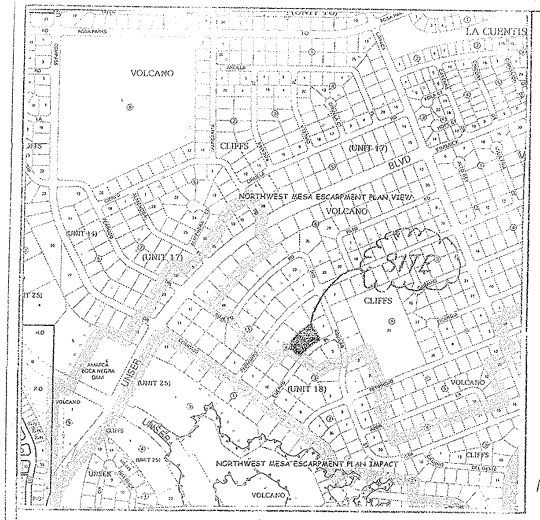
PLAT OF
LOT 8A, BLOCK 4
VOLCANO CLIFFS UNIT 18
BEING A REPLAT OF LOTS 8 & 9 OF BLOCK 4
REPLAT OF VOLCANO CLIFFS UNIT 18
SECTION 22, T. 11 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2015



N.T.S.

VICINITY MAP
ZONE ATLAS D-10-Z

PUBLIC UTILITY EASMENETS

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, AND 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 CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV 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, CHANGE, REMOVE REPLACE, 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 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 (ABOVE-GROND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, 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 POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	2/5/16 DATE
QWEST CORPORATION DBA CENTURY LINK QC	2/5/16 DATE
COMCAST CABLE	2/8/16 DATE
NEW MEXICO GAS COMPANY (NMGC)	12.9.15 DATE

ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT
L15-1902

LEGAL DESCRIPTION

LOT NUMBERED EIGHT (8) AND LOT NUMBERED NINE (9) IN BLOCK NUMBERED (4) OF VOLCANO CLIFFS UNIT 18, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 19, 1971 IN PLAT BOOK D4, FOLIO 106 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CUERVO PLACE N.W., WHENCE, A TIE TO A.C.S. MONUMENT "3-E10" BEARS S.19°51'18"W., A DISTANCE OF 3,653.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, N.53°59'28"W., A DISTANCE OF 150.79 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N.36°00'32"E., A DISTANCE OF 150.00 FEET TO AN ANGLE POINT; THENCE, N.50°08'36"E., A DISTANCE OF 155.12 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S.30°56'36"E., A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CUERVO PLACE N.W.; THENCE, ALONG SAID RIGHT OF WAY LINE A CURVE CURVING TO THE LEFT A RADIUS OF 670.41 FEET AND AN ARC LENGTH OF 237.16 FEET WITH A CHORD BEARING OF S.48°55'19"W. AND A CHORD DISTANCE OF 235.92 FEET AND BEING THE SAME POINT OF BEGINNING. SAID PARCEL CONTAINS 1.0272 ACRES (44,745.38 SQUARE FEET) MORE OR LESS.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOT 8-A, BLOCK 4 OF VOLCANO CLIFFS UNIT 18. WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

Gary R Reidhead 8/14/2015
BETT REIDHEAD DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Leigh Dean
NOTARY PUBLIC
State of New Mexico
My Commission Expires: April 14, 2018

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, 2015.
BY: Leigh Dean

MY COMMISSION EXPIRES:
April 14, 2018
NOTARY PUBLIC

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983 AND ARE BASED UPON ACS MONUMENTS "3-E10" AND "KOAT", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED JANUARY 19, 1971 IN PLAT BOOK D4, FOLIO 106.
6. GROSS ACREAGE = 1.0272 ACRES
7. NUMBER OF EXISTING TRACTS = 2.
8. NUMBER OF TRACTS CREATED = 1.
9. PROPERTY SURVEYED JUNE, 2015.
10. ALL CORNERS MARKED "SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.
11. IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN A ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 35001C0144 G, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
12. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS 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 THE PROPOSED PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. 101606320625131104, 101606320626131105
PROPERTY OWNER OF RECORD Reidhead Gary R & Rachel B
BERNALILLO COUNTY TRESURERS OFFICE Lawrence Hernandez

MICHAEL T. SHOOK NEW MEXICO #13240 REGISTERED LAND SURVEYOR

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) TRACT FROM TWO (2) EXISTING TRACT.

