

PLAT OF
 LOT 41-C
 BLOCK 6
 UNIT 18
 VOLCANO CLIFFS SUBDIVISION
 WITHIN
 SECTION 22
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2016

DESCRIPTION

A tract of land situate within Section 22, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 41-A AND 41-B, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 21, 2014, in Plat Book 2014C, Page 121, and containing 0.5981 acres (26,054 sf) more or less.

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	<i>[Signature]</i>	3/8/16
		Date
New Mexico Gas Company	<i>[Signature]</i>	3/8/16
		Date
Qwest Corporation dba CenturyLink QC	<i>[Signature]</i>	3/8/16
		Date
Castcast	<i>[Signature]</i>	3/8/16
		Date
City Approvals:		
Soren M. Risenhoover P.S.	<i>[Signature]</i>	3/9/16
City Surveyor		Date

Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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."

[Signature]
 Timothy Aldrich, P.S. No. 7719
 02/10/2016
 Date



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Drawn By:	TA	Date:	02-10-16
Checked By:	TA	Drawing Name:	16008PLT.DWG
Job No.:	16-008	Sheet:	1 of 2



SOLAR NOTE

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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

FREE CONSENT

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. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot line as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 41-C as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all 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.

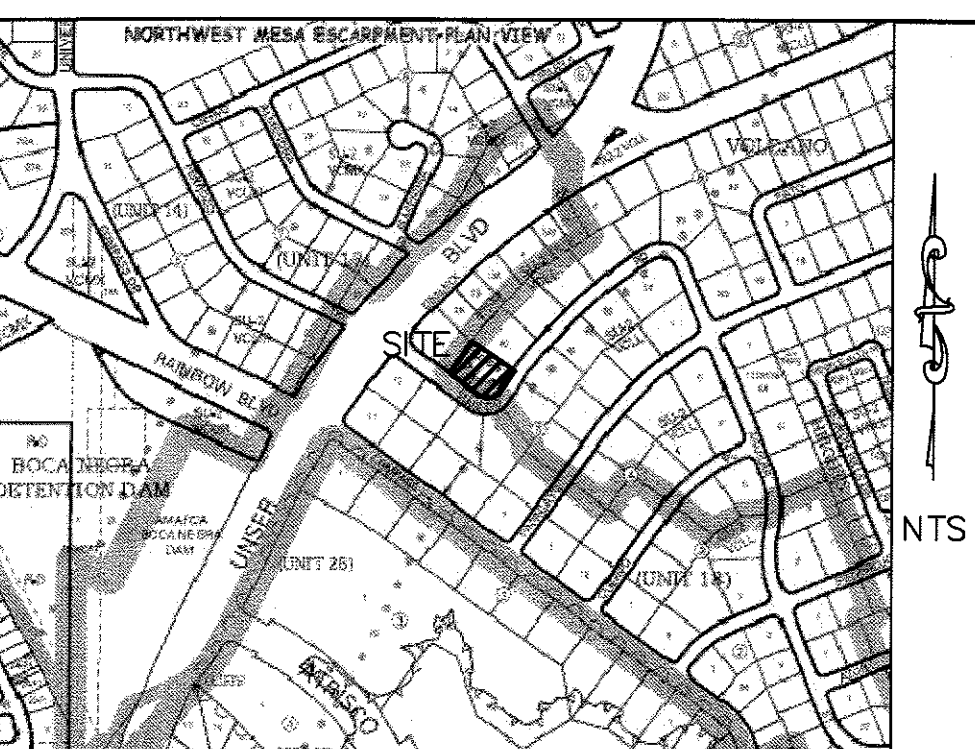
Owner: Twilight Homes of New Mexico, LLC

[Signature] 2/16/16
 Tim McNaney, it's Managing Member Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 16 day of February 2016, this instrument was acknowledged before me by Tim McNaney, Managing Member of Twilight Homes of New Mexico, LLC, a New Mexico limited liability company, on behalf of said LLC.

[Signature]
 Notary Public



LOCATION MAP D-10-Z

PURPOSE OF PLAT

- To eliminate lot line as shown hereon.
- To create Lot 41-C as shown hereon.

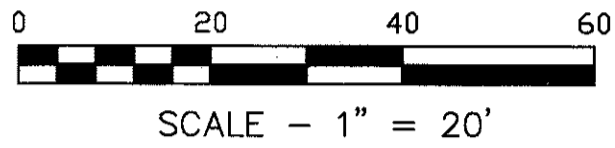
SUBDIVISION DATA

- DRB Case No.:
- Project No.:
- Zone Atlas Index No.: D-10-Z
- Total Number of Lots created: 1
- Total Number of existing Lots: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.5981 Acres

