

VICINITY MAP SCALE: N.T.S. ZONE ATLAS INDEX NO. D-10-Z

SUBDIVISION DATA:

TOTAL NUMBER OF LOTS EXISTING: 2
 TOTAL NUMBER OF LOTS CREATED: 3
 GROSS SUBDIVISION ACREAGE: 1.028 ACRES
 TOTAL MILES OF STREETS CREATED: 0
 ZONE ATLAS INDEX NO.: D-10-Z
 DATE OF SURVEY: OCTOBER, 2014
 CURRENT ZONING: SU-2 VCLL

NOTES:

- SAD NOTE - COUNCIL BILL R-11-306 CREATED SAD 228 THAT PROVIDED THE PUBLIC INFRASTRUCTURE FOR THIS LOT.
- FIELD SURVEY PERFORMED ON OCTOBER, 2014.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM ACS 3-E10 TO ACS 13-D10. BEARING = N 54°12'22" E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 10025", AND SHOWN AS , UNLESS OTHERWISE INDICATED.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO SPLIT LOTS 2 AND 3, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION INTO 3 LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: TWILIGHT HOMES OF NEW MEXICO, LLC
 SECTION 22, T.11N., R.2E., N.M.P.M.
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION

CITY WATER AND SANITARY SEWER SERVICE STATEMENT:

III. "ABCWUA WATER AND SANITARY SEWER SERVICE IS CURRENTLY AVAILABLE TO THESE PROPERTIES.

FREE CONSENT AND DEDICATION

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING LOTS 2 & 3, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITHIN THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF, HAS HEREBY DEDICATED ALL STREET AND PUBLIC RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND ALSO HAS HEREBY GRANTED ADDITIONAL EASEMENT(S), AS SHOWN HEREON AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT.

ACKNOWLEDGEMENT:

OWNER/PROPRIETOR OF LOTS 2&3 BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION

BY: W. Michael Fitz
 TWILIGHT HOMES OF NEW MEXICO, LLC

STATE OF NEW MEXICO } ss.
 COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF

March 2015 BY: W. Michael Fitz

Michelle Macy-Stuart NOTARY PUBLIC MY COMMISSION EXPIRES: Nov. 9, 2018

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE # : LOT 3 101006314631720439 LOT 2 101006313730620440
 PROPERTY OWNER OF RECORD: TWILIGHT HOMES OF NEW MEXICO, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 6, UNIT 18 OF THE VOLCANO CLIFFS SUBDIVISION AS FILED WITH THE BERNALILLO COUNTY, NEW MEXICO COUNTY CLERK ON JANUARY 19, 1971 IN BOOK D04, PAGE 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, SAID CORNER BEING S 0°01'43" W A DISTANCE OF 4,139.80 FEET TO ACS MONUMENT ACS 3-E10 ;
 THENCE N45°52'59" W A DISTANCE OF 174.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND THE SOUTHEAST RIGHT OF WAY LINE OF KIMMICK DRIVE NW;
 THENCE ALONG THE KIMMICK DRIVE NW RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,648.71 FEET AN ARC DISTANCE OF 285.03 FEET SAID CURVE HAVING A CHORD BEARING OF N47°11'54"E WITH A CHORD DISTANCE OF 284.89 FEET TO A POINT OF TANGENCY;
 THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 3 S39°43'04E A DISTANCE OF 149.80 FEET TO THE NORTHEAST CORNER OF SAID LOT;
 THENCE S44°12'19" W A DISTANCE OF 105.10 FEET TO A POINT OF TANGENCY;
 THENCE S40°54'33"W A DISTANCE OF 153.73 FEET TO A POINT OF TANGENCY;
 THENCE S36°03'40"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
 SAID LOT CONTAINING 44,795 SQUARE FEET (1.028 ACRES), MORE OR LESS.
 LEGAL DESCRIPTION PREPARED BY STEVEN J. METRO N.M.R.P.S. NO. 10025

NOTE - PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS 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.
- Century Link** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Digital Cable** 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 specifically described and shown on this plat.

PNM ELECTRIC SERVICES _____ DATE _____
 GAS SERVICES _____ DATE _____
 COMCAST DIGITAL CABLE _____ DATE _____
 QWEST COMMUNICATIONS D.B.A. CENTURYLINK QC _____ DATE _____

PLAT OF LOTS 2A, 2B, AND 3A BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

(BEING A REPLAT OF LOTS 2 AND 3)
 WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2015

PROJECT NUMBER: 1010328
 APPLICATION NUMBER: 14-70414

CITY APPROVALS:

<u>Steven J. Metro</u> P.S. CITY SURVEYOR, ALBUQUERQUE, NM	<u>3/23/15</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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 ARE OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

SURVEYOR'S CERTIFICATION:

I, STEVEN J. METRO, 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

Steven J. Metro
 STEVEN J. METRO N.M.P.L.S. #10025
3-23-15
 DATE

PROJECT: 1010328
 DATE: 4-8-15
 APP: 15-70129(P:F)

**PLAT OF
LOTS 2-A, 2-B, AND 3-A
BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOTS 2 AND 3)
WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

