

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: 2.6715 ACRES
 TOTAL MILES OF STREETS CREATED: ±0.0000
 ZONE ATLAS INDEX NO: D-10-Z
 DATE OF SURVEY: JUNE 2015
 CURRENT ZONINGS: SU-2-VCLL

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR EXISTING LOTS INCLUDING: LOTS 6, 7, 8 AND 9, BLOCK 3, UNIT 18, VOLCANO CLIFFS SUBDIVISION, INTO ONE TRACT; VACATE EASEMENTS FOR SAD 228 POND 5. 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 # : 1-010-063-234-228-31004 (L6, B3, U18)
 UNIFORM PROPERTY CODE # : 1-010-063-234-228-31003 (L7, B3, U18)
 UNIFORM PROPERTY CODE # : 1-010-063-234-228-31002 (L8, B3, U18)
 UNIFORM PROPERTY CODE # : 1-010-063-234-228-31001 (L9, B3, U18)
 PROPERTY OWNERS OF RECORD:

Lots 6, 7, 8 and 9, Block 3, Unit 18 Volcano Cliffs Subdivision - 1/11 undivided interest
 Gordon E. Denton, Trustee of the Denton Living Trust

Lots 6, 7, 8 and 9, Block 3, Unit 18 Volcano Cliffs Subdivision - 1/11 undivided interest
 Ralph E. Fowble, Jr. Trustee of the Ralph E. Fowble, Jr and Lois R. Fowble Trust

Lots 6, 7, 8 and 9, Block 3, Unit 18 Volcano Cliffs Subdivision - 2/11 undivided interest
 Betty Mae Love

Lots 6, 7, 8 and 9, Block 3, Unit 18 Volcano Cliffs Subdivision - 7/11 undivided interest
 Betty Mae Love as Attorney in Fact for Walter Sweeney, Mary Sweeney, Steve M. Smith, Betty A. Smith, Edward L. McCausland, Mary G. McCall, William S. Watson, Cynthia A. Watson, George Graves, Richard B. Bertrand, Elaine L. Bertrand and Geraldine McCall.
 Betty Mae Love

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): HORACE W LEHMAN ETUX ETAL
 SECTION 22, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: Volcano Cliffs Subdivision, Unit 18

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 6, 7, 8 AND 9, BLOCK 3, AS SHOWN ON THE PLAT OF VOLCANO CLIFFS SUBDIVISION, UNIT 18, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1971 IN VOLUME D4, FOLIO 106; SAID COMPRISED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME COMMON POINT AS THE NORTHEAST CORNER OF LOT 6, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 18 AND ALSO A POINT ON THE PRESENT WESTERLY RIGHT OF WAY LINE OF AGUILA STREET, NW; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 13-D10, A BRASS CAP IN PLACE, BEARS S.32°40'23"E., 2,249.98 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, ALONG THE EASTERLY LINE OF PARCEL HEREIN DESCRIBED,

SOUTHEASTERLY, 19.97 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 316.47 FEET AND A CHORD WHICH BEARS S.08°03'32"W., 19.97 FEET) TO A POINT OF TANGENCY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF AGUILA STREET NW

S.09°52'02"W., A DISTANT OF 39.82 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE

SOUTHEASTERLY, 208.81 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 366.47 FEET AND A CHORD WHICH BEARS S.06°27'20"E., 205.99 FEET) TO A POINT OF CURVATURE; THENCE ALONG THE NORTHWEST RETURN OF AGUILA STREET, NW AND PETIRROJO ROAD, NW RIGHT OF WAY

SOUTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.22°13'18"E., 35.36 FEET) TO A POINT OF TANGENCY; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF PETIRROJO ROAD, NW

S.67°13'17"W., A DISTANT OF 130.51 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF PETIRROJO ROAD, NW

SOUTHWESTERLY, 243.30 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 447.26 FEET AND A CHORD WHICH BEARS S.51°38'16"W., 240.31 FEET) TO A POINT OF CURVATURE; THENCE ALONG THE NORTHEAST RETURN OF PETIRROJO ROAD, NW AND COMPASS DRIVE, NW RIGHT OF WAY

SOUTHWESTERLY, 39.27 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S.81°03'16"W., 35.36 FEET) TO A POINT OF TANGENCY; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF COMPASS DRIVE NW

N.53°56'43"W., A DISTANT OF 134.99 FEET TO A POINT OF TANGENCY; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF COMPASS ROAD, NW

