

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-VCLL

**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.

**SOLAR NOTE:**

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 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.

**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)

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**INDEXING INFORMATION FOR COUNTY CLERK**  
OWNER(S): METRO REAL ESTATE, LLC  
SECTION 22 & 23, T.11 N., R.2 E., N.M.P.M.  
SUBDIVISION: Volcano Cliffs Subdivision, Unit 22

**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-D10, 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 INDEFEASIBLE 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):**

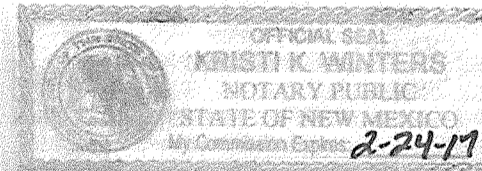
LOTS 47, 48, 51 & 52, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 22:

St J Metro 8-11-16  
STEVEN METRO, MEMBER METRO REAL ESTATE, LLC DATE

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF August, 2016, BY STEVEN METRO.

NOTARY PUBLIC: Kristi K. Winters  
MY COMMISSION EXPIRES: 2-24-17



Deborah Metro 8-11-16  
DEBORAH METRO, MEMBER METRO REAL ESTATE, LLC DATE

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF August, 2016, BY DEBORAH METRO.

NOTARY PUBLIC: Kristi K. Winters  
MY COMMISSION EXPIRES: 2-24-17



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  
PROJECT NUMBER: 1010940 AUGUST 2016

APPLICATION NUMBER: 16-70271

**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.

Chris Salgado 8-11-16  
NEW MEXICO GAS COMPANY DATE  
Fernando Vigil 8-11-16  
PNM ELECTRIC SERVICES DATE  
[Signature] 8/15/2016  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 8/11/16  
COMCAST DATE

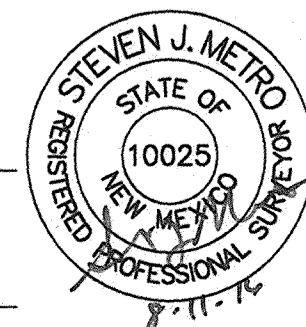
**CITY APPROVALS:**

Steven J. Metro P.S. 8/11/16  
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 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.

St J Metro  
STEVEN J. METRO  
N.M.P.L.S. #10025  
8-11-16  
DATE

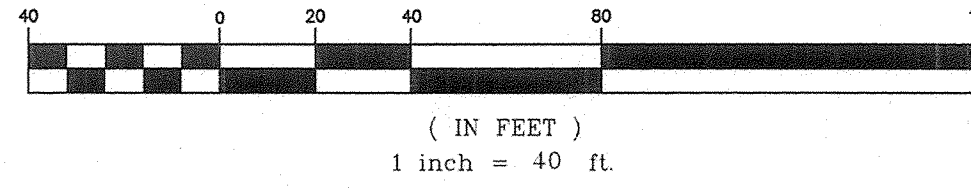


**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000

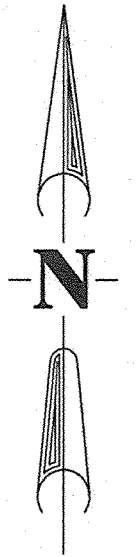
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°13'06"E (N67°13'54"E)	8.80' (8.80')
L2	N67°13'06"E (N67°13'54"E)	59.28' (59.28')
L3	N67°13'06"E	31.90'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	73.86' (73.86')	30.63' (30.63')	138°09'39"	80.13'	57.22' (57.22')	S63°24'51"W (S63°25'39"W)
C2	4.38' (4.38')	24.37' (24.37')	10°18'28"	2.20'	4.38' (4.38')	N52°39'33"W (N52°38'45"W)