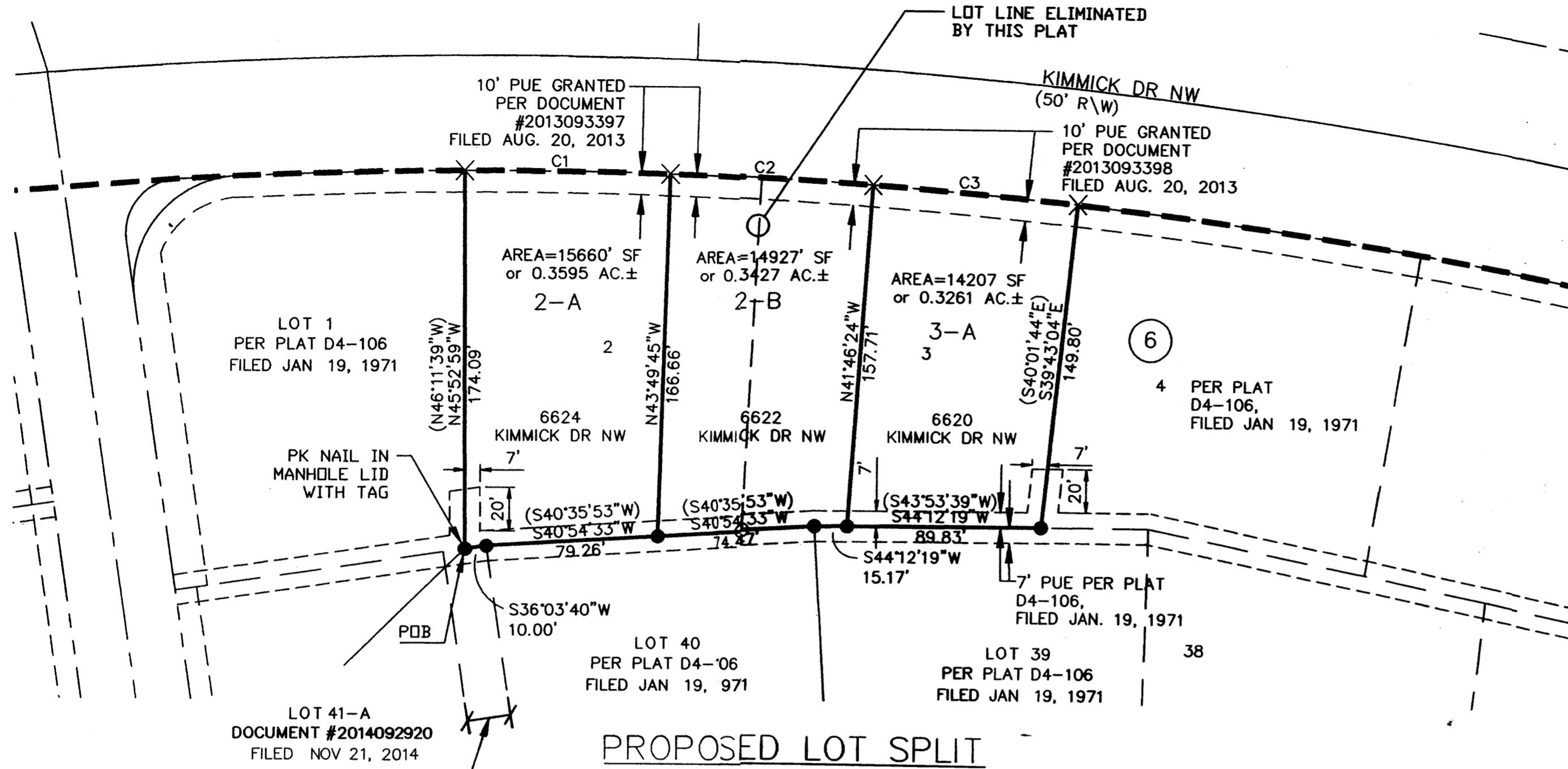
- NOTE:**
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
 2. ALL DISTANCES ARE GROUND DISTANCES

LEGEND

- FOUND REBAR
- X "X" IN SIDEWALK
- SET REBAR WITH 10025 CAP UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	RECORD CHORD BEARING	CHORD
C1	95.03'	2648.71'	N45°08'32"E	N44°49'52"E	95.02'
C2	95.00'	2648.71'	N47°11'59"E	N46°53'19"E	94.99'
C3	95.00'	2648.71'	N49°15'15"E	N48°56'35"E	94.99'

(TOTAL 285.03 2648.71 N47°11'54"E 284.89')

