEMENT TO BE VACATED



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C-7	27°19'36"	389.70'	185.86'	N28°28'41"W 49.03'
C-8	84°36'32"	36.78'	54.32'	S44°42'09"E 49.52'
C-9	30°59'28"	35.00'	18.93'	N74°13'40"W 18.70'

LINE NO.	BEARING	DISTANCE
L-1	S00°19'05"W	14.33'
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L-3	S89°43'24"E	91.67'
L-4	S89°43'24"E	65.46'
L-5	S89°43'24"E	67.02'



( IN FEET )  
 1 inch = 100 ft.

GRAPHIC SCALE

Layout Name: MX-LLC-West-VACATION  
 Drawing Name: SX3218076\_Boundary (replatbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\ Plot By: PAJ

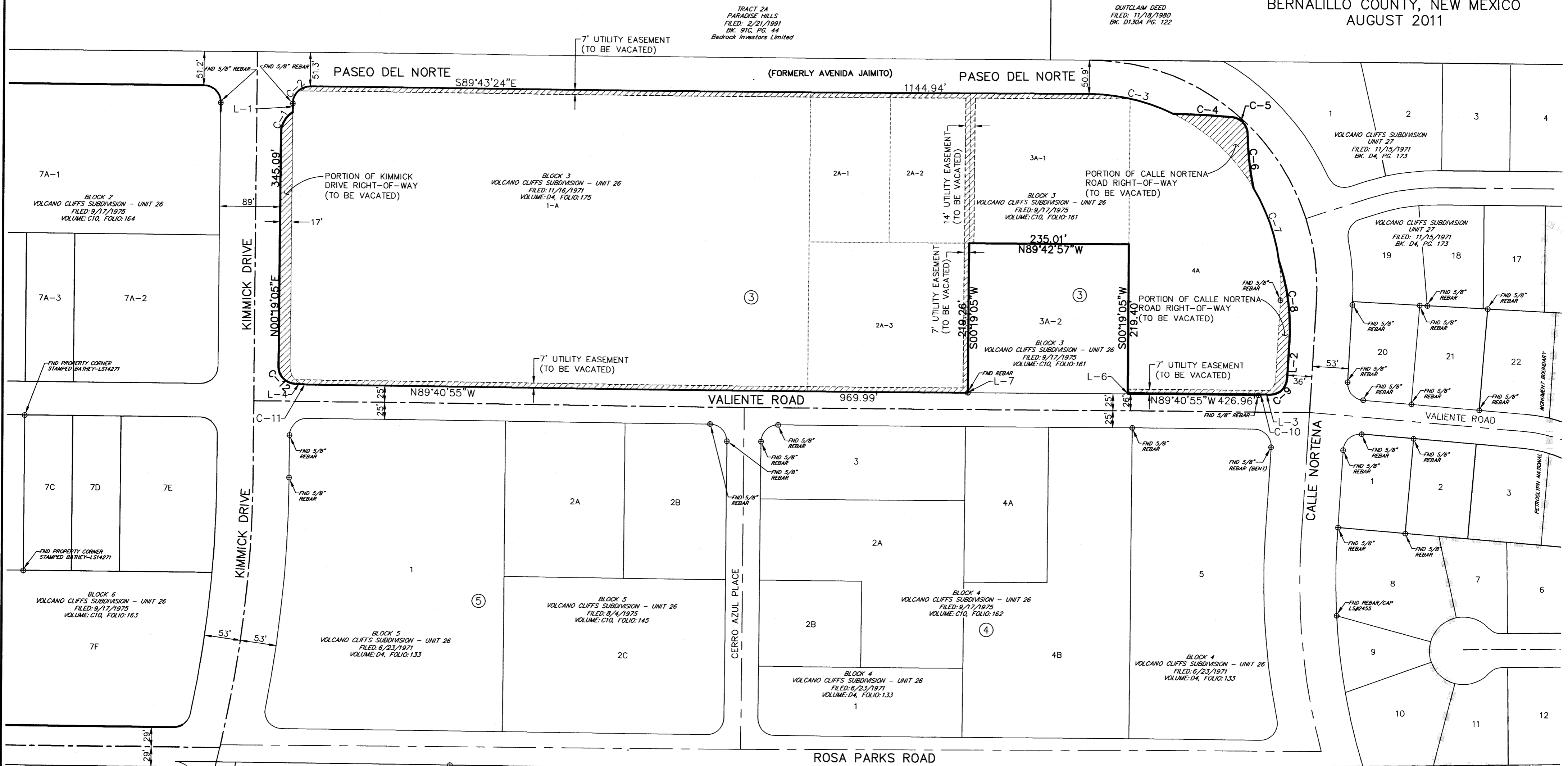
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**SHEET 1 OF 1**  
 WCI PROJ. NO. 08-400-104-00

VACATION EXHIBIT for  
TRACT 2 and 3, LANDS OF MX, L.L.C. (East)

A Consolidation Replat of Block 3,  
together with, a portion of  
Kimmick Drive & Calle Nortena Road ROW,  
Volcano Cliffs Subdivision, Unit 26  
WITHIN SECTION 14  
T.11 N., R.2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2011

**Legend:**

- ⊕ MONUMENT FOUND AS NOTED
- EXISTING R/W LINE
- NEW (PROPOSED) R/W LINE
- NEW PLAT BOUNDARY
- EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
-  EXISTING R/W AND/OR UTILITY EASEMENT TO BE VACATED

