

VICINITY MAP
SCALE: N.T.S.
ZONE ATLAS INDEX NO. D-10-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: 4
 TOTAL NO. OF LOTS CREATED: 1
 GROSS SUBDIVISION ACREAGE: 1.2862 ACRES
 TOTAL MILES OF STREETS CREATED: ±0.0000
 ZONE ATLAS INDEX NO: D-10-Z
 DATE OF SURVEY: MARCH 2013
 CURRENT ZONINGS: SU-2-VOLL

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR EXISTING LOTS INCLUDING: LOTS 47, 48, 51 AND 52, BLOCK 6, UNIT 22, VOLCANO CLIFFS SUBDIVISION, INTO ONE TRACT, VACATE EASEMENTS FOR SAD 228 POND 8, TO BE DEDICATED TO THE CITY OF ALBUQUERQUE AS DRAINAGE RIGHT OF WAY.

GENERAL NOTES:

1. COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACT, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
2. TRACT 1 IS BEING DEDICATED TO THE CITY OF ALBUQUERQUE AS DRAINAGE RIGHT-OF-WAY FOR THE CONSTRUCTION OF A DETENTION POND.
3. FIELD SURVEY WAS PERFORMED IN MARCH 2013.
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3_110 TO CONTROL STATION 13_D10, BEARING = N.54°12'22"E.
5. ALL DISTANCES ARE GROUND DISTANCES.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-010-063-502-410-11605
 PROPERTY OWNER OF RECORD: METRO REAL ESTATE, LLC (L48, B6, U22)
 UNIFORM PROPERTY CODE # : 1-010-063-513-414-11606
 PROPERTY OWNER OF RECORD: METRO REAL ESTATE, LLC (L47, B6, U22)
 UNIFORM PROPERTY CODE # : 1-010-063-509-397-11602
 PROPERTY OWNER OF RECORD: METRO REAL ESTATE, LLC (L51, B6, U22)
 UNIFORM PROPERTY CODE # : 1-010-063-518-401-11601
 PROPERTY OWNER OF RECORD: METRO REAL ESTATE, LLC (L52, B6, U22)

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 AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNERS(S): METRO REAL ESTATE, LLC
 SECTION 22 & 23, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: Volcano Cliffs Subdivision, Unit 22

Layout Name: SHEET 1 OF 1 UNIT 22
 Drawing Name: TRI_Blk6_U22_VOLCANO CLIFFS_2016.dwg
 NETWORK ADDRESS: m:\RR\08-400-104-00\CADD\WAPPING\ABQ\SAD 228 REPLATS

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 47, 48, 51 AND 52, BLOCK 6, AS SHOWN ON THE PLAT OF VOLCANO CLIFFS SUBDIVISION, UNIT 22, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 9, 1975 IN VOLUME D6, FOLIO 162; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME COMMON POINT AS THE SOUTHEAST CORNER OF LOT 50, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 22 AND ALSO A POINT ON THE PRESENT NORTHERN RIGHT OF WAY LINE OF CANAVIO PLACE N.W.; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 13-010, A BRASS CAP IN PLACE, BEARS S.22°44'53"W., 3,714.89 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE WESTERN LINE OF PARCEL HEREIN DESCRIBED,
 N.22°49'43"W., A DISTANCE OF 140.00 FEET TO A POINT COMMON TO LOTS 48, 49, 50 AND 51, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 22; THENCE,
 N.22°44'04"W., A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF PAPAGAYO ROAD N.W.; THENCE, ALONG SAID SOUTHERN RIGHT OF WAY LINE,
 N.67°13'06"E., A DISTANCE OF 199.91 FEET TO A POINT; THENCE, LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF PAPAGAYO ROAD N.W.,
 S.22°50'45"E., A DISTANCE OF 140.00 FEET TO A POINT COMMON TO LOTS 46, 47, 52 AND 53, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 22; THENCE,
 S.22°48'43"E., A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CANAVIO PLACE N.W.; THENCE, ALONG SAID NORTHERN RIGHT OF WAY LINE,
 S.67°13'06"W., A DISTANCE OF 200.14 FEET TO THE POINT OF BEGINNING;
 SAID COMPRISED PARCEL CONTAINING AN AREA OF 56,029 SQUARE FEET OR 1.2862 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE LOTS AND TRACTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY DEDICATE TRACT 1 (AS DRAINAGE RIGHT-OF-WAY) TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

