

VICINITY MAP ZONE ATLAS PAGE D-10

UTILITY APPROVALS:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, 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 PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERRECTED 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET 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 OR 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.

Lernando Vigil 12-5-16  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

[Signature] 12/6/2016  
QWEST CORPORATION dba CENTURYLINK QC DATE

[Signature] 11/22/16  
NEW MEXICO GAS COMPANY DATE

[Signature] 11/22/16  
COMCAST CABLE DATE

LEGAL DESCRIPTION:

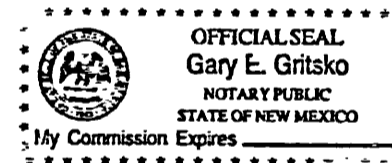
Lots numbered Eight (8) and Nine (9) in Block numbered Two (2) of VOLCANO CLIFFS SUBDIVISION, UNIT NO. 19, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 14, 1970, in Plat Book D4, Page 99.

FREE CONSENT:

The undersigned owner does hereby consent to the adjustment of the lot line as shown hereon and the same is made with the undersigned's free consent and in accordance its desires. The undersigned individuals hereby represents that the person signing on its behalf has been duly authorized to do so. The undersigned warrants that it holds complete and indefeasible title in fee simple to the property.

[Signature] Christian Peck  
Amanda Peck Amanda Peck

ACKNOWLEDGEMENT



State of New Mexico)

County of Bernalillo) ss

This instrument was acknowledged before me on Nov. 16, 2016

BY: Christian Peck and Amanda Peck

My commission expires: 7/21/2020 [Signature] Notary Public

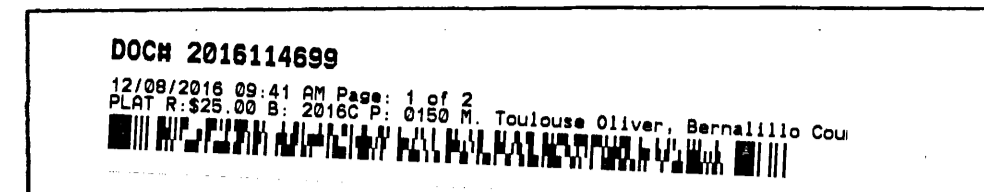
SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

[Signature] November 4, 2016  
Gary E. Gritsko, N.M.P.S. No. 8686 Date



COUNTY CLERK RECORDING STAMP



PLAT OF  
Lot 8-A, Block 2, Unit 19  
VOLCANO CLIFFS SUBDIVISION  
Section 22, T.11N., R.2E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
November 2016

PURPOSE OF PLAT:

The purpose of this plat is combine two existing lots into one new lot.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1011074 APPLICATION NO. 16-70417

[Signature] 12-7-16  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 12-7-16  
PARKS & RECREATION DEPARTMENT DATE