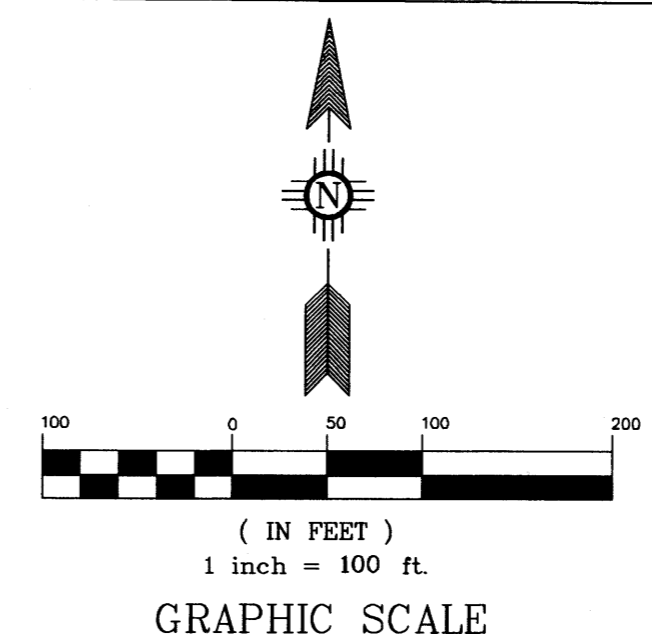


**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C-1	59°03'01"	35.00'	36.07'	N29°50'36"E 34.50'
C-2	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C-3	25°46'15"	283.70'	127.60'	S76°50'17"E 126.53'
C-4	03°30'06"	1422.00'	86.91'	S86°58'21"E 86.89'
C-5	84°47'59"	25.00'	37.00'	S42°49'18"E 33.72'
C-6	11°52'03"	386.00'	79.95'	S06°21'20"E 79.81'
C-7	23°01'13"	283.70'	113.99'	S19°31'15"E 113.22'
C-8	23°39'28"	309.30'	127.71'	S06°49'42"E 126.81'
C-9	86°50'33"	25.00'	37.89'	S46°53'49"W 34.37'
C-10	16°15'37"	25.00'	7.10'	S82°11'17"W 7.07'
C-11	16°15'37"	25.00'	7.10'	N81°33'06"W 7.07'
C-12	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C-13	89°57'31"	35.00'	54.95'	N45°17'51"E 49.48'
C-14	04°30'06"	1422.00'	111.72'	S87°28'21"E 111.70'
C-15	12°26'11"	386.00'	83.79'	S18°30'27"E 83.62'
C-16	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'
C-17	01°00'01"	1422.00'	24.82'	N89°13'24"W 24.82'
C-18	30°54'30"	35.00'	18.88'	S74°49'21"W 18.65'

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L-1	N00°19'05"E	13.61'
L-2	S03°28'12"W	47.57'
L-3	N89°40'55"W	10.08'
L-4	N89°40'55"W	10.00'
L-5	N89°43'24"W	91.24'
L-6	N00°19'05"E	1.00'
L-7	S00°19'05"W	1.00'



Layout Name: MX-LLC-East-VACATION  
Drawing Name: SX3218076\_Boundary (replatbase).dwg  
NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\

Plot By: PAJ

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 1 OF 1  
WCI PROJ. NO. 08-400-104-00

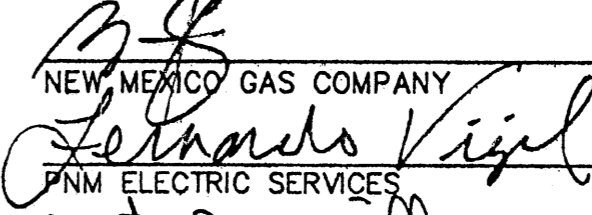

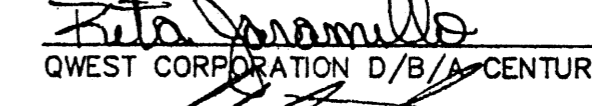

PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

PROJECT NUMBER: 1009082

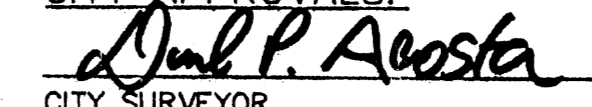
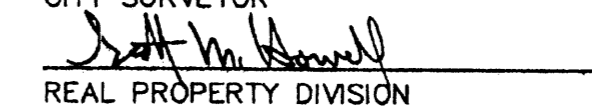

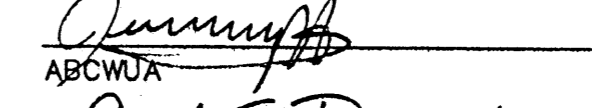
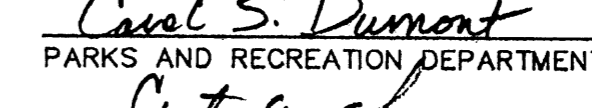
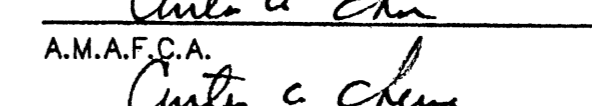
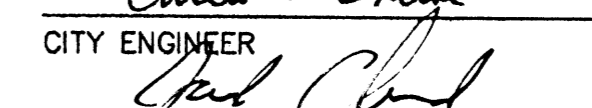
APPLICATION NUMBER: 13DRB-70582

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.

	7-31-2013
NEW MEXICO GAS COMPANY	DATE
	8-7-13
PNM ELECTRIC SERVICES	DATE
	7-30-13
QWEST CORPORATION D/B/A-CENTURYLINK QC	DATE
	8/1/13
COMCAST	DATE

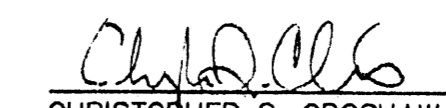
CITY APPROVALS:

	3-19-13
CITY SURVEYOR	DATE
	7-18-13
REAL PROPERTY DIVISION	DATE
NA	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
	07-31-13
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	7-31-13
ABCWUA	DATE
	7-31-13
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
	7-31-13
CITY ENGINEER	DATE
	8-8-13
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.

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



  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
 2-26-2013  
 DATE

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 1A & 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOTS 2A-1, 2A-2, 2A-3 & 3A-1, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 161, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR KIMMICK DRIVE AND CALLE NORTENA; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID LOT 1-A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26 AND ALSO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAMITO); WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.29°58'24"W., 9,659.28 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHERLY RIGHT OF WAY LINE,

S.89°43'24"E., A DISTANCE OF 1,144.94 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 127.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 25°46'15" SUBTENDED BY A CHORD OF 126.53 FEET WHICH BEARS S.76°50'17"E. TO A POINT ON A NON-RADIAL CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 86.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,422.00 FEET, AND A CENTRAL ANGLE OF 03°30'06" SUBTENDED BY A CHORD OF 86.89 FEET WHICH BEARS S.86°58'20"E. TO A POINT OF COMPOUND CURVATURE; THENCE,

SOUTHEASTERLY, 37.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 84°47'59" SUBTENDED BY A CHORD OF 33.72 FEET WHICH BEARS S.42°49'18"E. TO A POINT OF REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, 79.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 386.00 FEET, AND A CENTRAL ANGLE OF 11°52'03" SUBTENDED BY A CHORD OF 79.81 FEET WHICH BEARS S.06°21'20"E. TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALLE NORTENA; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE,

SOUTHEASTERLY, 113.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 283.70 FEET, AND A CENTRAL ANGLE OF 23°01'13" SUBTENDED BY A CHORD OF 113.22 FEET WHICH BEARS S.19°31'15"E. TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE,

SOUTHEASTERLY, 127.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 309.30 FEET, AND A CENTRAL ANGLE OF 23°39'28" SUBTENDED BY A CHORD OF 126.81 FEET WHICH BEARS S.06°49'42"E. TO A POINT OF TANGENCY; THENCE,

S.03°28'32"W., A DISTANCE OF 47.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 37.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 86°50'33" SUBTENDED BY A CHORD OF 34.37 FEET WHICH BEARS S.46°53'49"W. TO A POINT OF TANGENCY; THENCE,

N.89°40'55"W., A DISTANCE OF 10.08 FEET TO A POINT ON A CURVE; THENCE, SOUTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS S.82°11'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 191.95 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 220.40 FEET TO AN ANGLE POINT; THENCE,

N.89°42'57"W., A DISTANCE OF 235.01 FEET TO AN ANGLE POINT; THENCE, S.00°19'05"W., A DISTANCE OF 220.26 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VALIENTE ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 989.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 7.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37" SUBTENDED BY A CHORD OF 7.07 FEET WHICH BEARS N.81°33'06"W. TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE,

N.89°40'55"W., A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°00'00" SUBTENDED BY A CHORD OF 35.36 FEET WHICH BEARS N.44°40'55"W. TO A POINT OF TANGENCY; THENCE,

N.00°19'05"E., A DISTANCE OF 345.09 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 36.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AND A CENTRAL ANGLE OF 59°03'01" SUBTENDED BY A CHORD OF 34.50 FEET WHICH BEARS N.29°50'36"E. TO A POINT OF NON-TANGENCY, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE,

N.00°19'05"E., A DISTANCE OF 13.61 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 39.25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'31" SUBTENDED BY A CHORD OF 35.34 FEET WHICH BEARS N.45°17'51"E. TO A POINT OF TANGENCY, BEING THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING.