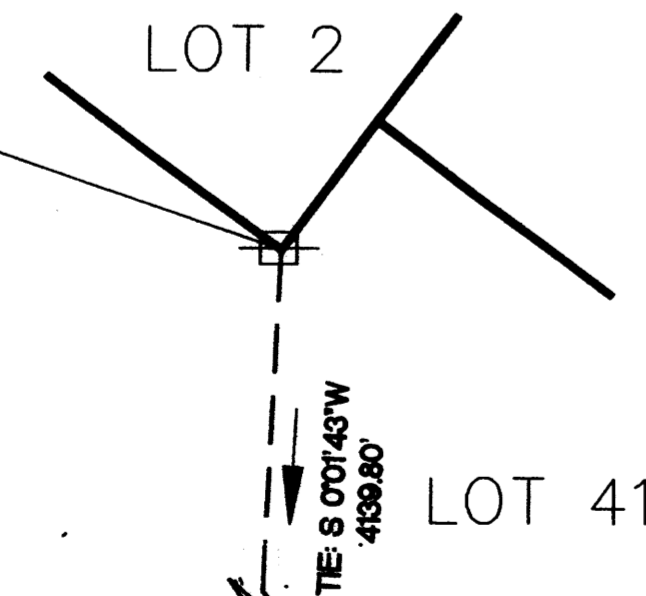


LOT 41-A
DOCUMENT #2014092920
FILED NOV 21, 2014

20' PUBLIC STORM
DRAIN EASEMENT
PER DOC #2013001875
FILED JAN 07, 2013

PROPOSED LOT SPLIT

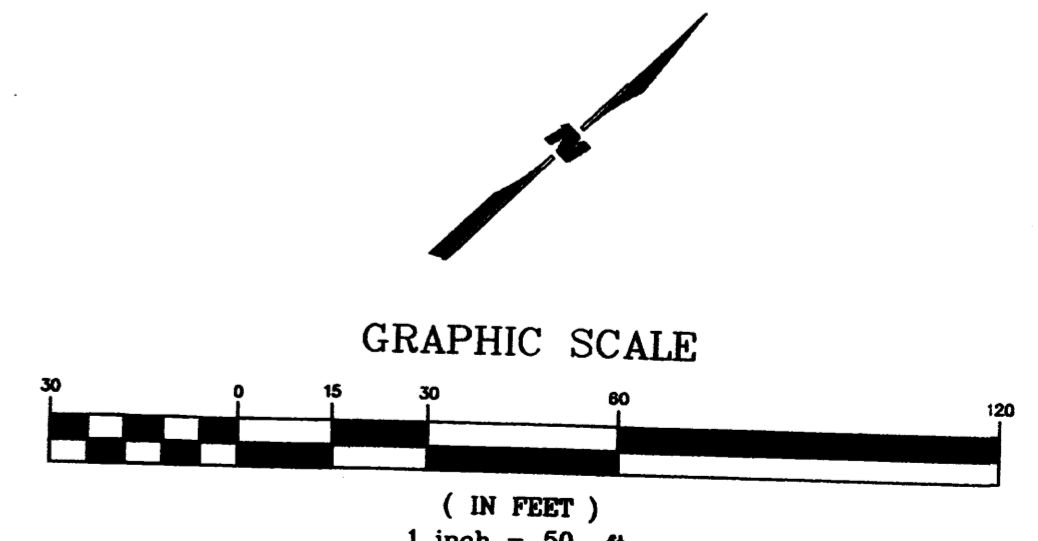
LEGAL DESCRIPTION:
POINT OF BEGINNING



TIE DETAIL

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)

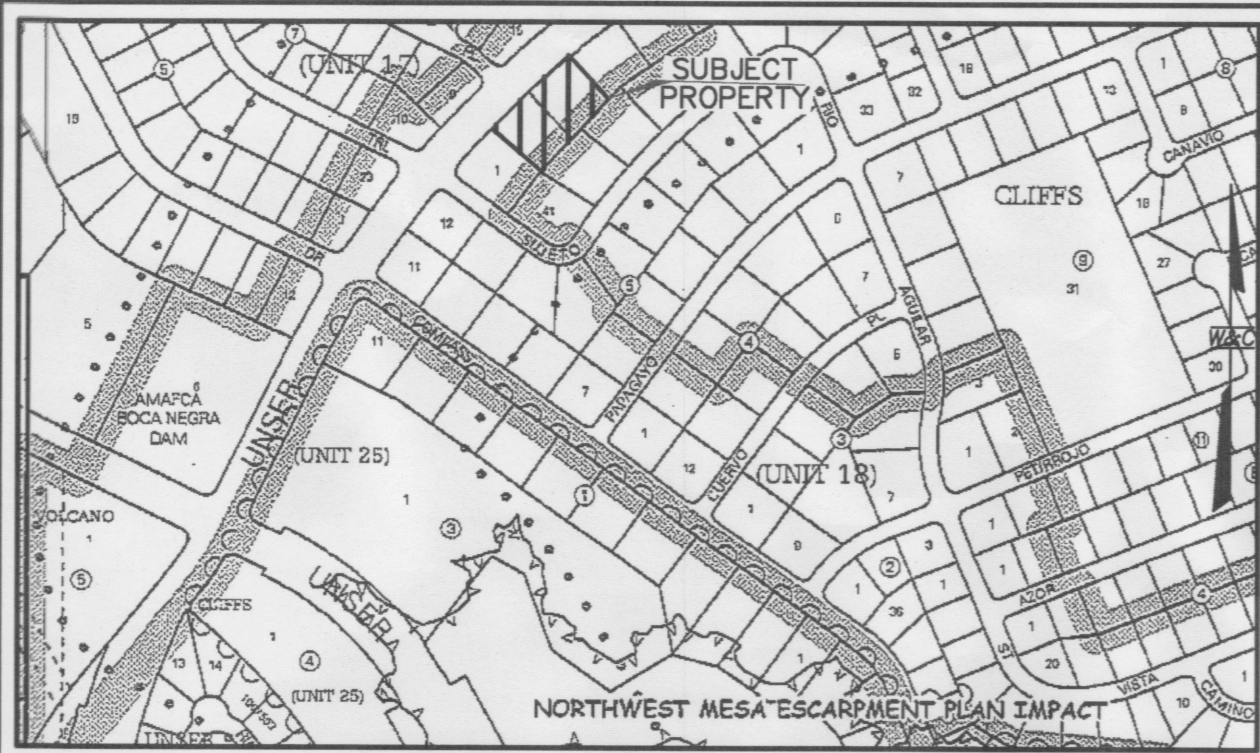
ACS CONTROL STATION "ACS 13-D10" DATA:
3 1/4 BRASS DISC SET FLUSH IN LAVA ROCK
NEW MEXICO STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
X=1,501,318.610 Y=1,514,256.686
GROUND TO GRID FACTOR=0.999672421
DELTA ALPHA=(-)00°16'04.84" (NAD 1983)