N.36°03'17"E., A DISTANT OF 450.00 FEET TO A POINT OF TANGENCY; THENCE

N.55°16'43"E., A DISTANT OF 119.61 FEET TO A POINT OF TANGENCY; THENCE

S.83°45'16"E., A DISTANT OF 90.03 FEET TO THE POINT OF BEGINNING,

SAID COMPRISED PARCEL CONTAINING AN AREA OF 116,370 SQUARE FEET OR 2.6715 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 AND CITY PARK 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 6, 7, 8 & 9, BLOCK 3, VOLCANO CLIFFS SUBDIVISION, UNIT 18:

 GEORGE E. DENTON DATE
 TRUSTEE OF THE DENTON LIVING TRUST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____DAY OF _____, 2016, BY GEORGE E. DENTON.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

 RALPH E. FOWBLE JR. DATE
 TRUSTEE OF THE RALPH E. FOWBLE, JR. AND LOIS R FOWBLE TRUST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____DAY OF _____, 2016, BY RALPH E. FOWBLE JR..

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

 BETTY MAE LOVE DATE
 OWNER AND ATTORNEY IN FACT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____DAY OF _____, 2016, BY BETTY MAE LOVE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT OF
TRACT 1,
VOLCANO CLIFFS SUBDIVISION, UNIT 18
 A REPLAT OF A PORTION OF BLOCK 3
 VOLCANO CLIFFS SUBDIVISION, UNIT 18
 WITHIN SECTION 22 ,
 TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER: _____ OCTOBER 2016

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

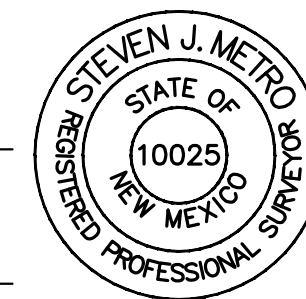
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION:

I, STEVEN J. METRO, A 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.

 STEVEN J. METRO
 N.M.P.L.S. #10025

DATE



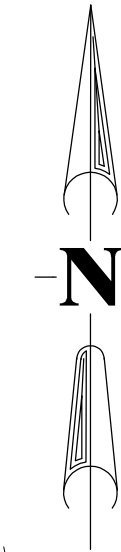
WILSON & COMPANY
 4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	19.97' (20.00')	316.47' (316.47')	03°36'58" (03°37'17")	9.99'	19.97'	S08°03'32"W
C2	208.81' (208.80')	366.47' (366.47')	32°38'44"	107.32'	205.99'	S06°27'20"E
C3	39.27' (39.27')	25.00' (25.00')	89°59'59" (90°00'00")	25.00'	35.36'	S22°13'18"W
C4	243.30' (243.30')	447.26' (447.26')	31°10'03"	124.74'	240.31'	S51°38'16"W
C5	39.27' (39.27')	25.00' (25.00')	90°00'03" (90°00'00")	25.00'	35.36'	S81°03'16"W