LOTS 47, 48, 51 & 52, BLOCK 6, VOLCANO CLIFFS SUBDIVISION,
 UNIT 22:

STEVEN METRO, MEMBER
 METRO REAL ESTATE, LLC _____ DATE _____
 STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2016, BY STEVEN METRO.
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

DEBORAH METRO, MEMBER
 METRO REAL ESTATE, LLC _____ DATE _____
 STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2016, BY DEBORAH METRO.
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

PLAT OF
TRACT 1,
VOLCANO CLIFFS SUBDIVISION, UNIT 22

A REPLAT OF A PORTION OF BLOCK 6
 VOLCANO CLIFFS SUBDIVISION, UNIT 22
 WITHIN SECTIONS 22 & 23,
 TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2016

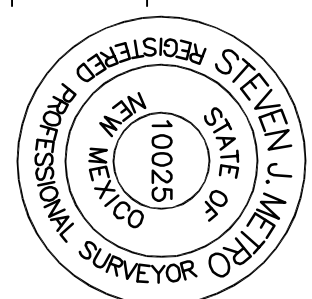
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. 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, WHICH ARE NOT SHOWN ON THIS PLAT.

NEW MEXICO GAS COMPANY _____ DATE _____
 PNM ELECTRIC SERVICES _____ DATE _____
 QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
 COMCAST _____ DATE _____
CITY APPROVALS:

CITY SURVEYOR _____ DATE _____
 REAL PROPERTY DIVISION _____ DATE _____
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 A.M.A.F.C.A. _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION:
 I, STEVEN J. METRO, A DUTY 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.