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

**LOT SPLIT
SHEET 2 OF 2**

X:\PUBLIC\PROJECTS\1410011700_SJM\PRINT\CAD-LOT_SPLIT_2_DF_2.DWG 3/23/2015 8:41 AM



VICINITY MAP SCALE: N.T.S. ZONE ATLAS INDEX NO. D-10-2

SUBDIVISION DATA:
 TOTAL NUMBER OF LOTS EXISTING: 2
 TOTAL NUMBER OF LOTS CREATED: 3
 GROSS SUBDIVISION ACREAGE: 1.028 ACRES
 TOTAL MILES OF STREETS CREATED: 0
 ZONE ATLAS INDEX NO.: D-10-2
 DATE OF SURVEY: OCTOBER, 2014
 CURRENT ZONING: SU-2 VCLL

NOTES:
 1. SAD NOTE - COUNCIL BILL R-11-306 CREATED SAD 228 THAT PROVIDED THE PUBLIC INFRASTRUCTURE FOR THIS LOT.
 2. FIELD SURVEY PERFORMED ON OCTOBER, 2014.
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STATEMENT OF DECLARATION:
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INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: MICHAEL FIETZ
 SECTION 22, T.11N., R.2E., N.M.P.M.
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION

CITY WATER AND SANITARY SEWER SERVICE STATEMENT:
 III. "ABCWUA WATER AND SANITARY SEWER SERVICE IS CURRENTLY AVAILABLE TO THESE PROPERTIES.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE # : LOT 3 101006314631720439 LOT 2 101006313730620440
 PROPERTY OWNER OF RECORD: TWILIGHT HOMES OF NEW MEXICO, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

ACKNOWLEDGEMENT:
 OWNER/PROPRIETOR OF LOT 41, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION
 BY: _____
 TWILIGHT HOMES OF NEW MEXICO, LLC
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014, BY: _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

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PNM ELECTRIC SERVICES _____ DATE _____
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 COMCAST DIGITAL CABLE _____ DATE _____
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**PLAT OF
 LOTS 2A, 2B, AND 3A BLOCK 6, UNIT 18
 VOLCANO CLIFFS SUBDIVISION**
 (BEING A REPLAT OF LOTS 2 AND 3)
 WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2014

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

QTY APPROVALS:

_____ CITY SURVEYOR, ALBUQUERQUE, NM	_____ DATE
_____ REAL PROPERTY DIVISION	_____ DATE
_____ ENVIRONMENTAL HEALTH DEPARTMENT	_____ DATE
_____ TRAFFIC ENGINEERING, ALBUQUERQUE, NM	_____ DATE
_____ ABCWUA	_____ DATE
_____ PARKS & RECREATION DEPARTMENT	_____ DATE
_____ I.M.A.F.C.A.	_____ DATE
_____ QTY ENGINEER	_____ DATE
_____ IRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE

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 ARE OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

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STEVEN J. METRO N.M.P.L.S. #10025

 DATE



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

PROJECT: 1010328
 DATE: 1-7-14
 APP#: 14-70414 1 OF 2
 (SK)