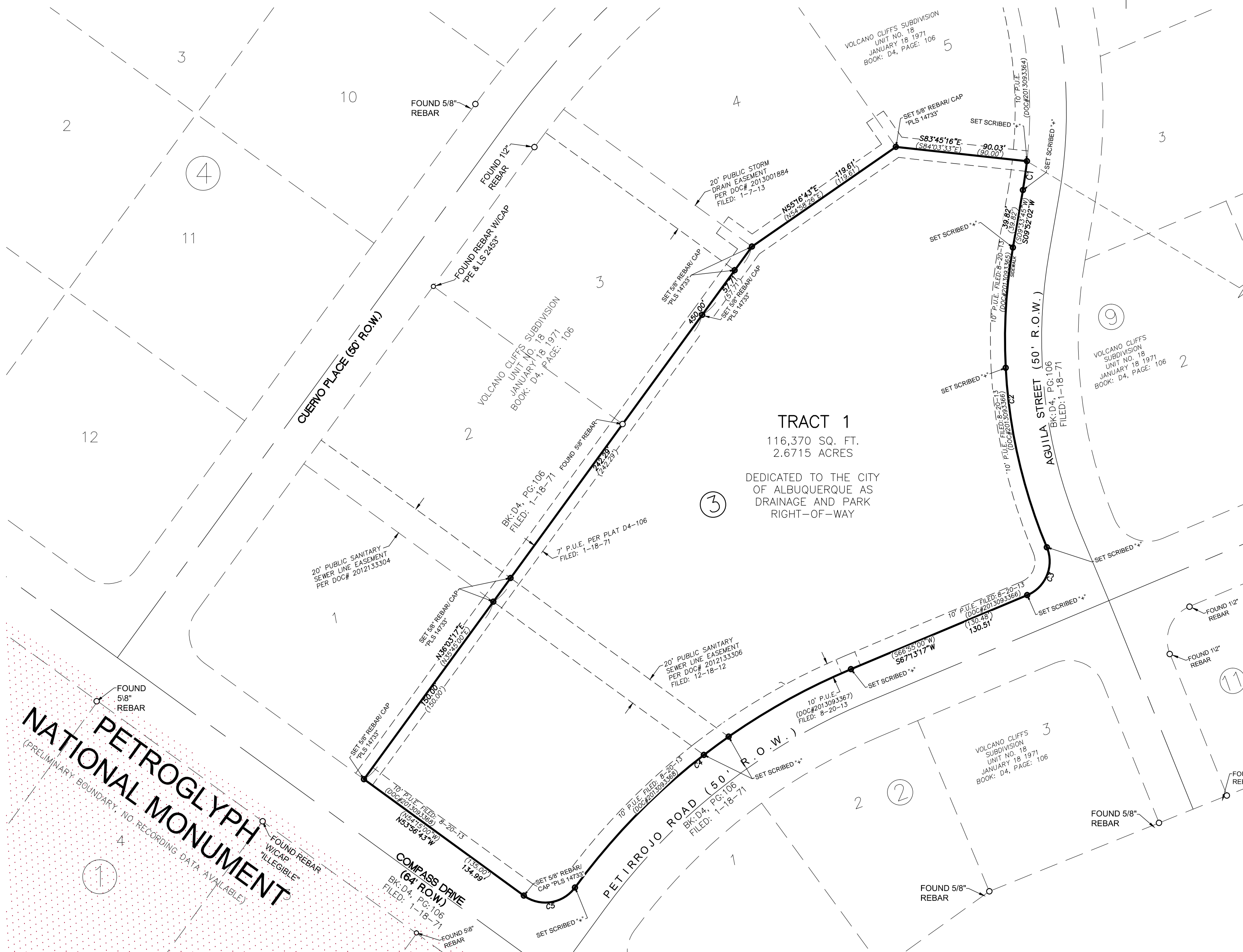
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



PLAT OF
TRACT 1,
VOLCANO CLIFFS SUBDIVISION, UNIT 18
A REPLAT OF A PORTION OF BLOCK 3
VOLCANO CLIFFS SUBDIVISION, UNIT 18
WITHIN SECTION 22,
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2016



TRACT 1
116,370 SQ. FT.
2.6715 ACRES

DEDICATED TO THE CITY
OF ALBUQUERQUE AS
DRAINAGE AND PARK
RIGHT-OF-WAY

"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)

"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)

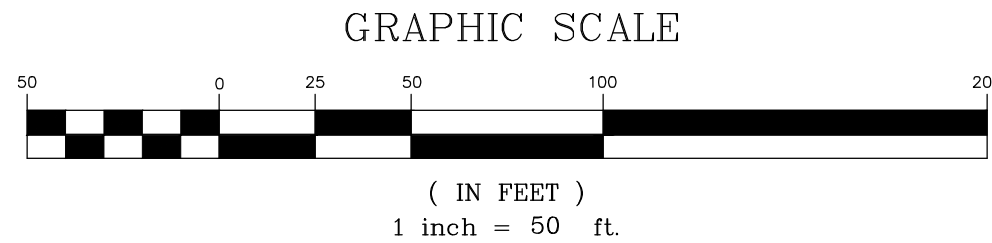
LEGEND

- FOUND PROPERTY CORNER AS NOTED
- SET REBAR WITH PLASTIC CAP "CROSHAW PS14733"