[Signature] 12-07-16  
A.B.C.W.U.A. DATE

[Signature] 12-7-16  
A.M.A.F.C.A. DATE

[Signature] 12-7-16  
CITY ENGINEER DATE

[Signature] 12/7/16  
TRAFFIC ENGINEERING DATE

[Signature] 11/18/16  
CITY SURVEYOR DATE


BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

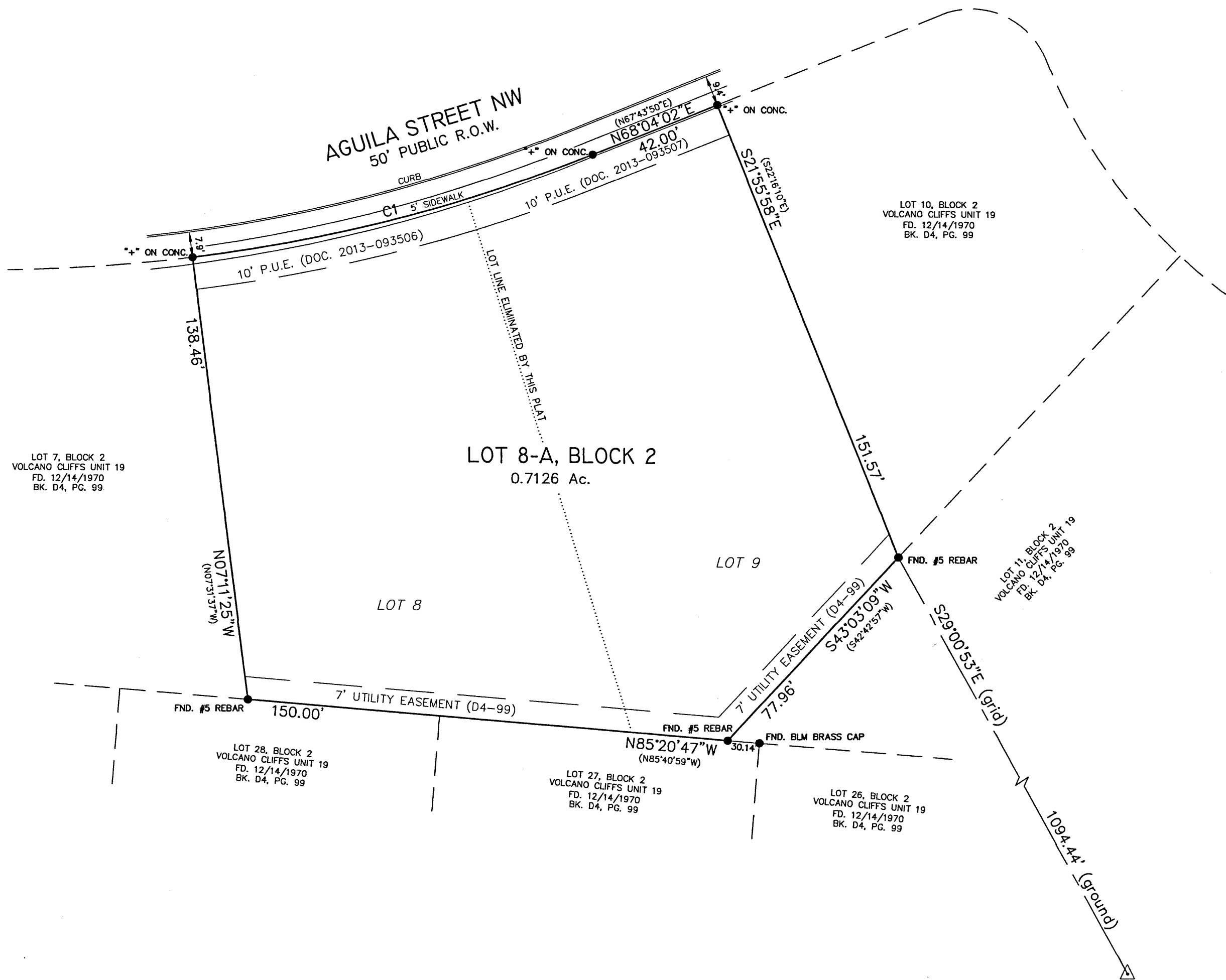
UPC#: 1-010-06330214740928 parcel ABOVE

Christian Peck  
PROPERTY OWNER OF RECORD

George Stone 12-7-16  
Bernalillo County Treasurer Date

DOCM 2016114699  
 12/09/2016 09:41 AM Page: 2 of 2  
 PLAT R: \$25.00 B: 2016C P: 0150 M: Toulouse Oliver, Bernalillo Cou  


PLAT OF  
 Lot 8-A, Block 2, Unit 19  
 VOLCANO CLIFFS SUBDIVISION  
 Section 22, T.11N., R.2E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2016



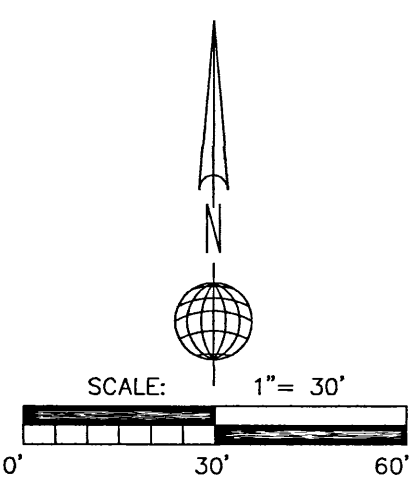
SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "13\_D10".
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis ( ) are record measurements, where record dimensions differ from actual measurements.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 0.7126 acre, more or less
6. Number of existing lots: 2
7. Number of lots created: 1
8. FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0112G, effective date September 26, 2008.
9. SOLAR RESTRICTIONS: 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. (Section 14-14-4-7)
10. Reference documents:
  - a. Plat of Volcano Cliffs Unit 19, filed 12/14/1970, Plat Bk. D4, Pg 99.
  - b. Stewart Title of Albuquerque commitment No. 01147-27278, dated 3/03/2016.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	128.97	501.22	N75°26'19"E	14°44'34"

MONUMENT LEGEND  
 ▲ - FOUND CONTROL STATION AS NOTED  
 ● - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

AGRS STATION "13\_D10"  
 NM STATE PLANE COORDINATES  
 N=1514256.686 E=1501318.61  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999672421  
 MAPPING ANGLE: -0°16'04.84"



ALPHA PRO SURVEYING, LLC  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 GARY@ALPHAPROSURVEYING.COM 505-892-1076  
 DRAWN BY: GEG FILE NO: 16-062