Z:\Drop Folders\ABQ\Sub\LOT SPLIT 2\LOT SPLIT 2-2.DWG 07/14/2014 1:00PM

**PLAT OF
LOTS 2-A, 2-B, AND 3-A
BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION**

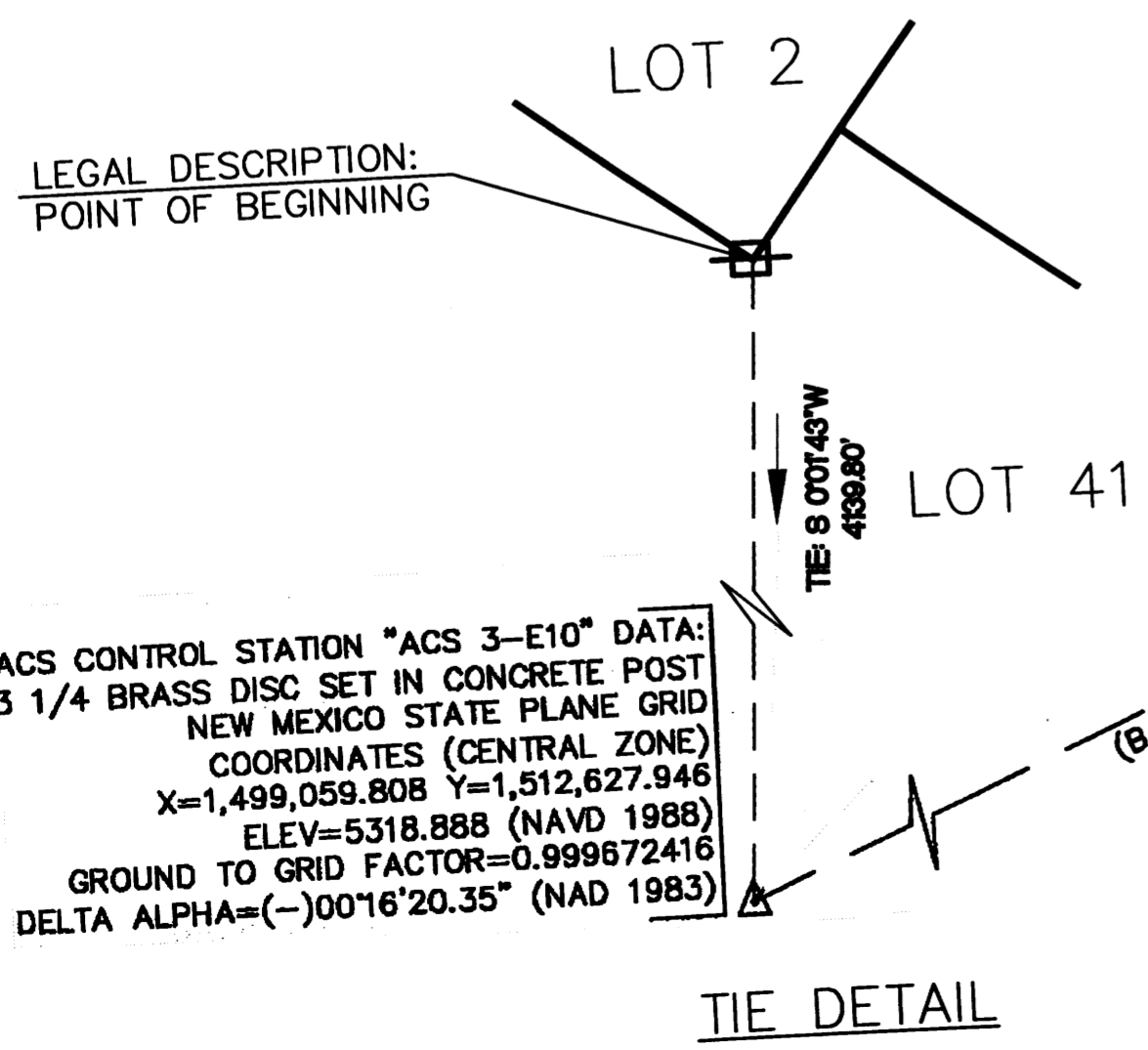
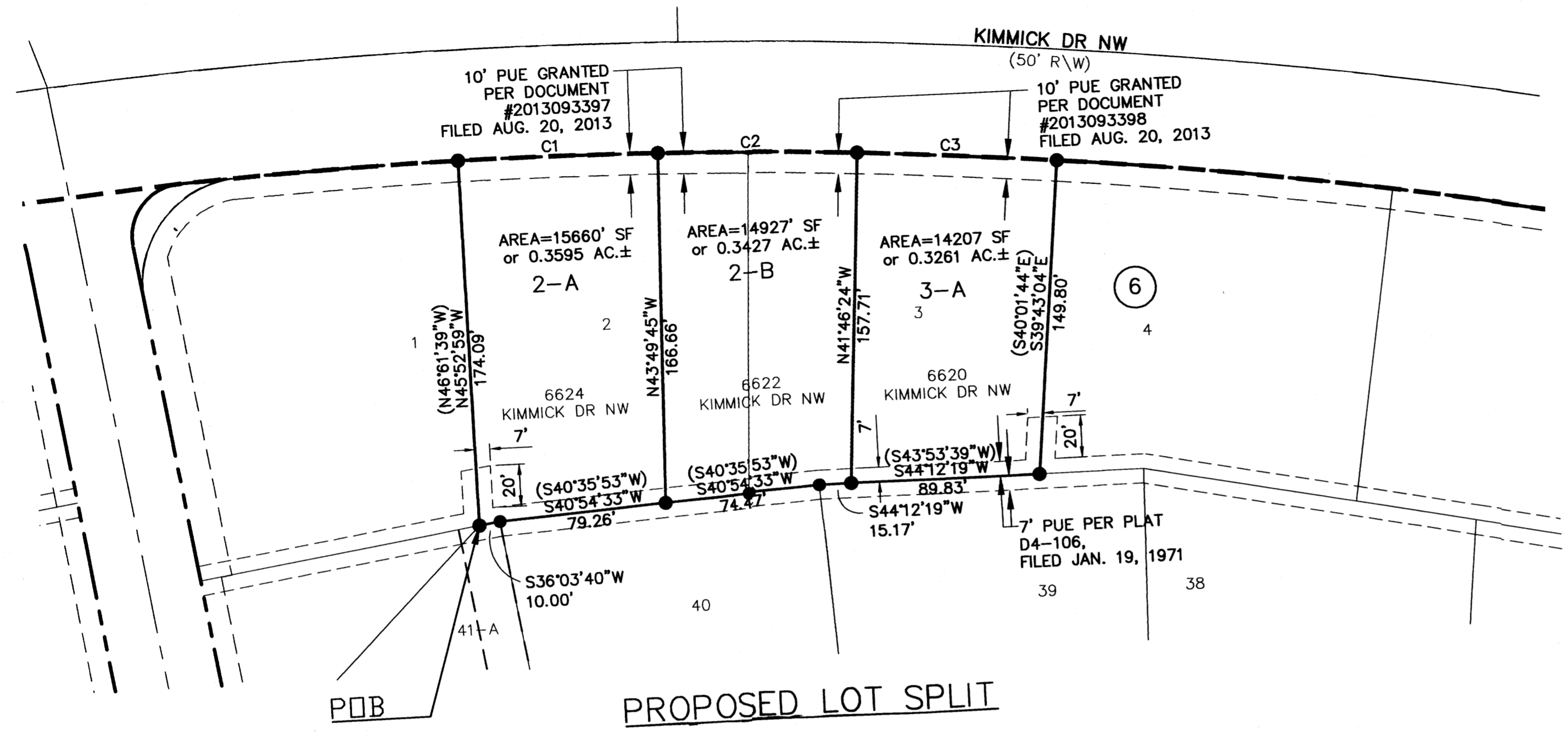
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