NOTES

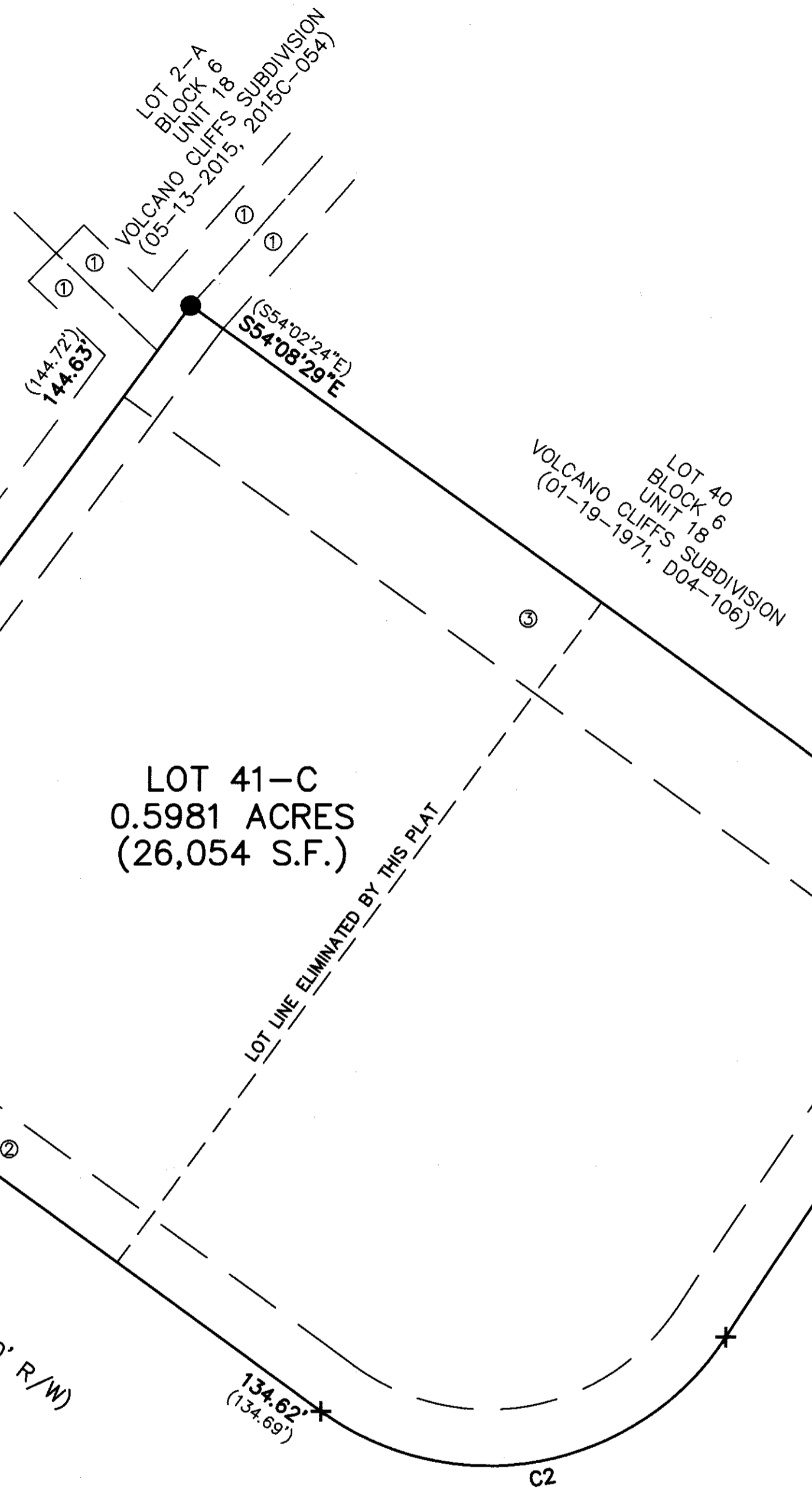
- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "UNIT NO. 18, VOLCANO CLIFFS SUBDIVISION", (01-19-1971, D04-106)
 "LOTS 41A AND 41B, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION", (11-21-2014, 2014C--121)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed in February, 2016.
- City of Albuquerque, New Mexico Zone: SU-2
- 100 Year Flood Zone Designation: Zone X, as shown on Panel 111 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
- Title Report: None Provided.
- Address: 6639 & 6643 Sujeto Road NW, Albuquerque, NM 87120

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AGRS MONUMENT
 "3-D9"
 N=1517158.905
 E=1495700.251
 G-G=0.99967
 Δα=-00°16'44.11"
 ELEVATION=5375.458
 CENTRAL ZONE
 (NAD83/NAVD88)

N81°18'36"W
 3317.75'
 N36°03'40"E
 N36°02'31"E
 N53°55'29"W
 (N53°56'20"W)



EASEMENTS

- ① - 7' PUE (01-19-1971, D04-106)
- ② - 10' PUE (08-20-2013, 2013093429)
- ③ - 20' C.O.A. PUBLIC STORM DRAINAGE EASEMENT (01-07-2013, 2013001875)
- ④ - 15' PUE (08-20-2013, 2013093396)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	92.42' (92.25')	1673.00' (1673.00')	03°09'55" (03°09'33")	S 34°16'34" W (S34°22'47"W)	92.41' (92.24')
C2	81.49' (81.39')	50.00' (50.00')	93°22'55" (93°15'39")	S 79°23'04" W (S79°25'51"W)	72.77' (72.69')

- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10025" (TYP.)
 - + FOUND CROSS ON SIDEWALK

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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
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