SAID COMPRISED PARCEL CONTAINING AN AREA OF 583,205 SQUARE FEET OR 13.3885 ACRES, MORE OR LESS.

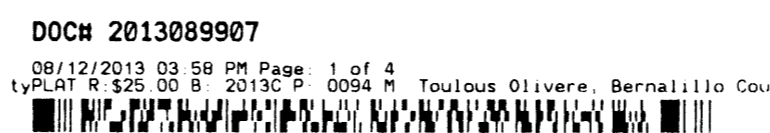
NOTICE OF SUBDIVISION PLAT CONDITIONS:

A VARIANCE OR WAIVER FOR 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 OWNERS 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.

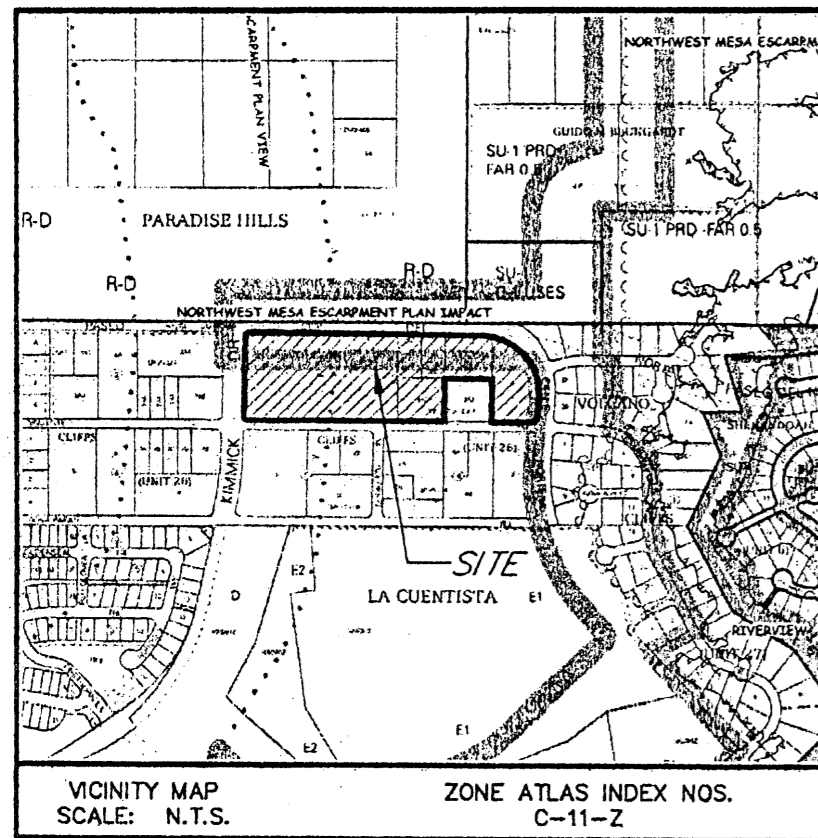
THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY IT'S APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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 REQUIREMENT 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.



SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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 ERECTED 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.




SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING:	6
TOTAL NO. OF LOTS CREATED:	2
GROSS SUBDIVISION ACREAGE:	13.3885 ACRES
TOTAL MILES OF STREETS CREATED:	0
ZONE ATLAS INDEX NO:	C-11-Z
DATE OF SURVEY:	APRIL 2010
CURRENT ZONINGS:	SU-2 VCMX

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT SIX EXISTING LOTS INCLUDING: LOTS 1-A, 2A-1, 2A-2, 2-A3, 3A-1, AND 4A, BLOCK 3, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO TWO LOTS; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD AND CALLE NORTENA.

GENERAL NOTES:

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83), BASED ON A LINE FROM CONTROL STATION 3-E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS  ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-011-064-182-178-30506  
 PROPERTY OWNER OF RECORD: LEDERER A C JR (L2A2,B3,U26)

UNIFORM PROPERTY CODE #: 1-011-064-127-168-30501  
 PROPERTY OWNER OF RECORD: VOLCANO CLIFFS INC. (L1A,B3,U26)

UNIFORM PROPERTY CODE #: 1-011-064-223-165-30504  
 PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L4A,B3,U26)

UNIFORM PROPERTY CODE #: 1-011-064-177-156-30502  
 PROPERTY OWNER OF RECORD: STEVEN J. METRO (L2A3,B3,U26)

UNIFORM PROPERTY CODE #: 1-011-064-200-178-30505  
 PROPERTY OWNER OF RECORD: GROUP 1 U26 VC LLC. (L3A1,B3,U26)

UNIFORM PROPERTY CODE #: 1-011-064-171-178-30507  
 PROPERTY OWNER OF RECORD: FOLKINS GLENN O ETUX, ETAL (L2A1,B3,U26)

BERNALILLO COUNTY TREASURER'S OFFICE:  DATE: 8/12/13

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): VARIOUS  
 SECTION 14, T.11 N., R.2 E., N.M.P.M.  
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNIT 26

Layout Name: UNIT 26 B3-DRB-01  
 Drawing Name: SX3218076\_Boundary (replatbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CAADD\MAPPING\ABO\SAD 228\

Plot By: PAJ



PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

**FREE CONSENT AND DEDICATION:**

THE LOTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE, VALIENTE ROAD AND CALLE NORTENA TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**PROPERTY OWNER SIGNATURE(S):**

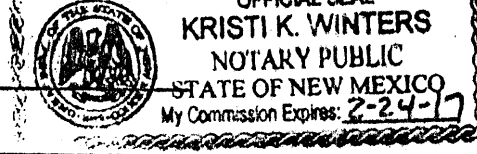
LOT 2A-1, 2A-2, 2A-3, 3A-1, 4A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT, MANAGER DATE  
 FOR: GROUP 1 U26 VC, LLC

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17

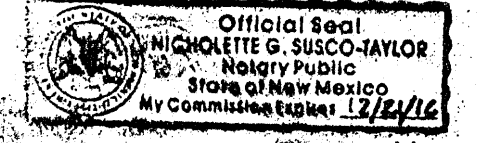


Kyle Falls 2/27/13  
 KYLE FALLS, MANAGER DATE  
 FOR: GROUP 1 U26 VC, LLC

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2013, BY KYLE FALLS.