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LEGEND

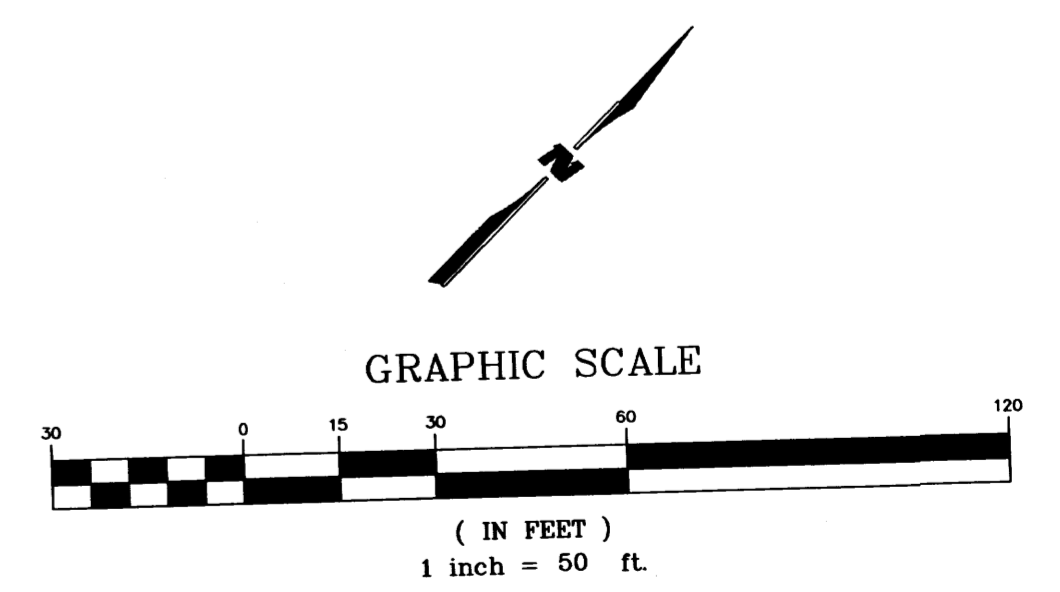
- FOUND REBAR
- X "X" IN SIDEWALK
- SET REBAR WITH 10025 CAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
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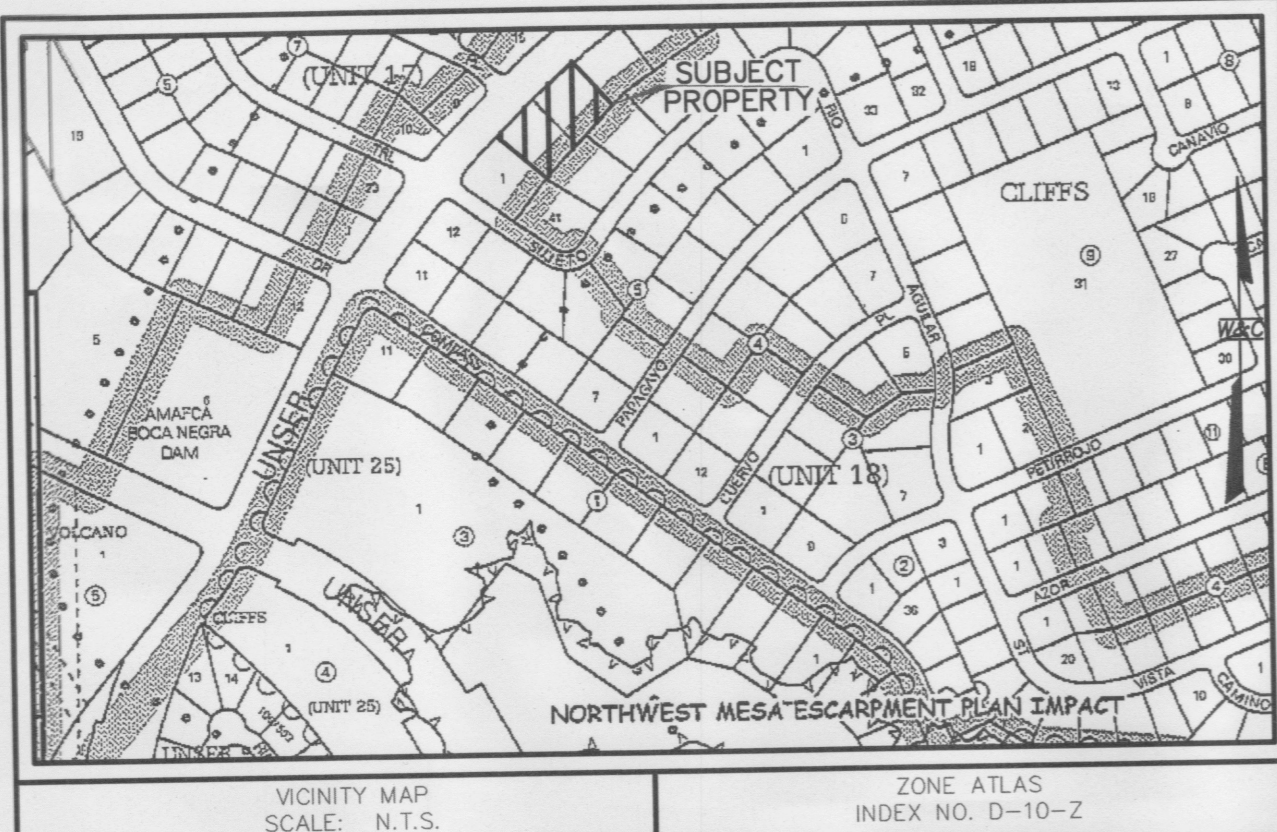
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**WILSON
& COMPAN**
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXIC
87109
(505) 348-4000

