



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-10-7
 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
 JERRY S. VILLIANOS
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss. Phyllis M. Pierce
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 02/05/2018
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF June 2015, BY: JERRY S. VILLIANOS
 NOTARY PUBLIC MY COMMISSION EXPIRES:

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: 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.

Leonardo Vigil 7-9-15 DATE
 PNM ELECTRIC SERVICES
Chi Salgado 7-9-15 DATE
 GAS SERVICES
John Doe 7/8/15 DATE
 COMCAST DIGITAL CABLE
John Doe 7-9-15 DATE
 QUEST COMMUNICATIONS D.B.A. CENTURYLINK QC

**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:

Steven J. Metro 7.5. 6/19/15
 CITY SURVEYOR, ALBUQUERQUE, NM DATE

Phyllis M. Pierce 7-13-15
 REAL PROPERTY DIVISION DATE

Phyllis M. Pierce 7-13-15
 ENVIRONMENTAL HEALTH DEPARTMENT DATE

Phyllis M. Pierce 7/8/15
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM DATE

Phyllis M. Pierce 07/09/15
 ABCWUA DATE

Carl S. Dumont 7-8-15
 PARKS & RECREATION DEPARTMENT DATE

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

Phyllis M. Pierce 7-8-15
 CITY ENGINEER DATE

Phyllis M. Pierce 7-13-15
 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.

Steven J. Metro
 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 09:59 AM Page: 1 of 2
 PLAT # 328, 00 B: 2015C P: 0079 R: Toulouse Oliver, Bernalillo Cour

STEVEN J. METRO
 NEW MEXICO
 10025
 REGISTERED PROFESSIONAL SURVEYOR
 6-19-15

SHEET 1 OF 2