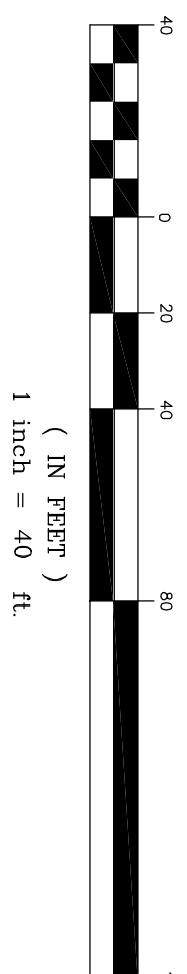


WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000
 SHEET 1 OF 3

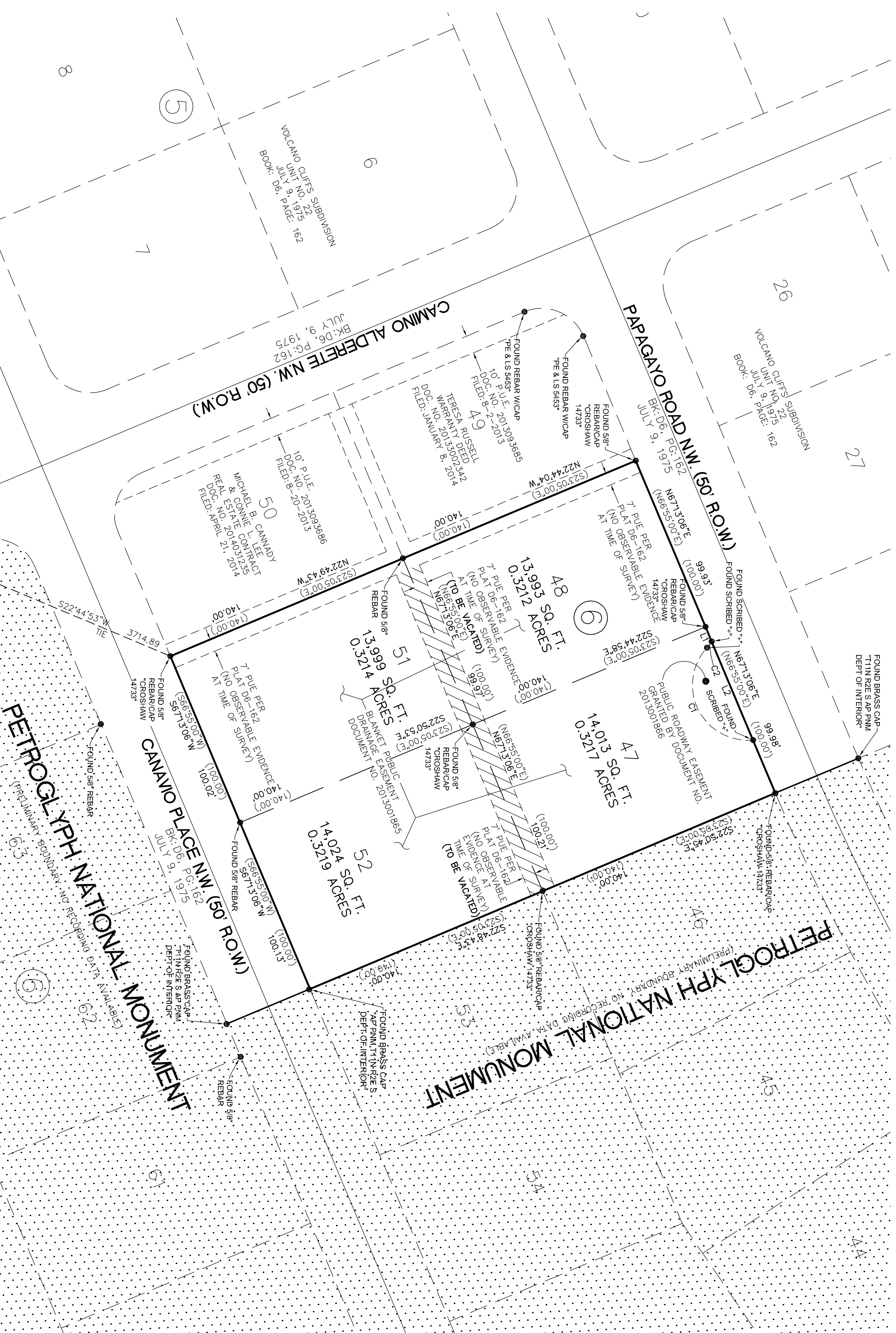
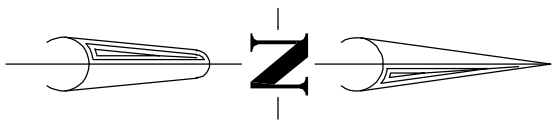
LINE	BEARING	DISTANCE
L1	N67°13'06"E	8.80' (8.80)
L2	N67°13'06"E	59.28' (59.28)

CURVE	LENGTH	RADIUS	CURVE TABLE		CHORD TABLE	
			DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	73.86 (73.86)	50.63 (30.63)	80.13'	57.22' (57.22)	S63°24.51'W (S63°25.39'W)	
C2	4.38 (4.38)	24.37 (24.37)	1018.28'	4.38' (4.38)	N52°39.33'W (N52°38.45'W)	

GRAPHIC SCALE

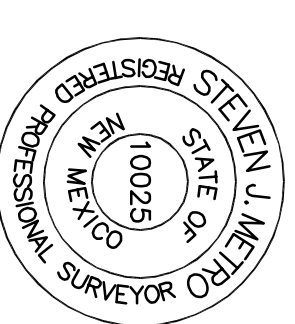


**VACATION EXHIBIT FOR
PLAT OF**
**LOTS 47, 48, 51 AND 52, BLOCK 6,
VOLCANO CLIFFS, UNIT 22**
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2016



LEGEND

- FOUND PROPERTY CORNER AS NOTED
 - PROPERTY LINES TO BE VACATED
 - P.U.E. TO BE VACATED
- “ACS 3-E10”
 3-1/4" BRASS DISC IN CONCRETE POST,
 NEW MEXICO STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 X=1,499,059.808 Y=1,512,627.946
 ELEVATION=5318.888 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999672416
 DELTA ALPHA=(-)00°16'20.35" (NAD 1983)
- “ACS 3-D10”
 3-1/4" BRASS SET FLUSH IN LAVA ROCK
 NEW MEXICO STATE PLANE GRID
 COORDINATES (CENTRAL ZONE)
 X=1,501,318.610 Y=1,514,256.656
 GROUND TO GRID FACTOR=0.999672421
 DELTA ALPHA=(-)00°16'04.84" (NAD 1983)



WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000
 SHEET 3 OF 3

LAYOUT NAME: SHT 1 OF 1 UNIT 22 (vacation)
 DRAWING NAME: S0840010402_ALTA.dwg
 NETWORK ADDRESS: M:\RR\08-400-104-00\CADD\MAPPING\ABQ\SAD 228 REPLATS\ Plat. By: KMS