**LOT SPLIT
SHEET 2 OF 2**

Z:\Drop Folders\ABC\SM\LOT SPLIT 2\ LOT SPLITS 2-2.DWG 07/14/2014 1:00PM



LEGAL DESCRIPTION

LOTS 2 AND 3, BLOCK 6, UNIT 18 OF THE VOLCANO CLIFFS SUBDIVISION AS FILED WITH THE BERNALILLO COUNTY, NEW MEXICO COUNTY CLERK ON JANUARY 19, 1971 IN BOOK D04, PAGE 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2014

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

CITY APPROVALS:

_____	DATE
CITY SURVEYOR, ALBUQUERQUE, NM	_____
_____	DATE
REAL PROPERTY DIVISION	_____
_____	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	_____
_____	DATE
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	_____
_____	DATE
ABCWUA	_____
_____	DATE
PARKS & RECREATION DEPARTMENT	_____
_____	DATE
A.M.A.F.C.A.	_____
_____	DATE
CITY ENGINEER	_____
_____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____

SUBDIVISION DATA:

TOTAL NUMBER OF LOTS EXISTING: 2
 TOTAL NUMBER OF LOTS CREATED: 3
 GROSS SUBDIVISION ACREAGE: 1.028 ACRES
 TOTAL MILES OF STREETS CREATED: 0
 ZONE ATLAS INDEX NO.: D-10-Z
 DATE OF SURVEY: OCTOBER, 2014
 CURRENT ZONING: SU-2 VCLL

NOTES:

- SAD NOTE - COUNCILL BILL R-11-306 CREATED SAD 228 THAT PROVIDED THE PUBLIC INFRASTRUCTURE FOR THIS LOT.
- FIELD SURVEY PERFORMED ON OCTOBER, 2014.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM ACS 3-E10 TO ACS 13-D10. BEARING = N 54°12'22" E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 10025", AND SHOWN AS , UNLESS OTHERWISE INDICATED.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO SPLIT LOTS 2 AND 3, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION INTO 3 LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: MICHAEL FIETZ
 SECTION 22, T.11N., R.2E., N.M.P.M.
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION

CITY WATER AND SANITARY SEWER SERVICE STATEMENT:

III. "ABCWUA WATER AND SANITARY SEWER SERVICE IS CURRENTLY AVAILABLE TO THESE PROPERTIES.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : LOT 3 101006314631720439 LOT 2 101006313730620440
 PROPERTY OWNER OF RECORD: TWILIGHT HOMES OF NEW MEXICO, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

ACKNOWLEDGEMENT:

OWNER/PROPRIETOR OF LOT 41, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION

BY: _____
 TWILIGHT HOMES OF NEW MEXICO, LLC

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2014, BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTE - PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS 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.
- Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Digital Cable 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 specifically described and shown on this plat.

_____	DATE
PNM ELECTRIC SERVICES	_____
_____	DATE
GAS SERVICES	_____
_____	DATE
COMCAST DIGITAL CABLE	_____
_____	DATE
QWEST COMMUNICATIONS D.B.A. CENTURYLINK QC	_____

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

STEVEN J. METRO N.M.P.L.S. #10025
 DATE _____

PROJECT: 1010328
 DATE: 1-7-14
 APP#: 14-70414 1 OF 2
 (SK)



Z:\Drop Folders\ABQ\SAM\LOT SPLIT 2\LOT SPLITS 2-2.DWG 07/14/2014 1:00PM

**PLAT OF
LOTS 2-A, 2-B, AND 3-A
BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOTS 2 AND 3)
WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

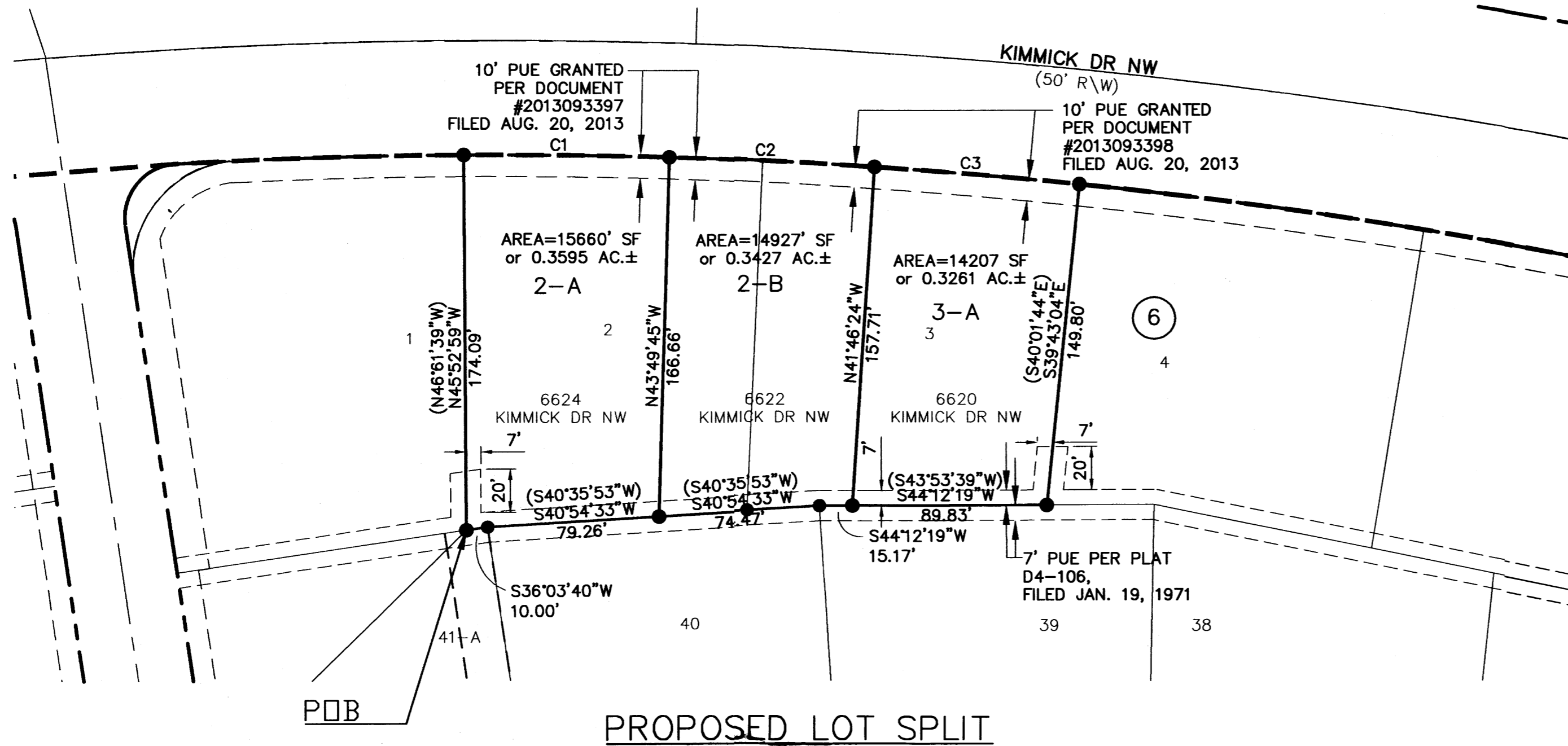
NOTE:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND DISTANCES