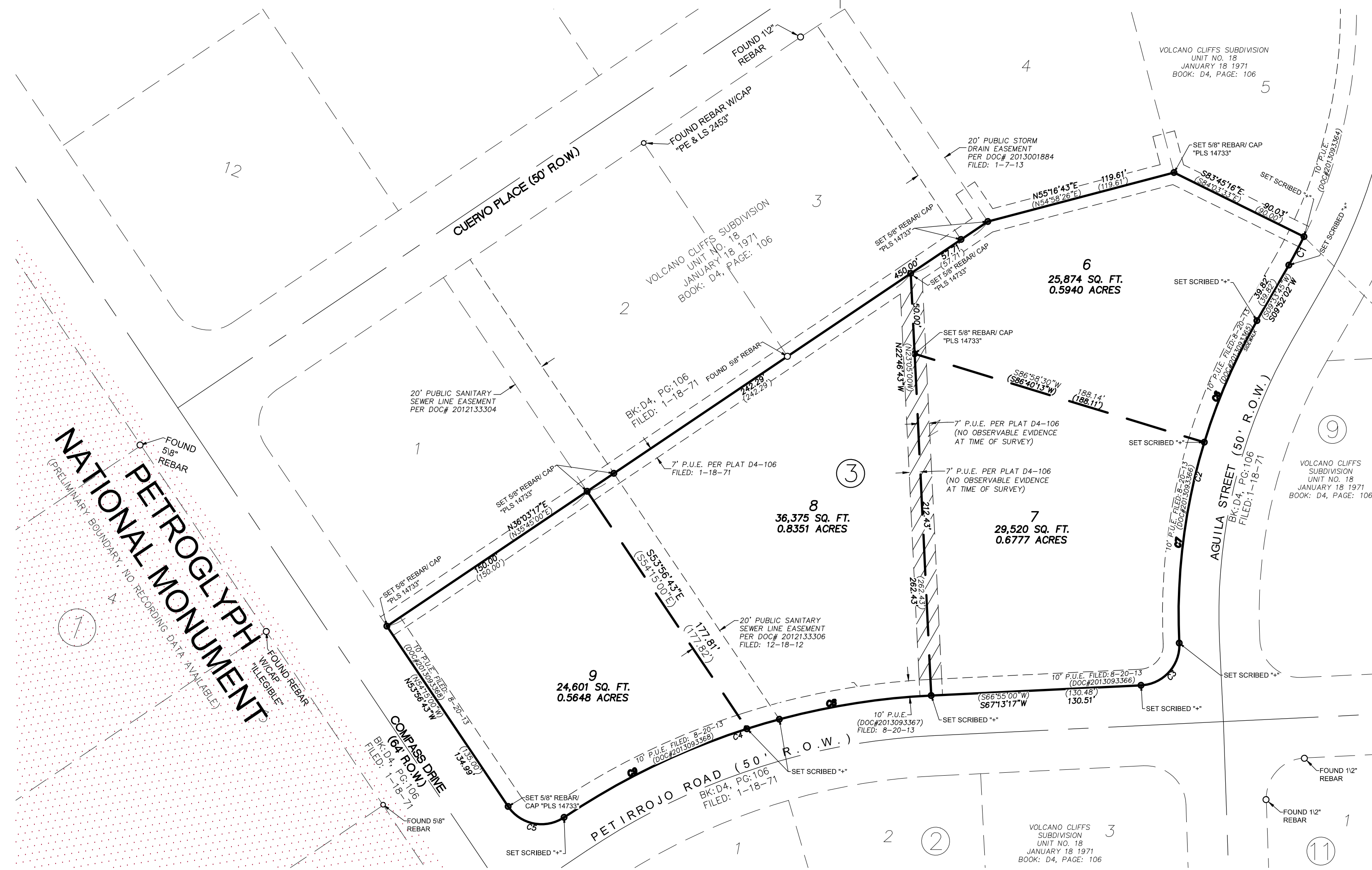


WILSON & COMPANY
4900 LANG AVENUE N.E.
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SHEET 2 OF 3

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C5	39.27' (39.27')	25.00' (25.00')	90°00'03" (90°00'00")	25.00'	35.36'	S81°03'16"W
C6	82.48' (82.46')	366.47' (366.47')	12°53'43" (12°53'31")	41.41'	82.31'	S03°25'11"W
C7	126.33' (126.34')	366.47' (366.47')	19°45'01" (19°45'13")	63.80'	125.70'	S12°54'11"E
C8	116.61' (116.61')	447.26' (447.26')	14°56'18" (14°56'16")	58.64'	116.28'	S59°45'08"W
C9	126.69' (126.69')	447.26' (447.26')	16°13'45" (16°13'44")	63.77'	126.26'	S44°10'06"W



VACATION EXHIBIT FOR
 PLAT OF
TRACT 1, LOTS 6, 7, 8 AND 9, BLOCK 3,
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 A REPLAT OF A PORTION OF BLOCK 3
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- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - SET REBAR WITH PLASTIC CAP "CROSHAW PS14733"
 - — — — — PROPERTY LINES TO BE VACATED
 - ▨ PUBLIC UTILITY EASEMENT TO BE VACATED

WILSON & COMPANY
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 SHEET 3 OF 3