NOTARY PUBLIC: Nichollette G. Susco-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016




LOT 1A, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Billy J. Wright 2-28-2013  
 BILLY J. WRIGHT DATE  
 FOR: VOLCANO CLIFFS, INC., A NEW MEXICO CORPORATION

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF February, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: Kristi K. Winters  
 MY COMMISSION EXPIRES: 2-24-17

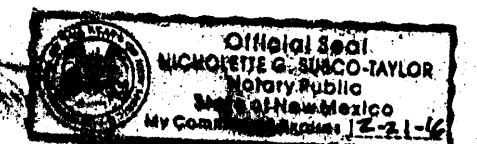


Tomas A. Zamora 2/27/13  
 TOMAS A. ZAMORA DATE  
 FOR: SONORA LAND I, A NEW MEXICO LIMITED PARTNERSHIP

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27<sup>th</sup> DAY OF February, 2013, BY TOMAS A. ZAMORA.

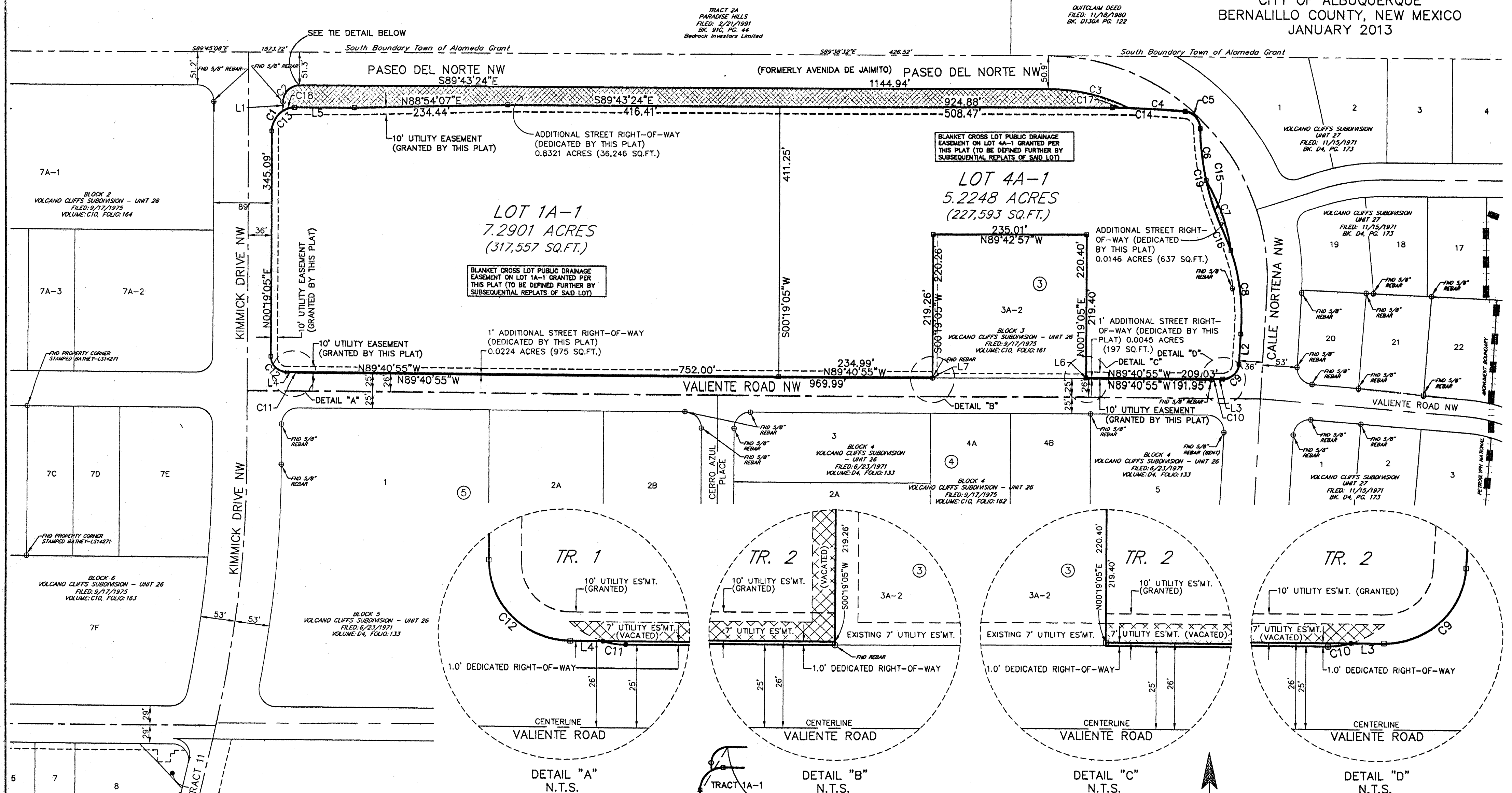
NOTARY PUBLIC: Nichollette G. Susco-Taylor  
 MY COMMISSION EXPIRES: December 21, 2016



PLAT OF  
**LOTS 1A-1 and 4A-1, BLOCK 3**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	59°03'01"	35.00'	36.07'	N29°50'36"E 34.50'
C2	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C3	25°46'15"	283.70'	127.60'	S76°50'17"E 126.53'
C4	03°30'06"	1422.00'	86.91'	S86°58'20"E 86.89'
C5	84°47'59"	25.00'	37.00'	S42°49'18"E 33.72'
C6	11°52'03"	386.00'	79.95'	S08°21'20"E 79.81'
C7	23°01'13"	283.70'	113.99'	S19°31'15"E 113.22'
C8	23°39'28"	309.30'	127.71'	S06°49'42"E 126.81'
C9	86°50'33"	25.00'	37.89'	S46°53'49"W 34.37'
C10	16°15'37"	25.00'	7.09'	S82°11'17"W 7.07'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C11	16°15'37"	25.00'	7.09'	N81°33'06"W 7.07'
C12	90°00'00"	25.00'	39.27'	N44°40'55"W 35.36'
C13	89°57'31"	35.00'	54.95'	N45°17'51"E 49.48'
C14	04°30'07"	1422.00'	111.73'	S87°28'21"E 111.70'
C15	12°26'11"	386.00'	83.78'	S18°30'27"E 83.62'
C16	03°43'21"	456.46'	29.66'	S22°22'45"E 29.65'
C17	01°00'01"	1422.00'	24.82'	N89°13'24"W 24.82'
C18	30°54'30"	35.00'	18.88'	S74°49'21"W 18.65'
C19	24°18'14"	386.00'	163.74'	S12°34'26"E 162.51'