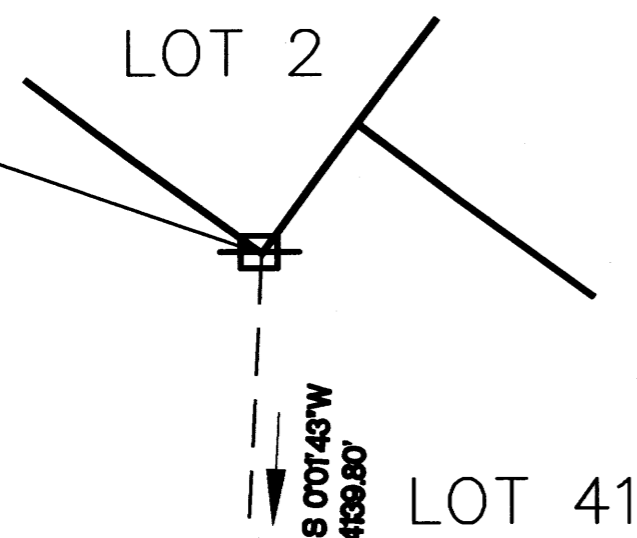
LEGEND

- FOUND REBAR
- X "X" IN SIDEWALK
- SET REBAR WITH 10025 CAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	95.03'	2648.71'	N45°08'39"E	95.02'
C2	95.00'	2648.71'	N47°11'59"E	94.99'
C3	95.00'	2648.71'	N49°15'17"E	94.99'



LEGAL DESCRIPTION:
POINT OF BEGINNING

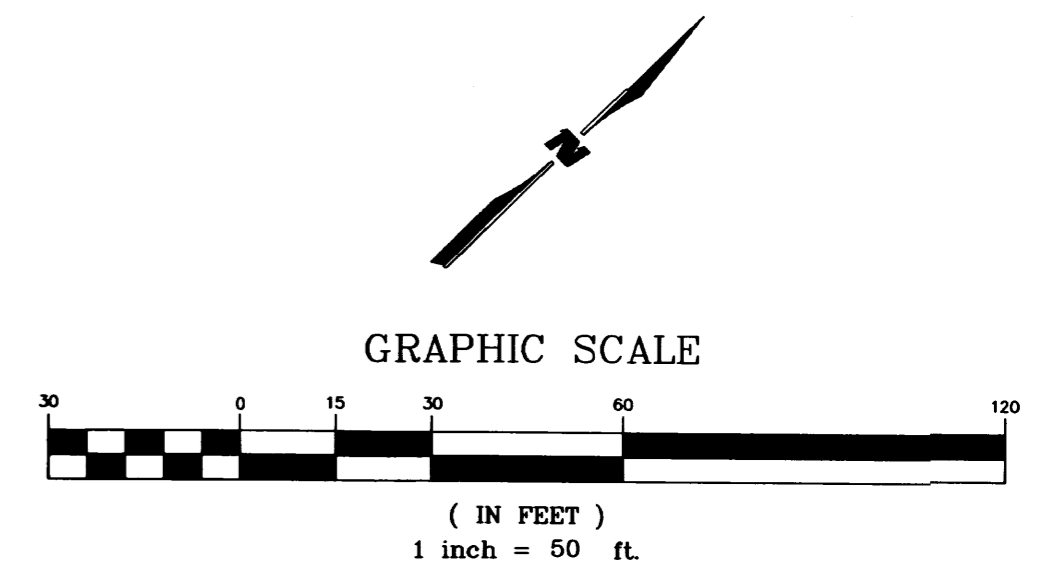


ACS CONTROL STATION "ACS 3-E10" DATA:
3 1/4 BRASS DISC SET IN CONCRETE POST
NEW MEXICO STATE PLANE GRID
COORDINATES (CENTRAL ZONE)
X=1,499,059.808 Y=1,512,627.946
ELEV=5318.888 (NAVD 1988)
GROUND TO GRID FACTOR=0.999672416
DELTA ALPHA=(-)00°16'20.35" (NAD 1983)

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)

TIE DETAIL

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



**LOT SPLIT
SHEET 2 OF 2**