

VICINITY MAP No. E-10

PURPOSE OF PLAT:  
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 0-28 THROUGH 0-31 INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.0097 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- DATE OF FIELD WORK: OCTOBER, 2015
- NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- PLATS USED TO ESTABLISH BOUNDARY:
  - VOLCANO CLIFFS, UNIT 1 FILED: JULY 3, 1989, PLAT D4, PAGE 36
  - SPECIAL WARRANTY DEED FILED: NOVEMBER 9, 2015 DOCUMENT No. 2015097771
  - SPECIAL WARRANTY DEED FILED: NOVEMBER 9, 2015 DOCUMENT No. 2015097774

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of the following utilities:

**A. Electric 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 electric service to the premises.

**B. New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas service to the premises.

**C. QWEST D/B/A CENTURIUM** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide telephone, internet, and other services to the premises.

**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, reconstruct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over and under the premises, with the right to enter the premises and with the right to utilize the right of way and easement purposes set forth herein and with the right to install and maintain facilities for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Qwest, including sufficient working area space for the installation, maintenance, and service of such lines, cable, and other facilities or business which interfere with the purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be installed, maintained, or used on the premises if it interferes with the installation, maintenance, or service of such lines, cable, and other facilities or business which interfere with the purpose set forth herein. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or other structures adjacent to or near easements shown on this plat. If any structure is located in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:** In filing this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURIUM, and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURIUM and NMGC do not warrant the accuracy of the information shown hereon, and no warranty is granted by prior plat, deed, or other document and which are not shown on this plat.

LEGAL DESCRIPTION

LOTS NUMBERED 0-TWENTY-EIGHT (0-28) 0-TWENTY-NINE (0-29), 0-THIRTY (0-30), AND 0-THIRTY-ONE (0-31) OF THE AMENDED PLAT OF VOLCANO CLIFFS SUBDIVISION UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 3, 1989, IN PLAT BOOK D4, PAGE 36

PLAT OF  
LOT 0-31-A  
VOLCANO CLIFFS, UNIT 1

WITHIN  
SECTION 27, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2015

PROJECT NUMBER: 10107191  
APPLICATION NUMBER: 16-DEB-72095

UTILITY APPROVALS:

- AG Edwards* PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 11-23-15
- AG Edwards* NEW MEXICO GAS COMPANY DATE: 12-9-15
- AG Edwards* QWEST CORPORATION D/B/A CENTURIUM OK DATE: 12/9/15
- AG Edwards* CONTACT DATE: 11/23/15

CITY APPROVALS:

- Gregory P. Rasmussen P.S.* CITY SURVEYOR DATE: 3/7/16
- NA* TREAT PROPERTY DIVISION (CONDITIONAL) DATE: 6-7-16
- NA* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: 6-7-16
- Raymond M. Hurd* TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 5/18/16
- Michael Egan* REGIONAL PARKS AND RECREATION DEPARTMENT DATE: 05/18/16
- Michael Egan* AMPLIFIER DATE: 3-16-16
- AG Edwards* CITY ENGINEER DATE: 5-18-16
- AG Edwards* DRB CHAIRPERSON-PLANNING DEPARTMENT DATE: 6-7-16



SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 17th DAY OF November, 2015

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463



EXISTING public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future developmental approval.

FREE CONSENT

THE SUBDIVISION HEREBY DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

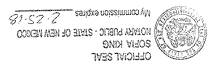
*Joseph J. Hurd* DATE: 3/24/16

ACKNOWLEDGMENT  
COUNTY OF BERNALILLO ) S.S.  
STATE OF NEW MEXICO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 2nd DAY OF March, 2016

BY: *Joseph J. Hurd* FOR 3115 N. CENTURIUM PROPERTIES, LLC  
OWNERS NAME

MY COMMISSION EXPIRES: 2-25-19 BY: *Joseph J. Hurd* NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UP# *See Parcel List*  
PROPERTY OWNER OF RECORD: *611 016 616*  
BERNALILLO CO. TREASURER'S OFFICE: *24th 6-7-16*