APPLICATION NO. 15DRB-70313
DRB PROJ. NO. 1010589

CITY APPROVALS

CITY SURVEYOR	11/13/15 DATE
REAL PROPERTY DIVISION N/A	5-24-16 DATE
ENVIRONMENTAL HEALTH DEPARTMENT N/A	5-24-16 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	4/13/16 DATE
PARKS & RECREATION DEPARTMENT Carol S. Dumont	4-13-16 DATE
A.B.C.W.U.A.	04/13/16 DATE
A.M.A.F.C.A.	4-13-16 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	5-24-16 DATE
CITY ENGINEER	4-13-16 DATE

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION. SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL T. SHOOK NMLS NO. 13240 — 11/6/15 DATE

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PLAT $ 25.00 B: 2016C P: 0062 M. Toulouse Oliver, Bernalillo Cou

PLAT OF
LOT 8A, BLOCK 4
VOLCANO CLIFFS UNIT 18

BEING A REPLAT OF LOTS 8 & 9 OF BLOCK 4
REPLAT OF VOLCANO CLIFFS UNIT 18
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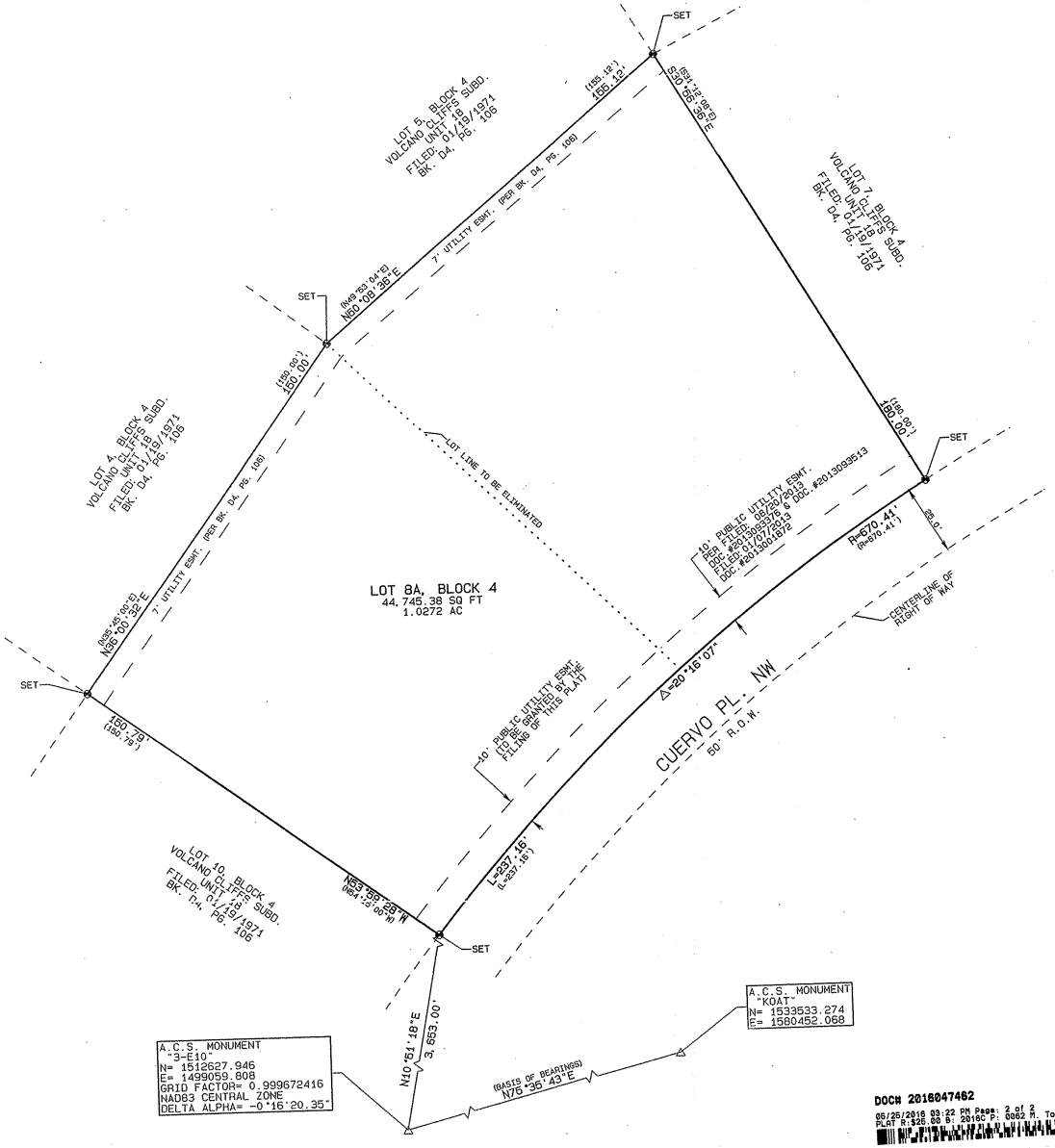

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