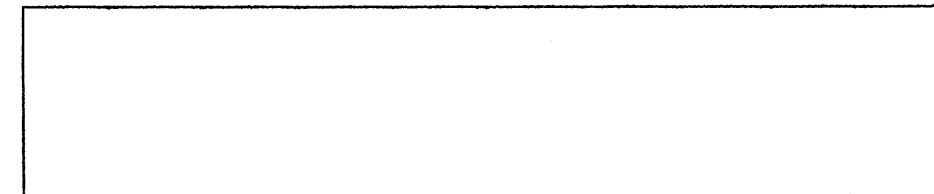


VICINITY MAP ZONE ATLAS PAGE E-10

PROJECT: 1010468  
 DATE: 5-13-15  
 APP: 15-70191(P;F)

COUNTY CLERK RECORDING STAMP



PLAT OF  
 Lot O-37-A, Unit 1  
**VOLCANO CLIFFS SUBDIVISION**  
 Section 27, T.11N., R.2E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2015

**LEGAL DESCRIPTION:**  
 Lots O-32 through O-37, VOLCANO CLIFFS UNIT 1, as the same is shown and designated on the plat of said Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 3, 1969, in Plat Book D4, page 36.

**PURPOSE OF PLAT:**  
 The purpose of this plat is to combine six existing lots into one new lot.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**FREE CONSENT:**  
 The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title, in fee simple, to the subdivided property.

\_\_\_\_\_  
 owners

**ACKNOWLEDGEMENT**

State of New Mexico )  
 County of Bernalillo )ss

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

My Commission expires: \_\_\_\_\_ Notary Public

**UTILITY APPROVALS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. 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, OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. 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.

C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE 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 STRUCTURES 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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.

\_\_\_\_\_  
 PUBLIC SERVICE CO. OF NEW MEXICO DATE

\_\_\_\_\_  
 QWEST COMMUNICATIONS DATE

\_\_\_\_\_  
 NEW MEXICO GAS COMPANY DATE

\_\_\_\_\_  
 COMCAST CABLE DATE

**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.

\_\_\_\_\_  
 Gary E. Gritsko, N.M.P.S. No. 8686 Date

**BERNALILLO COUNTY TREASURER'S CERTIFICATE:**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

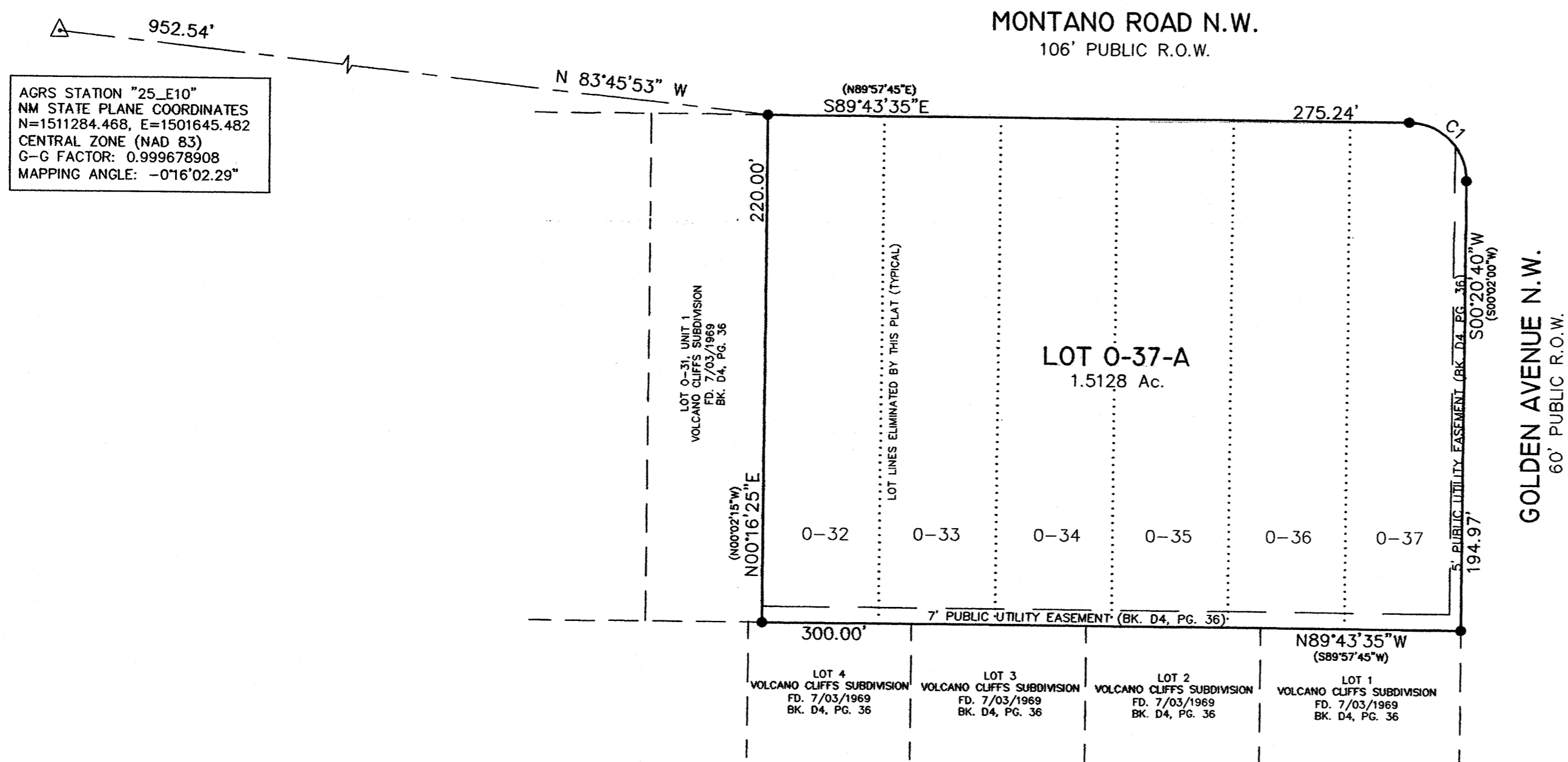
UPC#: \_\_\_\_\_

\_\_\_\_\_  
 PROPERTY OWNER OF RECORD

\_\_\_\_\_  
 Bernalillo County Treasurer Date

COUNTY CLERK RECORDING STAMP

PLAT OF  
 Lot O-37-A, Unit 1  
 VOLCANO CLIFFS SUBDIVISION  
 Section 27, T.11N., R.2E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2015



SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Station 25\_E10.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis ( ) are record measurements, where record data differs from measured data.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.5128 acres, more or less
- Number of existing lots: 6
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0114H, effective date August 16, 2012.
- SOLAR RESTRICTIONS: 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. (Section 14-14-4-7)
- Reference documents:
  - Plat of Volcano Cliffs Subdivision Unit 1, filed 7/03/1969, in Book D4, Pg. 36.
  - First American Title Insurance Co. commitment No. 5011635-1942481, dated 12/29/2014.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	39.30	25.00	N44°41'28"W	35.38	90°04'15"