GRAPHIC SCALE

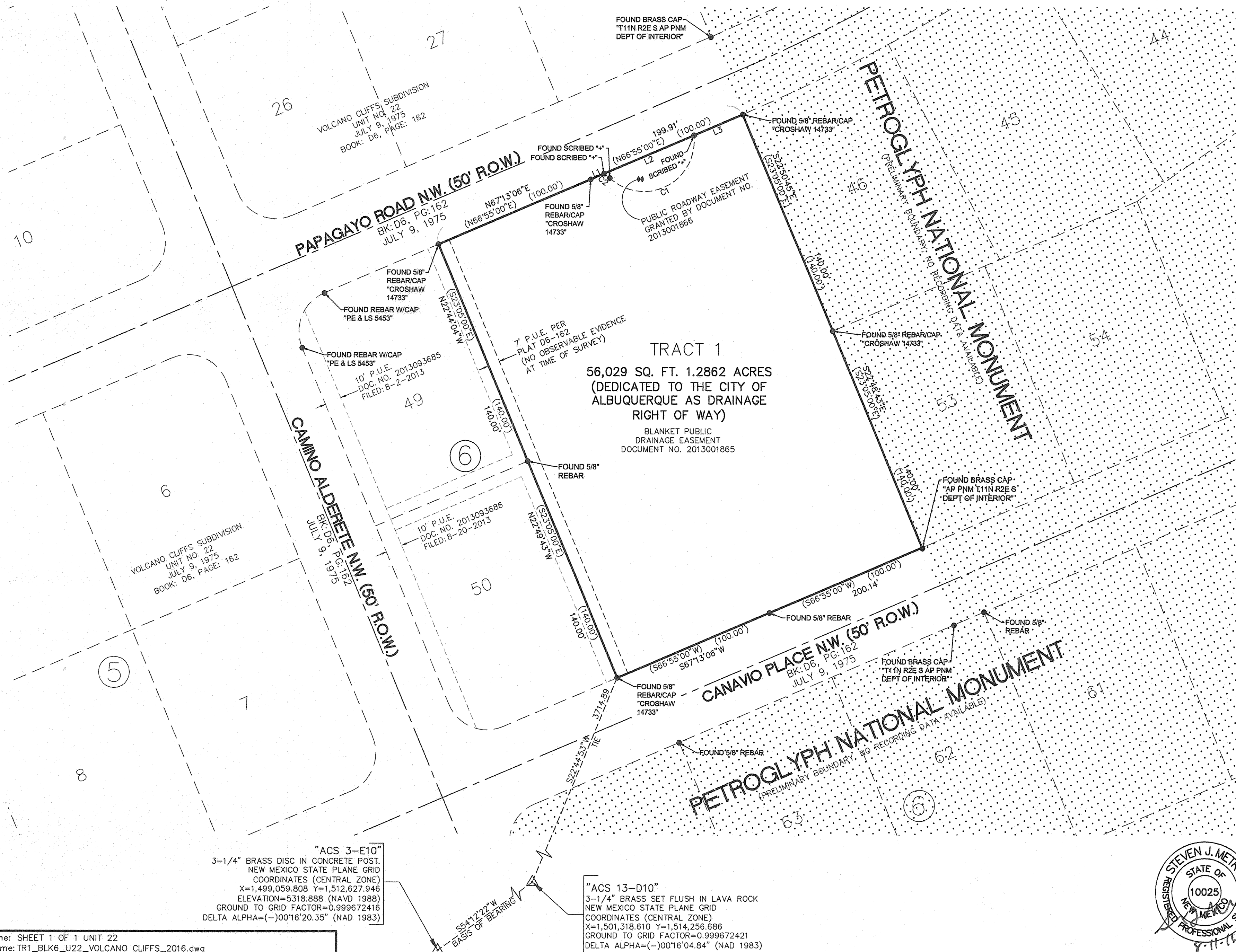


PLAT OF  
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A REPLAT OF A PORTION OF BLOCK 6  
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WITHIN SECTION 22 & 23,  
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2016



LEGEND

- FOUND PROPERTY CORNER AS NOTED



"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 13-D10"  
3-1/4" BRASS SET FLUSH IN LAVA ROCK  
NEW MEXICO STATE PLANE GRID  
COORDINATES (CENTRAL ZONE)  
X=1,501,318.610 Y=1,514,256.686  
GROUND TO GRID FACTOR=0.999672421  
DELTA ALPHA=(-)00°16'04.84" (NAD 1983)

