

LEGAL DESCRIPTION:

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 22, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 31-A, BLOCK 9, UNIT NO. 18 VOLCANO CLIFFS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 08-27-13, RECORDED IN PLAT BOOK 2013C, PAGE 0103, AND CONTAINING 7.9143 ACRES (344,746 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1 THROUGH 39, INCLUSIVE, TIBURON HEIGHTS.

PURPOSE OF PLAT:

1. Subdivide Lot 31-A, Block 9, Unit No. 18, Volcano Cliffs Subdivision into (39) Residential lots.
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant new Easements as shown hereon in this plat.

TABLE OF CONTENTS:

- SHEET 1 - COVER SHEET
- SHEET 2 - FINAL PLAT GEOMETRY

NOTES:

4. **SOLAR NOTE:** No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being install 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.
5. Bearings are New Mexico State Plane Coordinate System grid bearings (central zone, NAD 83), Distances are ground distances (US Survey Feet).
6. Unless otherwise noted, field measurements match record measurements.

PUBLIC UTILITY EASEMENTS (PUE)

Shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

XFINITY for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PLAT FOR
TIBURON HEIGHTS
WITHIN
SECTION 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014**

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number : 1009178

Application Number: 14DRB-

PLAT APPROVAL

Utility Approvals:

	10-8-14
PNM	Date
	10/3/14
New Mexico Gas Company	Date
	10/9/14
CenturyLink QC	Date
	10/7/14
Comcast	Date
City Approvals:	10/9/14
Acting City Surveyor	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

VICINITY MAP NO SCALE ZONE ATLAS: D-10-Z

SUBDIVISION DATA

GROSS ACREAGE	7.9143 Acres
ZONE ATLAS NO.	D-10-Z
NO. OF EXISTING LOTS	1
NO. OF LOTS/TRACTS CREATED	39 LOTS/0 TRACTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.6527
DATE OF SURVEY	MARCH, 2012

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

RTR LLC, Owner Lot 31-A, Block 9, Unit 18, Volcano Cliffs Subdivision
Rhett Waterman, Managing Member

Rhett Waterman, Managing Member

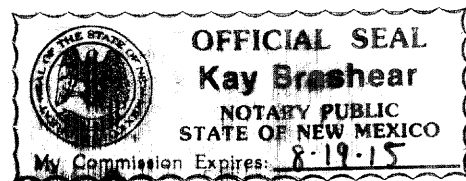
10/2/14
Date

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on October 2, 14
By Rhett Waterman, Managing Member, RTR LLC a New Mexico Limited Liability Company on behalf of said Company

NOTARY-PUBLIC MY COMMISSION EXPIRES 8-19-15



SURVEYOR'S CERTIFICATION:

"I, Larry W. Medrano, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Larry W. Medrano, N.M.P.S. No. 11993 10/3/14
Date

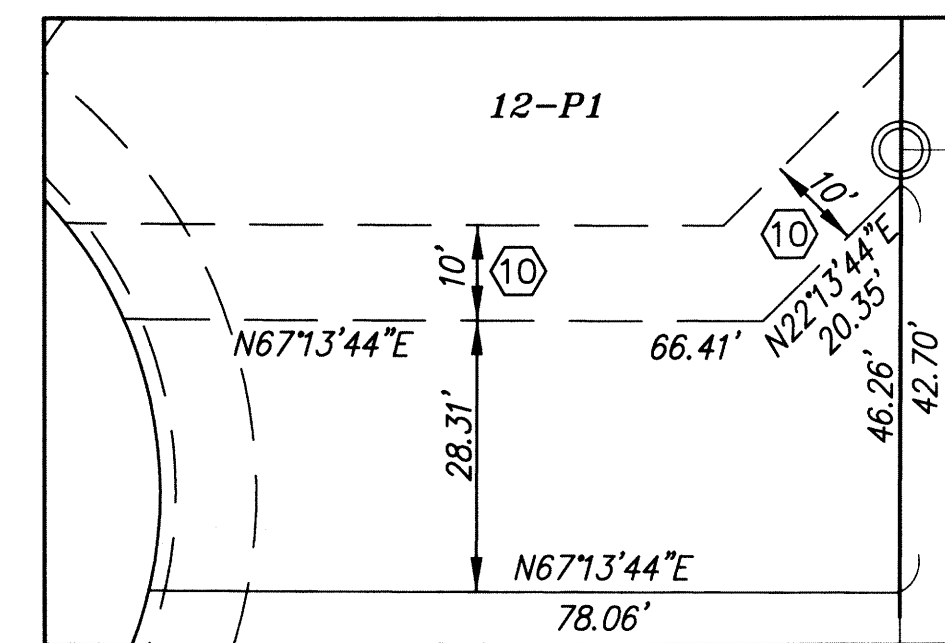


OFFICE LOCATION:
5571 Midway Park Place, NE
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505,856,5700 PHONE
505,856,7900 FAX

