

PLAT OF LOTS 61-A AND 63-A STORMCLOUD SUBDIVISION UNIT 1

BEING A REPLAT OF
LOTS 61 and 63, STORMCLOUD SUBDIVISION UNIT 1
SITUATE WITHIN
PROJECTED SECTION 17, T.10N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2012

SITE DATA

FEMA MAP NO.	35001C0326G
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF EXISTING TRACTS	0
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
TOTAL AREA	0.3648 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0000 ACRES

PROJECT NUMBER: _____
SUBDIVISION APPLICATION NUMBER: _____

PLAT APPROVAL

- UTILITY APPROVALS:
- PNM ELECTRIC SERVICES _____ DATE _____
 - NEW MEXICO GAS COMPANY _____ DATE _____
 - QWEST CORPORATION d/b/a CENTURY LINK QC _____ DATE _____
 - COMCAST _____ DATE _____
- CITY APPROVALS:
- CITY SURVEYOR *[Signature]* 8/6/12 DATE _____
 - TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____
 - ABCWUA _____ DATE _____
 - PARKS AND RECREATION DEPARTMENT _____ DATE _____
 - AMAFCA _____ DATE _____
 - CITY ENGINEER, _____ DATE _____
 - DRB CHAIR, PLANNING DEPARTMENT _____ DATE _____