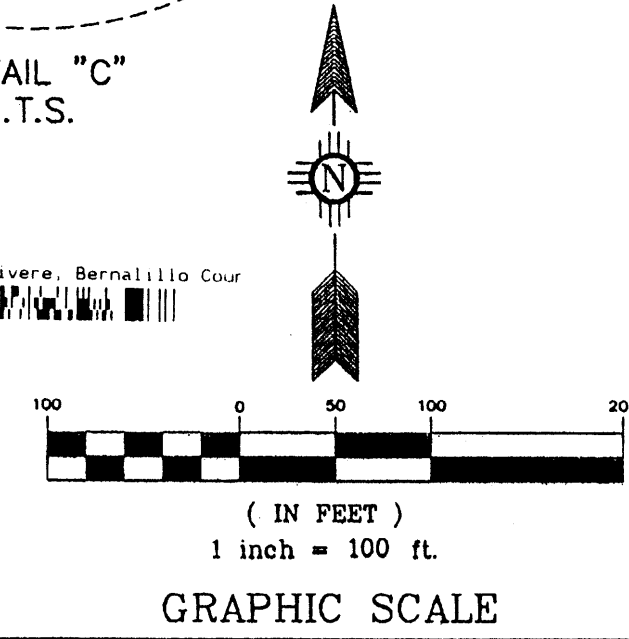
LINE NO.	BEARING	DISTANCE
L1	N00°19'05"E	13.61'
L2	S03°28'32"W	47.57'
L3	N89°40'55"W	10.08'
L4	N89°40'55"W	10.00'
L5	N89°43'24"W	91.24'
L6	N00°19'05"E	1.00'
L7	S00°19'05"W	1.00'

Layout Name: UNIT 26 03-DR0-03  
 Drawing Name: SX3218076\_Boundary (replbase).dwg  
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\

ACS CONTROL STATION "ACS 3-E10" DATA:  
 3 1/4 BRASS DISC SET IN CONCRETE POST  
 NEW MEXICO STATE PLANE GRID  
 COORDINATES (CENTRAL ZONE)  
 X=1,499,059.808 Y=1,512,627.946  
 ELEV=5318.888 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999872416  
 DELTA ALPHA=(-)00°16'20.35" (NAD 1983)  
 Plot By: PAJ


ACS CONTROL STATION "ACS 13-D10" DATA:  
 3 1/4 BRASS DISC SET FLUSH IN LAVA ROCK  
 NEW MEXICO STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE)  
 X=1,501,318.810 Y=1,514,256.886  
 GROUND TO GRID FACTOR=0.999872421  
 DELTA ALPHA=(-)00°16'04.84" (NAD 1983)

DOCH 2013089907  
 08/12/2013 03:58 PM Page 3 of 4  
 LPLAT R 825 00 B 2013C P 0094 M Toulous Olivere, Bernalillo Cour



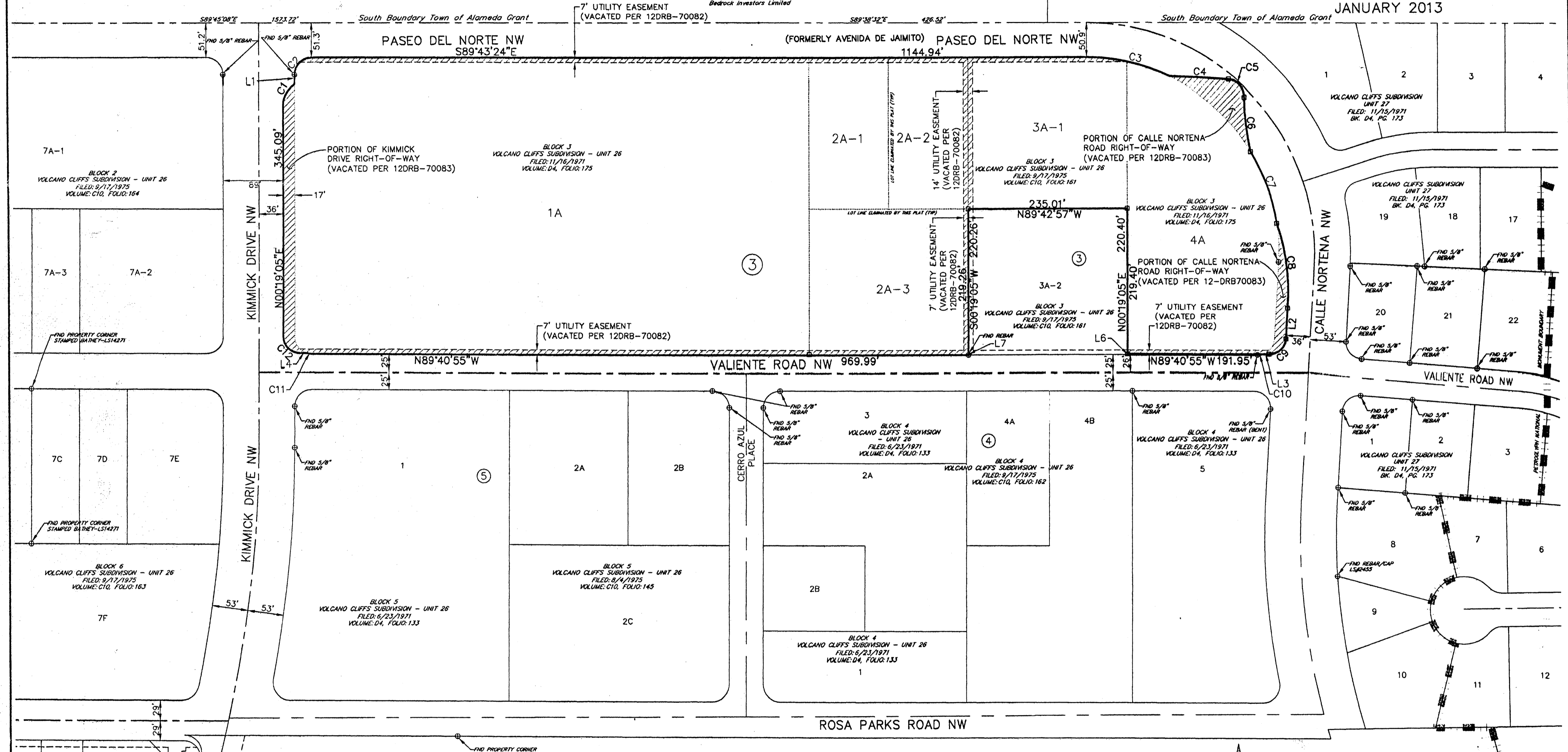
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 3 OF 4  
 WCI PROJ. NO. 08-400-104-00

VACATION EXHIBIT FOR  
 PLAT OF  
 LOTS 1A-1 and 4A-1, BLOCK 3  
 VOLCANO CLIFFS SUBDIVISION, UNIT 26  
 A Replat of Block 3,  
 together with, a portion of  
 Kimmick Drive NW & Calle Nortena NW,  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTION 14  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

 PUBLIC UTILITY EASEMENT VACATED PER 12DRB-70082  
 PUBLIC RIGHT-OF-WAY VACATED PER 12DRB-70083

TRACT 2A  
 PARADISE HILLS  
 FILED: 2/21/1991  
 BK. 91C, PG. 44  
 Bedrock Investors Limited