**PLAT FOR
TIBURON HEIGHTS**
WITHIN
SECTION 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	70.69'	45.00'	90°00'00"	45.00'	S22°13'44"W	63.64'
C2	70.69'	45.00'	90°00'00"	45.00'	N67°46'16"W	63.64'
C3	70.69'	45.00'	90°00'00"	45.00'	N22°13'44"E	63.64'
C4	35.34'	45.00'	45°00'00"	18.64'	S0°16'16"E	34.44'
C5	35.34'	45.00'	45°00'00"	18.64'	S44°43'44"W	34.44'
C6	35.34'	45.00'	45°00'00"	18.64'	S89°43'44"W	34.44'
C7	35.34'	45.00'	45°00'00"	18.64'	N45°16'16"W	34.44'
C8	35.34'	45.00'	45°00'00"	18.64'	N0°16'16"W	34.44'
C9	35.34'	45.00'	45°00'00"	18.64'	N44°43'44"E	34.44'
C10	39.27'	25.00'	90°00'00"	25.00'	N22°13'44"E	35.36'
C11	11.93'	25.00'	27°20'28"	6.08'	N36°26'30"W	11.82'
C12	27.67'	45.00'	35°14'05"	14.29'	S32°29'41"E	27.24'
C13	45.19'	45.00'	57°32'08"	24.71'	S13°53'26"W	43.31'
C14	40.77'	45.00'	51°54'22"	21.90'	S68°36'51"W	39.39'
C15	11.93'	25.00'	27°20'28"	6.08'	N80°53'58"E	11.82'
C16	11.93'	25.00'	27°20'28"	6.08'	N53°33'30"E	11.82'
C17	49.13'	45.00'	62°32'59"	27.33'	S71°09'46"W	46.72'
C18	53.25'	45.00'	67°48'13"	30.24'	N43°39'38"W	50.20'
C19	11.94'	45.00'	15°12'25"	6.01'	N2°09'19"W	11.91'
C20	11.93'	25.00'	27°20'28"	6.08'	S9°06'02"E	11.82'
C21	11.93'	25.00'	27°20'28"	6.08'	S36°26'30"E	11.82'
C22	11.89'	45.00'	15°08'38"	5.98'	N42°32'25"W	11.86'
C23	50.44'	45.00'	64°13'18"	28.24'	N2°51'27"W	47.84'
C24	51.56'	45.00'	65°38'51"	29.03'	N61°44'46"E	48.79'
C25	3.44'	25.00'	7°52'39"	1.72'	N89°22'07"W	3.43'
C26	8.49'	25.00'	19°27'49"	4.29'	S76°57'39"W	8.45'
C27	39.28'	24.99'	90°03'16"	25.01'	S22°13'44"W	35.36'
C28	39.27'	25.00'	90°00'00"	25.00'	S67°46'16"E	35.36'
C29	39.27'	25.00'	90°00'55"	25.00'	S67°46'16"E	35.36'
C30	32.99'	21.00'	90°00'00"	21.00'	N22°13'44"E	29.70'
C31	32.99'	21.00'	90°00'00"	21.00'	N67°46'16"W	29.70'
C32	32.99'	21.00'	90°00'00"	21.00'	S22°13'44"W	29.70'
C33	113.63'	45.00'	144°40'55"	141.35'	S22°13'44"W	85.76'
C34	112.20'	45.00'	142°51'42"	133.95'	N68°40'53"W	85.31'
C35	113.63'	45.00'	144°40'55"	141.35'	N22°13'44"E	85.76'

