

VICINITY MAP ZONE ATLAS PAGE D-10

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 ERRECTED 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.

LEGAL DESCRIPTION:

Lot numbered Six-A (6-A) in Block numbered Nine (9) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2013 in Plat Book 2013C, Page 103.

AND

Lot numbered Seven-A (7-A) in Block numbered Nine (9) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 2016 in Plat Book 2016C, Page 61.

FREE CONSENT:

The undersigned owners do hereby consent to the adjustment of the lot line as shown hereon and the same is made with the undersigned's free consent and in accordance with their desires. The undersigned individuals hereby represent that they are duly authorized to do so. The undersigned warrants that they hold complete and indefeasible title in fee simple to the property.

Bradley E. Justice
Bradley E. Justice

Lisa R. Justice
Lisa R. Justice

ACKNOWLEDGEMENT

State of New Mexico)

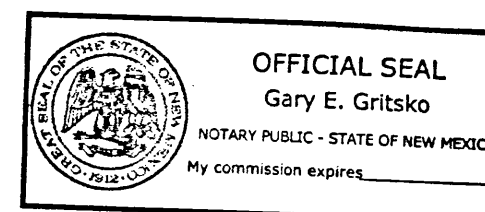
County of Bernalillo) ss

This instrument was acknowledged before me on April 20, 2018.

BY: Bradley E. Justice and Lisa R. Justice

My commission expires: 7/27/2020

Gary E. Gritsko
Notary Public



SURVEYOR'S CERTIFICATE:

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
Gary E. Gritsko, N.M.P.S. No. 8686

April 15, 2018

Date



COUNTY CLERK RECORDING STAMP

PLAT OF
Lots 6-A-1 & 7-A-1, Block 9, Unit 18
VOLCANO CLIFFS SUBDIVISION
Section 22, T.11N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
April 2018

PURPOSE OF PLAT:

The purpose of this plat is to adjust the lot line between two existing lots.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

Loren M. Rinkover P.S. 04/23/18
CITY SURVEYOR _____ 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 _____

SHEET 1 OF 2

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 18-093

PUBLIC SERVICE CO. OF NEW MEXICO _____ DATE _____

QWEST CORPORATION dba CENTURYLINK QC _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

COMCAST CABLE _____ DATE _____

PLAT OF
 Lots 6-A-1 & 7-A-1, Block 9, Unit 18
 VOLCANO CLIFFS SUBDIVISION
 Section 22, T.11N., R.2E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 April 2018

SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "13_D10".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.4187 acres, more or less.
- Number of existing lots: 2
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0111G, effective date September 26, 2008.
- 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 Unit 18, filed 1/18/1971, Plat Bk. D4, Pg. 106.
 - Plat of Tiburon Heights, filed 1/30/2015, Plat Bk. 2015C, Pg. 7
 - Plat of Volcano Cliffs Unit 18, filed 8/27/2013, Plat Bk. 2013C, Pg. 103.
 - Plat of Volcano Cliffs Unit 18, filed 5/25/2016, Plat Bk. 2016C, Pg. 61.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	36.66	25.00	S19°14'21"W	33.46	84°01'15"
C2	132.85	1273.00	S64°14'21"W	132.78	5°58'45"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
 ● - SET 1/2" REBAR W/PLASTIC CAP
 STAMPED "G.GRITSKO PS8686",
 UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
 DRAWN BY: GEG FILE NO: 18-093

AGRS STATION "13_D10"
 NM STATE PLANE COORDINATES
 N=1514256.686 E=1501318.61
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999672421
 MAPPING ANGLE: -0°16'04.84"