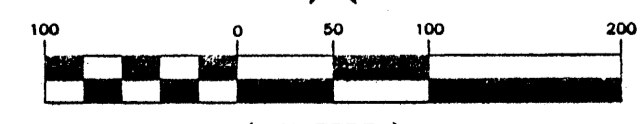
QUITCLAIM DEED  
 FILED: 11/19/1990  
 BK. D130A PG. 122



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	59°03'01"	35.00'	36.07'	N29°50'36"E 34.50'
C2	89°57'31"	25.00'	39.25'	N45°17'51"E 35.34'
C3	25°46'15"	283.70'	127.60'	S76°50'17"E 126.53'
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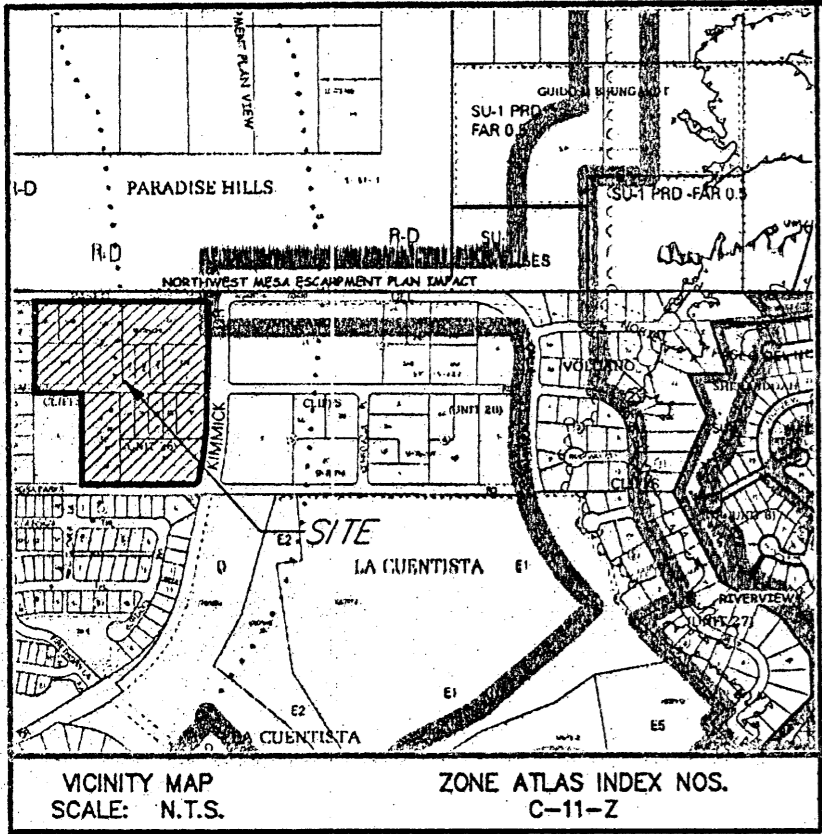
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C11	16°15'37"	25.00'	7.10'	N81°33'06"W 7.07'
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L3	N89°40'55"W	10.08'
L4	N89°40'55"W	10.00'
L5	N89°43'24"W	91.24'
L6	N00°19'05"E	1.00'
L7	S00°19'05"W	1.00'



( IN FEET )  
 1 inch = 100 ft.  
 GRAPHIC SCALE

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 4 OF 4  
 WCI PROJ. NO. 08-400-104-00



**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 5A-1, 5A-2, 5A-3, 7A-1, 7A-2, 7A-3, 7A-4 & 7A-5, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME C10, FOLIO 164, TOGETHER WITH, LOT 6A, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 16, 1971 IN VOLUME D4, FOLIO 175, TOGETHER WITH, LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 23, 1971 IN VOLUME D4, FOLIO 133, TOGETHER WITH, LOTS 7A, 7B, 7C, 7D, 7E & 7F, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 1975 IN VOLUME: C10, FOLIO 163, TOGETHER WITH, PORTIONS OF STREET RIGHT OF WAY FOR VALIENTE ROAD AND KIMMICK DRIVE; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (D4-133) AND ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.28°46'14"W., 8,467.09 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 460.00 FEET TO AN ANGLE POINT, BEING THE SAME POINT AS THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 6; THENCE, N.89°40'55"W., A DISTANCE OF 239.96 FEET TO AN ANGLE POINT; THENCE, N.00°19'05"E., A DISTANCE OF 489.01 FEET TO THE NORTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE (FORMERLY AVENIDA DE JAIMITO); THENCE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°43'24"E., A DISTANCE OF 829.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 39.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'29" SUBTENDED BY A CHORD OF 35.37 FEET WHICH BEARS S.44°42'09"E. TO A POINT OF TANGENCY, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°19'05"W., A DISTANCE OF 14.33 FEET TO A POINT ON A CURVE; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, SOUTHEASTERLY, 35.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 36.78 FEET AND A CENTRAL ANGLE OF 54°49'26" SUBTENDED BY A CHORD OF 33.87 FEET WHICH BEARS S.29°48'36"E. TO A POINT OF TANGENCY; THENCE, S.00°19'05"W., A DISTANCE OF 509.90 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 349.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,781.34 FEET AND A CENTRAL ANGLE OF 11°13'53" SUBTENDED BY A CHORD OF 348.63 FEET WHICH BEARS S.05°56'02"W. TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHWESTERLY, 34.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°46'06" SUBTENDED BY A CHORD OF 31.73 FEET WHICH BEARS S.50°56'02"W. TO A POINT OF TANGENCY; THENCE, N.89°40'55"W., A DISTANCE OF 4.58 FEET TO A POINT ON A CURVE, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID KIMMICK DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY, 14.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 32°51'36" SUBTENDED BY A CHORD OF 14.14 FEET WHICH BEARS S.73°53'17"W. TO A POINT OF TANGENCY, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ROSA PARKS; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°40'55"W., A DISTANCE OF 554.41 FEET TO THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING; SAID COMPRISED PARCEL CONTAINING AN AREA OF 710,649 SQUARE FEET OR 16.3143 ACRES, MORE OR LESS.

PLAT OF  
TRACT 1, BLOCK 2  
VOLCANO CLIFFS SUBDIVISION, UNIT 26

A Replat of a portion of Block 2 & a portion of Block 6, together with, a portion of Valiente Road & Kimmick Drive NW Volcano Cliffs Subdivision, Unit 26 WITHIN SECTIONS 14 & 15 T.11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE

PROJECT NUMBER: 1009082 BERNALILLO COUNTY, NEW MEXICO  
APPLICATION NUMBER: 13 DRB-70584 APRIL 2013

**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) AND QWEST CORPORATION D/B/A/ CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC AND QWEST CORPORATION D/B/A/ CENTURYLINK 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.