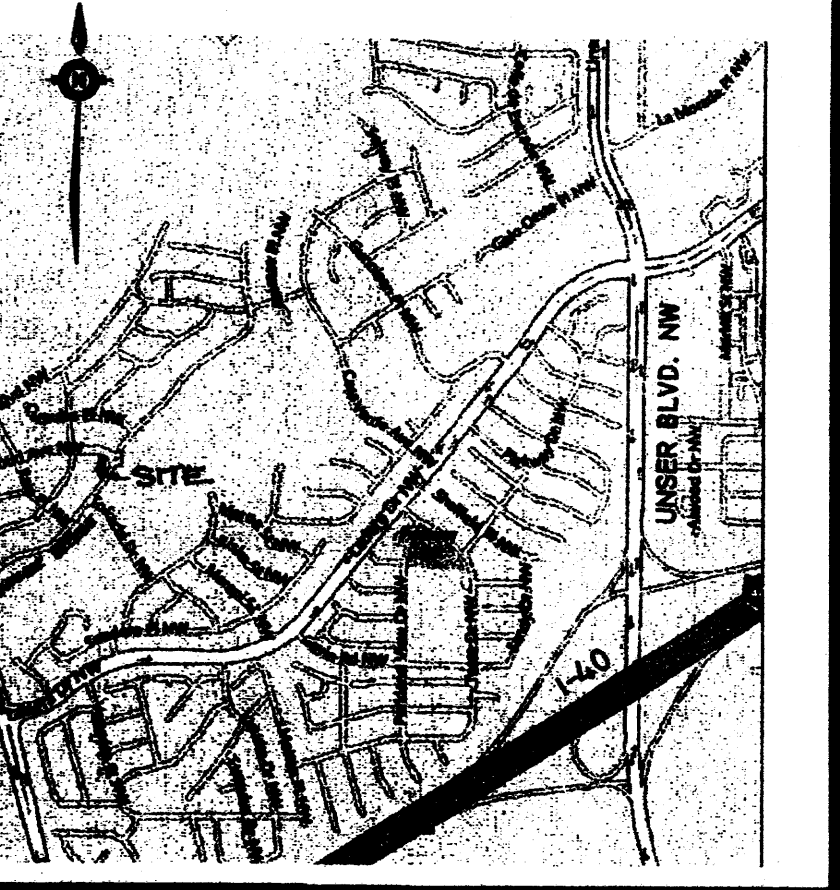
LEGAL DESCRIPTION

Lots numbered Sixty-one (61) and Sixty-three (63) of Stormcloud Subdivision Unit 1, as the same is shown and designated on the plat entitled "Plat of Stormcloud Subdivision Unit 1, Albuquerque, Bernalillo County, New Mexico, May 2008", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 27, 2008 in Plat Book Volume 2008C, Page 204, as Doc. No. 2008084493 and being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said Lot 63 and from whence ACS station "BH_40" bears S84°39'44"E, 25.89 feet and N53°35'47"E, 1254.86 feet;
 RUNNING THENCE N50°53'45"W, 167.44 feet;
 THENCE 6.36 feet along the arc of a 422.00 foot radius curve to the left (central angle = 00°51'49"; chord bears N10°31'59"E, 6.36 feet);
 THENCE N89°45'48"E, 67.82 feet;
 THENCE 6.84 feet along the arc of a 58.00 foot radius curve to the right (central angle = 6°45'28"; chord bears S86°51'28"E, 6.84 feet);
 THENCE N03°40'13"E, 117.05 feet to a point on the southerly right of way line of Stormcloud Avenue NW;
 THENCE along said southerly right of way line 71.46 feet along the arc of a 175.00 foot radius curve to the right (central angle = 23°23'43"; chord bears S73°41'15"E, 70.96 feet);
 THENCE continuing along said southerly right of way line S61°58'34"E, 1.82 feet;
 THENCE leaving said southerly right of way line S19°18'08"W, 118.37 feet;
 THENCE S81°59'24"E, 69.91 feet to a point on the westerly right of way line of Summer Breeze Road NW;
 THENCE along said westerly right of way line 72.13 feet along the arc of a 675.00 foot radius curve to the right (central angle = 6°07'22"; chord bears S35°37'48"W, 72.10 feet);
 THENCE continuing along said westerly right of way S36°41'28"W, 5.93 feet to the Point of Beginning.

Contains 0.3648 acres, more or less.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	422.00'	6.36'	0°51'49"	3.18'	N10°31'59"E	6.36'
C2	175.00'	71.46'	23°23'43"	36.23'	S73°41'15"E	70.96'
C3	58.00'	6.84'	6°45'28"	3.42'	S86°51'28"E	6.84'
C4	675.00'	72.13'	6°07'22"	36.10'	S35°37'48"W	72.10'
C5	700.00'	180.71'	14°47'28"	90.86'	S31°17'45"W	180.21'



VICINITY MAP
NOT TO SCALE
ZONE ATLAS MAP
J-8-Z

PURPOSE OF PLAT:
The purpose of this plat is to adjust the lot line between existing Lots 61 and 63 to conform to an existing block wall that was constructed off said lot line in Lot 63.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof and said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replated.

by *[Signature]* 8-4-12 Date
an unmarried man, Owner Lot 61

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2012
 BY: *[Signature]*
 NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 06-05

by *[Signature]* 7-27-12 Date
Dr. Horton, Inc., a Delaware corporation, Owner Lot 63

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 27 DAY OF July, 2012
 BY: *[Signature]*
 NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 10-10-15

NOTES:

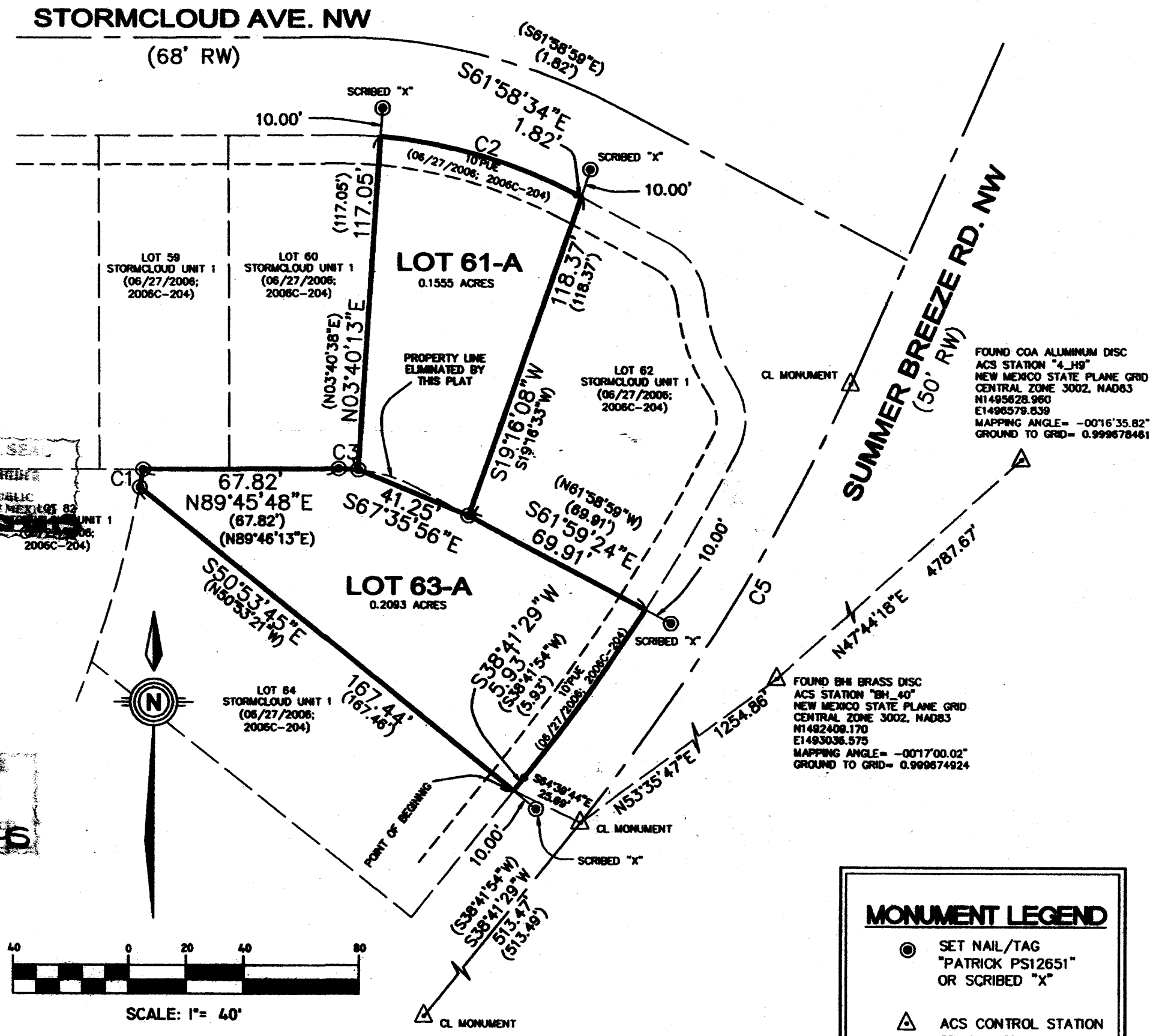
- The basis of bearings is the line between ACS Control Stations B_40 and 4_H9 as shown. Bearings are grid bearings. Distances are ground distances.
- Bearings and distances shown in () are per record plat of Stormcloud Unit 1, recorded on June 27, 2006, in book 2006C, Page 204.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Plat of Stormcloud Subd. Unit 1 as noted above.
 - Special Warranty Deed Doc. No. 2012048172 (Lot 63)
 - Warranty Deed Doc. No. 2008030889 (Lot 61)
- These properties are located in Zone X (outside 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map 35001C0326G, effective date 9/26/2008.
- All easements of record are shown hereon.

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.

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 installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.



SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

[Signature]
 THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
 7-12-2012 DATE

MONUMENT LEGEND

- SET NAIL/TAG "PATRICK PS12651" OR SCRIBED "X"
- ▲ ACS CONTROL STATION OR CL MONUMENT

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 LOT 61, STORMCLOUD SUBDIVISION UNIT 1
 UPC# 10080882444310813
 LOT 63, STORMCLOUD SUBDIVISION UNIT 1
 UPC# 10080882143310811
 BERNALILLO COUNTY TREASURERS OFFICE:
 BY: _____ DATE: _____

SHEET 1 OF 1

SUMMARY PLAT LOTS 61-A AND 63-A, BLOCK 6 STORMCLOUD UNIT 1

DATE	07/12/2012
SCALE	1"=40'
CREW	TWP
DRANE	TWP
JOB NO.	

community sciences corporation

LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING (505)897-0000