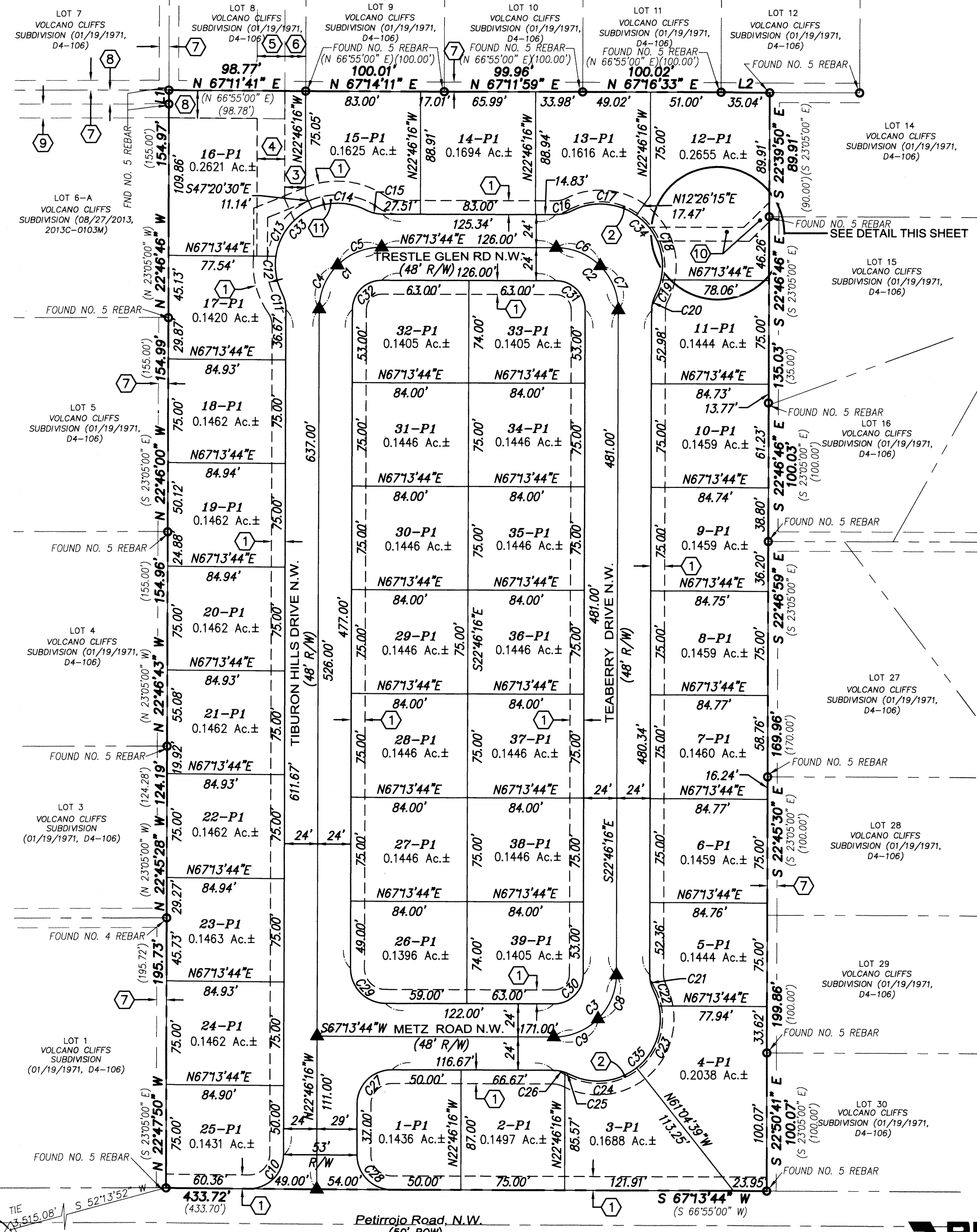


LOT 12-P1 EASEMENT DETAIL
SCALE: 1" = 20'

A.G.R.S. MONUMENT "S_21_22_28_27_11N_2E"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,513,840.436 E=1,497,658.102
PUBLISHED EL=5330.151 (NAVD 1988)
GROUND TO GRID FACTOR=0.999671770
DELTA ALPHA ANGLE=-0°16'30.19"

A.G.R.S. MONUMENT "3_E10"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,512,627.946 E=1,499,059.808
PUBLISHED EL=5318.888 (NAVD 1988)
GROUND TO GRID FACTOR=0.999672416
DELTA ALPHA ANGLE=-0°16'20.35"

NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 11993".



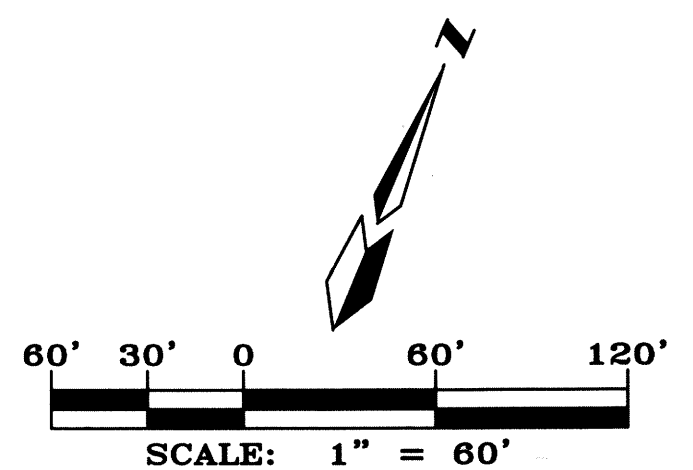
Easements:

- 1 NEW 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 2 NEW 1' WIDE PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 3 NEW 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 4 NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5 EXISTING 20' PUBLIC STORM DRAIN EASEMENT (01-07-2013, DOC #2013001868).
- 6 EXISTING 15' PUBLIC WATERLINE EASEMENT (12-18-2012, DOC #2012133305).
- 7 EXISTING 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT (01/19/1971, D4-106)
- 8 EXISTING 20' WIDE PUBLIC STORM DRAIN EASEMENT (08-27-2013, 2013C-0103M).
- 9 EXISTING 10' PUBLIC STORM DRAIN EASEMENT (01-07-2013, DOC #2013001870).
- 10 NEW 10' PRIVATE DRAINAGE EASEMENT GRANTED TO AND FOR THE BENEFIT OF LOTS 12-16, VOLCANO CLIFFS SUBDIVISION.
- 11 NEW 6' WIDE PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

NOTE:
#4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" WILL BE SET AT ALL PROPERTY CORNERS.

Line Table

Line #	Bearing	Length	Record Bearing	Record Length
L-1	N22°38'53"W	10.02'	(N23°05'00"W)	(10.02')
L-2	N67°14'53"E	35.04'	(N66°55'00"E)	(35.04')



PRECISION SURVEYS, INC.

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