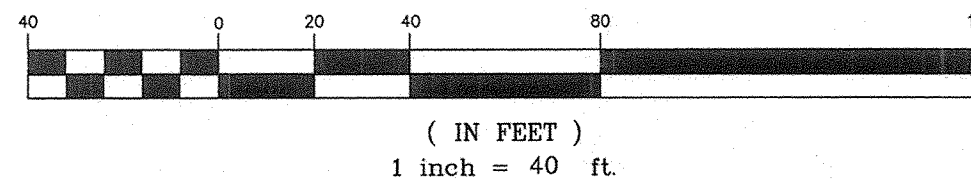


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SHEET 2 OF 3

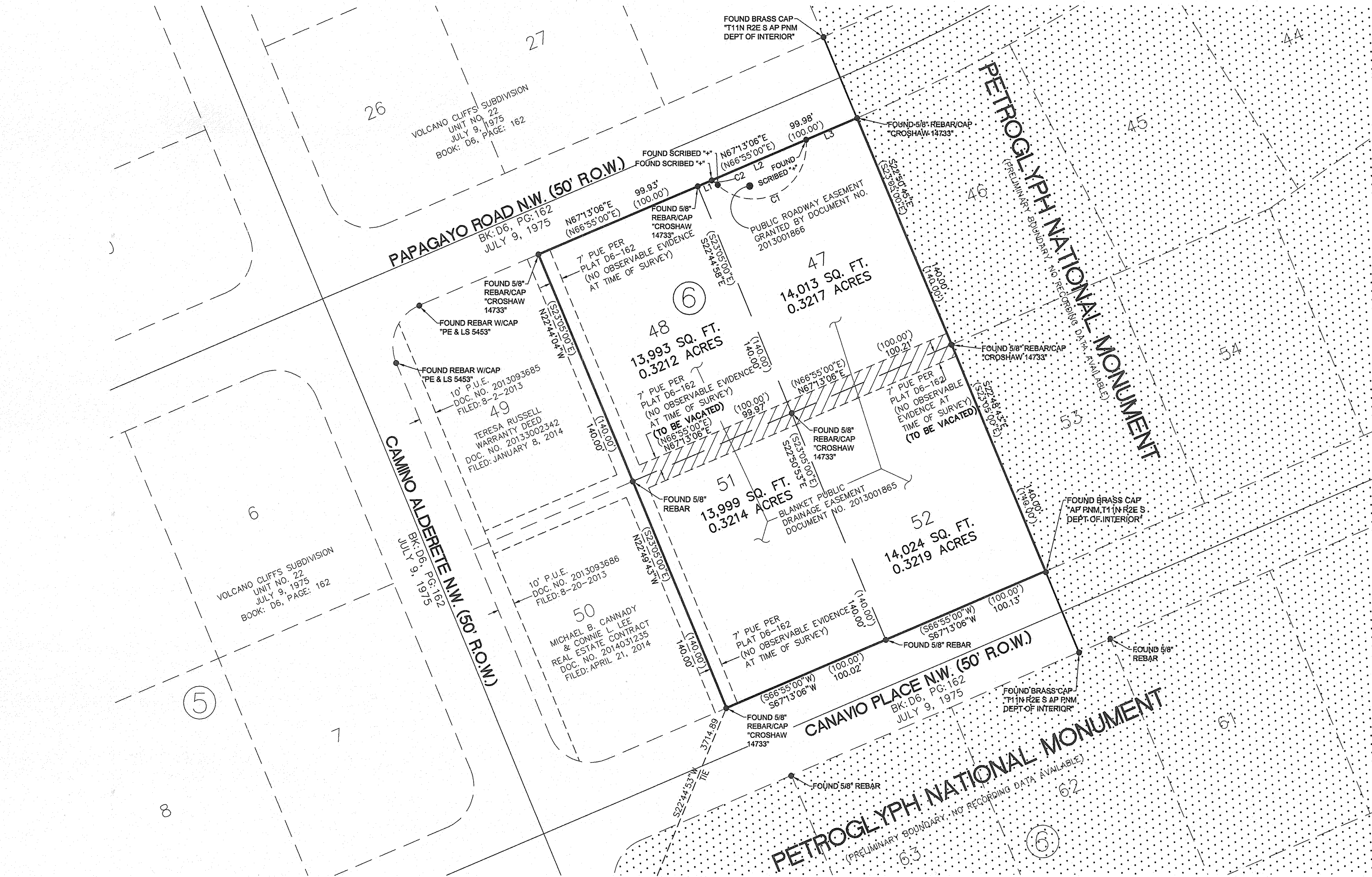
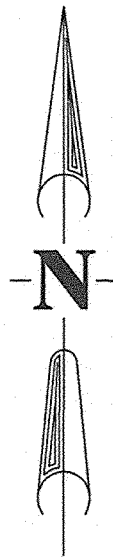
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GRAPHIC SCALE



VACATION EXHIBIT FOR  
**PLAT OF**  
 LOTS 47, 48, 51 AND 52, BLOCK 6,  
 VOLCANO CLIFFS, UNIT 22  
 WITHIN SECTIONS 22 & 23, T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 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.  
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 DELTA ALPHA=(-)00°16'04.84" (NAD 1983)

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 Plot By: KMS



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 SHEET 3 OF 3