<i>[Signature]</i> NEW MEXICO GAS COMPANY	7-31-2013 DATE
<i>[Signature]</i> PNM ELECTRIC SERVICES	8-12-2013 DATE
<i>[Signature]</i> QWEST CORPORATION, D/B/A/ CENTURYLINK QC	7-30-13 DATE
<i>[Signature]</i> COMCAST	8/2/13 DATE
<i>[Signature]</i> CITY SURVEYOR	4-24-13 DATE
<i>[Signature]</i> REAL PROPERTY DIVISION	7-19-13 DATE
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	07-31-13 DATE
<i>[Signature]</i> ABCWUA	7-31-13 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	7-31-13 DATE
<i>[Signature]</i> A.M.A.F.C.A.	7-31-13 DATE
<i>[Signature]</i> CITY ENGINEER	7-31-13 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	8-8-13 DATE

**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING: 16  
TOTAL NO. OF TRACTS CREATED: 1  
GROSS SUBDIVISION ACREAGE: 16.3143 ACRES  
TOTAL MILES OF STREETS CREATED: 0  
ZONE ATLAS INDEX NO: C-11-Z  
DATE OF SURVEY: APRIL 2010  
CURRENT ZONING: SU-2 VCMX

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO REPLAT SIXTEEN EXISTING LOTS INCLUDING: LOTS 5A-1, 5A-2, 5A-3, 6A, 7A-1, 7A-2, 7A-3, 7A-4, AND 7A-5, BLOCK 2 AND LOTS 6, 7A, 7B, 7C, 7D, 7E, AND 7F, BLOCK 6, UNIT 26, VOLCANO CLIFFS SUBDIVISION, INTO ONE TRACT; VACATE AND GRANT EASEMENTS; AND VACATE AND DEDICATE RIGHT-OF-WAY FOR PASEO DEL NORTE, KIMMICK DRIVE, VALIENTE ROAD, AND ROSA PARKS ROAD.

**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

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 OR 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 REQUIREMENT 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.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

- UNIFORM PROPERTY CODE #: 1-011-064-001-177-30409 (LSA1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-006-157-30401 (LSA3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-157-30403 (L7A5,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-118-30102 (L6,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-040-129-30108 (L7A,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-071-129-30104 (L7E,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-107-30103 (L7F,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-068-157-30406 (L7A2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-054-157-30405 (L7A3,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-056-177-30407 (L7A1,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-062-129-30105 (L7D,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-027-168-30402 (L6A,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-012-177-30408 (LSA2,B2,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-129-30107 (L7B,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-034-129-30106 (L7C,B6,U26)
- UNIFORM PROPERTY CODE #: 1-011-064-047-157-30404 (L7A4,B2,U26)

PROPERTY OWNER OF RECORD: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BERNALILLO COUNTY TREASURER'S OFFICE: *[Signature]* DATE: 8/12/13  
INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): VARIOUS  
SECTIONS 14&15, T.11 N., R.2 E., N.M.P.M.  
SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNITS 26 & 27

Layout Name: MX-LLC-West-DRB-01  
Drawing Name: SX3218076\_Boundary (replabase).dwg  
NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228\ Plot By: PAJ

DOCH 2013089890  
08/12/2013 03:47 PM Page: 1 of 4  
PLAT R \$25.00 B. 2013C P. 0092 M Toulous Olivera, Bernalillo Cour

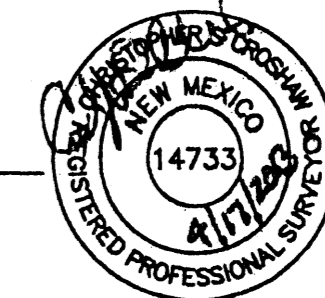
**GENERAL NOTES:**

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83), BASED ON A LINE FROM CONTROL STATION 3\_E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

**SOLAR NOTE:**

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE 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 ERCTED 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.

*[Signature]*  
CHRISTOPHER S. CROSHAW  
N.M.P.L.S. #14733  
4/17/2013  
DATE



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

PLAT OF  
**TRACT 1, BLOCK 2**  
**VOLCANO CLIFFS SUBDIVISION, UNIT 26**  
 A Replat of a portion of Block 2 &  
 a portion of Block 6,  
 together with, a portion of  
 Vallente Road & Kimmick Drive NW  
 Volcano Cliffs Subdivision, Unit 26  
 WITHIN SECTIONS 14 & 15  
 T.11 N., R.2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2013

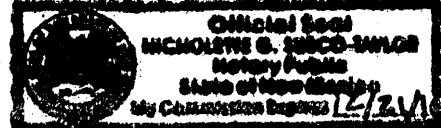
**FREE CONSENT AND DEDICATION:**

THE TRACTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY FOR PASEO DEL NORTE AND ROSA PARKS ROAD TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS 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 OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**PROPERTY OWNER SIGNATURE(S):**

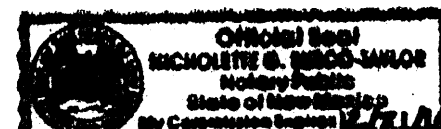
LOTS 5A1, 5A2, 5A3, 6A, 7A1, 7A2, 7A3, 7A4, 7A5, BLOCK 2,  
 AND LOTS 6, 7A, 7B, 7C, 7D, 7E, 7F, BLOCK 6, VOLCANO CLIFFS  
 SUBDIVISION, UNIT 26:

Billy J. Wright 4-17-2013  
 BILLY J. WRIGHT, MANAGER DATE  
 FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO )  
 ) ss.   
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY BILLY J. WRIGHT.

NOTARY PUBLIC: Nicholette G. Sisco-Walsh  
 MY COMMISSION EXPIRES: December 21, 2016

Steven J. Metro 4-17-13  
 STEVEN J. METRO, MANAGER DATE  
 FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO )  
 ) ss.   
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17<sup>th</sup> DAY OF  
April, 2013, BY STEVEN J. METRO.

NOTARY PUBLIC: Nicholette G. Sisco-Walsh  
 MY COMMISSION EXPIRES: December 21, 2016

DOCH 2013089890  
 08/12/2013 03:47 PM Page 2 of 4  
 PLAT R \$25.00 B 2013C P 0092 M Toulouse Olivere, Bernalillo Cour

