

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, related 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 14-14-7)
- 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
C1	39.30	25.00	N44°41'28"W
		35.38	90°04'15"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
○ - FOUND MONUMENT AS NOTED
● - SET 1/2" REBAR W/PLASTIC CAP
STAMPED "G.GRITSKO PL58686",
UNLESS OTHERWISE NOTED

