

SUBDIVISION DATA:

TOTAL NUMBER OF LOTS EXISTING: 1
 TOTAL NUMBER OF LOTS CREATED: 2
 GROSS SUBDIVISION ACREAGE: 0.598 ACRES
 TOTAL MILES OF STREETS CREATED: 0
 ZONE ATLAS INDEX NO.: D-10-Z
 DATE OF SURVEY: JANUARY, 2015

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 LOT 5, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION INTO 2 LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: JERRY S. VILLIANOS
 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

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING LOT 5, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

OWNER/PROPRIETOR OF LOT 5, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

BY:
 JERRY S. VILLIANOS
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF July 2015, BY: JERRY S. VILLIANOS

NOTARY PUBLIC Phyllis M. Plater MY COMMISSION EXPIRES: 08/2018

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101006316933620437

PROPERTY OWNER OF RECORD: JERRY S. VILLIANOS

BERNALILLO COUNTY TREASURER'S OFFICE: At 22 7-12-15

LEGAL DESCRIPTION

LOT 5, 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 NORTHWEST CORNER OF LOT 5, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, SAID CORNER BEING S 2°37'14"W A DISTANCE OF 4,558.03 FEET TO ACS MONUMENT "ACS 3-E10";

THENCE ALONG THE KIMMICK DRIVE NW RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,648.71 FEET AN ARC DISTANCE OF 76.06 FEET SAID CURVE HAVING A CHORD BEARING OF N54° 34' 30"E WITH A CHORD DISTANCE OF 76.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE KIMMICK DRIVE NW RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,648.71 FEET AN ARC DISTANCE OF 77.70 FEET SAID CURVE HAVING A CHORD BEARING OF N56° 14' 16"E WITH A CHORD DISTANCE OF 77.69 FEET TO A POINT OF TANGENCY SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S32° 55' 17"E A DISTANCE OF 151.23 FEET TO A POINT OF TANGENCY SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5;

THENCE S55° 53' 59"W A DISTANCE OF 72.22 FEET TO A POINT;

THENCE S55° 53' 59"W A DISTANCE OF 72.78 FEET TO A POINT OF TANGENCY SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE N36° 14' 52"W A DISTANCE OF 150.00 FEET TO A POINT OF BEGINNING;

SAID LOT CONTAINING 22,602 SQUARE FEET (0.519 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 7-9-15 DATE

 GAS SERVICES 7-9-15 DATE

 COMCAST DIGITAL CABLE 7/8/15 DATE

 QWEST COMMUNICATIONS D.B.A. CENTURYLINK QC 7.9.15 DATE

**PLAT OF
 LOTS 5-A AND 5-B, BLOCK 6, UNIT 18
 VOLCANO CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOT 5)
 WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2015

PROJECT NUMBER: 1010511
 APPLICATION NUMBER: 15DRB-70232

CITY APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM 6/19/15 DATE
 REAL PROPERTY DIVISION 7-13-15 DATE
 ENVIRONMENTAL HEALTH DEPARTMENT 7-13-15 DATE

 TRAFFIC ENGINEERING, ALBUQUERQUE, NM 7/8/15 DATE

 ABCWUA 07/09/15 DATE

 PARKS & RECREATION DEPARTMENT 7-8-15 DATE

 A.M.A.F.C.A. 7-9-15 DATE

 CITY ENGINEER 7-8-15 DATE

 DRB CHAIRPERSON, PLANNING DEPARTMENT 7-13-15 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.

STEVEN J. METRO N.M.P.L.S. #10025
6-19-15 DATE



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

DOC# 2015059648
 07/19/2015 09:53 AM Page: 1 of 2
 PLAT #: 225-06-B-20150 P: 0079 H: Toulouse Oliver, Bernalillo Cour

PLAT OF LOTS 5-A AND 5-B, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

(BEING A REPLAT OF LOT 5)
WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

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	RECORD CHORD BEARING	CHORD
C1	76.06'	2648.71'	N54°34'30"E	(N54°53'10"E)	76.05'
C2	77.70'	2648.71'	N56°14'16"E	(N54°32'56"E)	77.69'

LEGAL DESCRIPTION
POINT OF BEGINNING (P.O.B) LOT 5-B

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=1,512,627.948
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=1,501,318.810 Y=1,514,256.686
GROUND TO GRID FACTOR=0.999672421
DELTA ALPHA = (-)00°16'04.84" (NAD 1983)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LOT SPLIT
SHEET 2 OF 2