**WILSON  
 & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 4



**VOLCANO CLIFFS SUBDIVISION, UNIT 26**

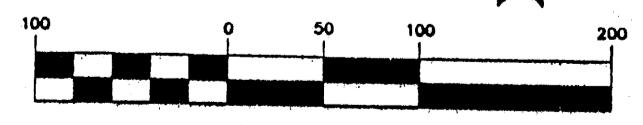
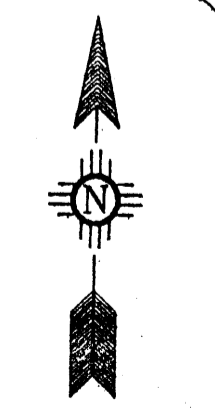
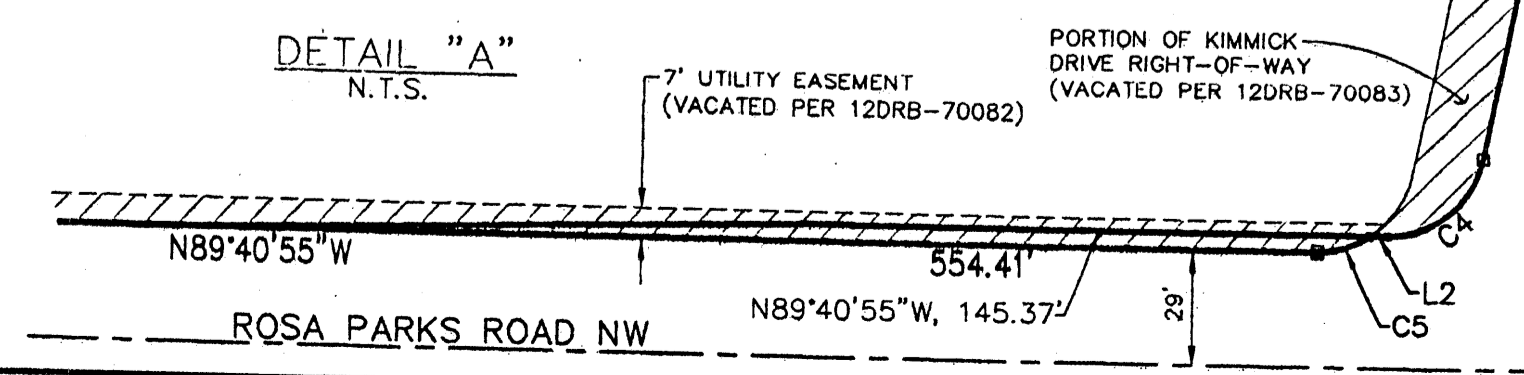
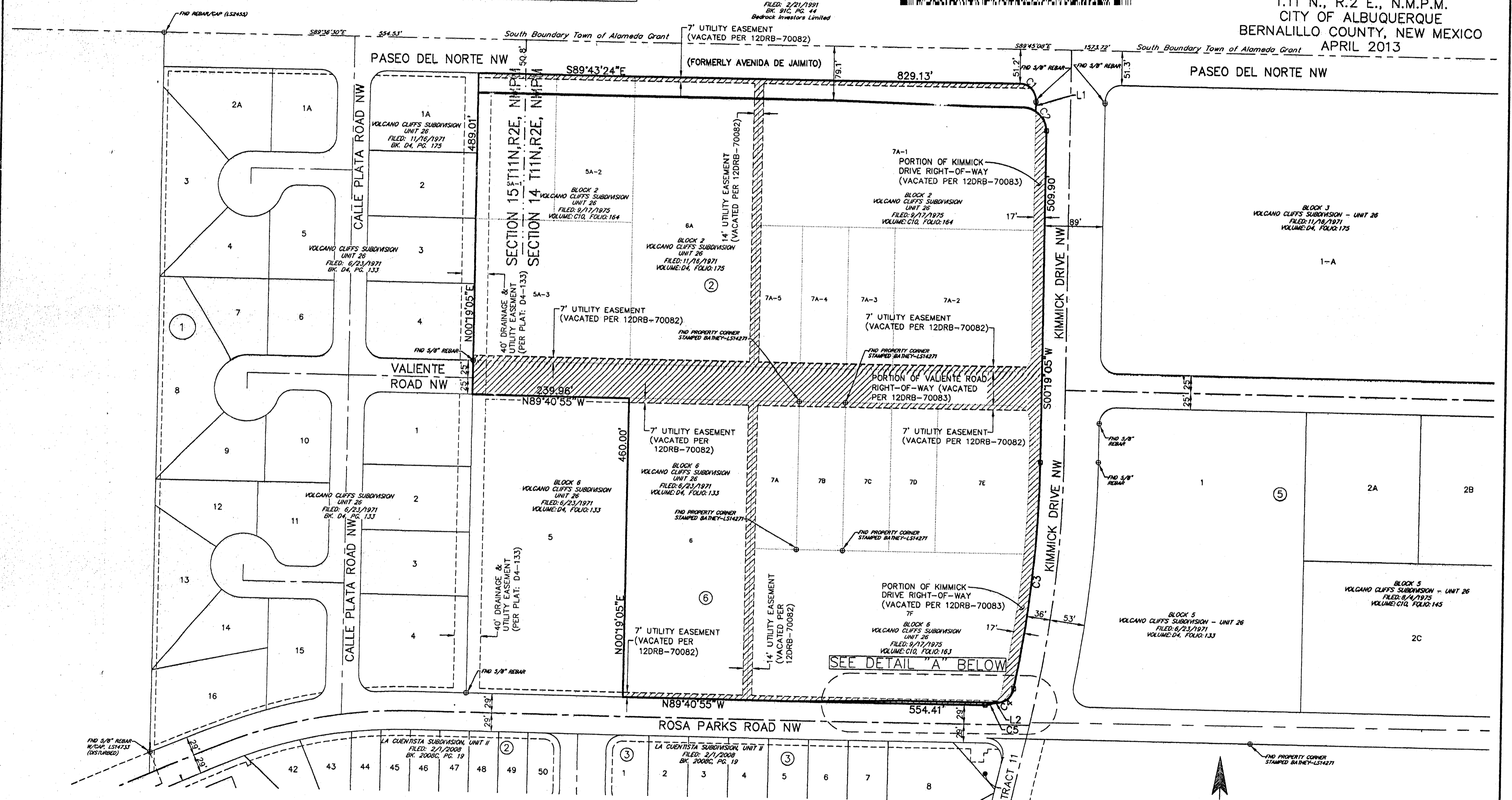
A Replat of a portion of Block 2 & a portion of Block 6, together with, a portion of Valiente Road & Kimmick Drive NW  
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 WITHIN SECTIONS 14 & 15  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2013

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°19'05"W	14.33'
L2	N89°40'55"W	4.58'
L3	S89°43'24"E	67.02'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	90°02'29"	25.00'	39.29'	S44°42'09"E 35.37'
C2	54°49'26"	36.78'	35.20'	S29°48'36"E 33.87'
C3	11°13'53"	1781.34'	349.19'	S05°56'02"W 348.63'
C4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C5	32°51'36"	25.00'	14.34'	S73°53'17"W 14.14'
C6	84°36'32"	36.78'	54.31'	S44°42'09"E 49.52'
C7	29°47'06"	36.78'	19.12'	N72°06'52"W 18.91'

PUBLIC UTILITY EASEMENT VACATED PER 12DRB-70082  
 PUBLIC RIGHT-OF-WAY VACATED PER 12DRB-70083

DOCM 2013089890  
 08/12/2013 03:47 PM Page 4 of 4  
 PLAT R \$25.00 B 2013C P 0092 M Toulouse Oliveira, Bernalillo Cour  
 BK 91C, PG 44 Bedrock Investors Limited



( IN FEET )  
 1 inch = 100 ft.  
**GRAPHIC SCALE**

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87108  
 (505) 348-4000