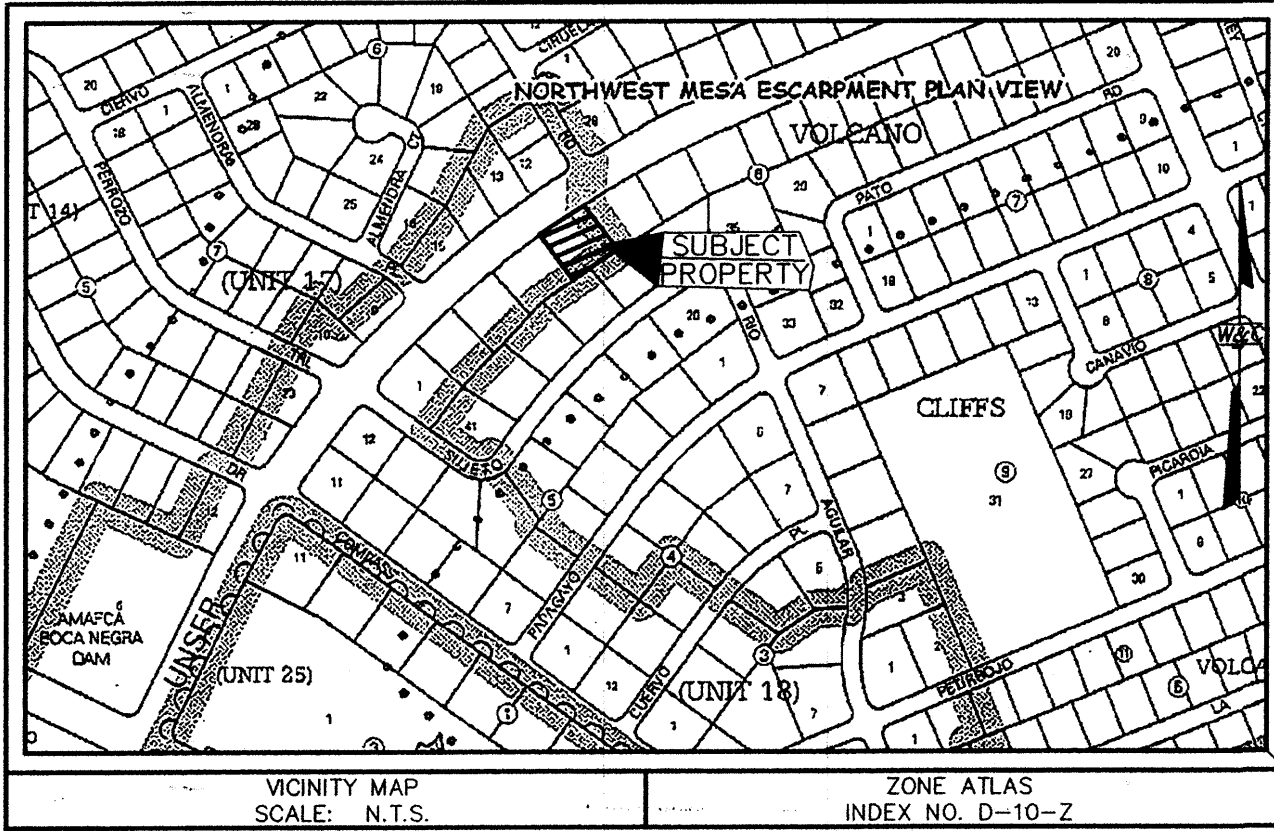
WILSON & COMPANY

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

TIE DETAIL

DOCH 2015050848
97/19/2015 09:59 299: 2.91 2
PLAT # 1828 08 01 28180 7 2079 R Toulouse Oliver, Bernalillo Cour

M:\DRAWING\104-00\104-00\LEASING\104-00\SPPLIT_SPLIT_5_EXHIBIT_2.DWG 6/19/2015



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 DATE OF SURVEY: JANUARY, 2015
 CURRENT ZONING: SU-2 VCLL

NOTES:

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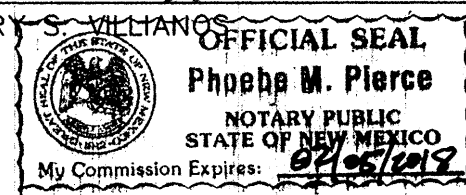
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OWNER/PROPRIETOR OF LOT 5, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION

BY:
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 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF June 2015, BY: JERRY S. VILLIANOS
 NOTARY PUBLIC Phoopa M. Pierce MY COMMISSION EXPIRES: 02/05/2018



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101006316933620437
 PROPERTY OWNER OF RECORD: JERRY S. VILLIANOS
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

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**PLAT OF
 LOTS 5-A AND 5-B, BLOCK 6, UNIT 18
 VOLCANO CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOT 5)

WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE, 2015

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY APPROVALS:

 CITY SURVEYOR, ALBUQUERQUE, NM	<u>6/19/15</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

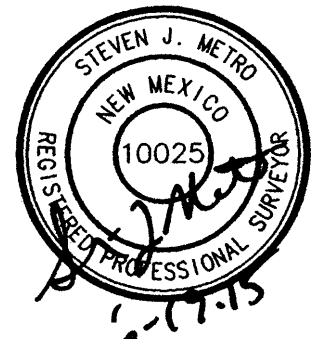
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STEVEN J. METRO N.M.P.L.S. #10025
6-19-15
 DATE



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

PROJECT: 1010511
 DATE: July 8, 2015
 APP: 15-70232 (P&F)

M:\RR\08-400-104-00-DDCS-EASEMENTS\LOT SPLITS\LOT SPLIT 5 EXHIBIT 1.DWG 6/19/2015

PLAT OF LOTS 5-A AND 5-B, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

(BEING A REPLAT OF LOT 5)

WITHIN SECTION 22, T.11N., R2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

6 PER PLOT
D-4-106
FILED JAN 19, 1971

7' PUE PER
PLAT D4-106
FILED 1-19-1971

4 PER PLOT
D-4-106
FILED JAN 19, 1971

37 PER PLOT
D-4-100
FILED JAN 19, 1971

38 PER PLOT
D-4-106
FILED JAN 19, 1971

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LOT SPLIT

SHEET 2 OF 2

**WILSON
& COMPANY**

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

TIE DETAIL