

**PLAT OF
LOT 4 and LOT 5
BLOCK 13
VOLCANO CLIFFS SUBDIVISION
UNIT 5**

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

APRIL, 2018

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____



LOCATION MAP
NOT TO SCALE



DESCRIPTION

A certain tract of land located within Section 27, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 4 and Lot 5, Block 13, Volcano Cliffs Subdivision, Unit 5, as the same is shown and designated on the plat thereof, recorded in the Office of the Bernalillo County Clerk, on November 1, 1967 in Book 3, folio 175.

Tract contains 0.5909 acre (25,738 Sq.Ft.), more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat in Fee Simple with Warranty Covenants.

Charles R. Morgan and Katherine Morgan

By: _____ By: _____
Charles R. Morgan Katherine Morgan

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on ____ day of _____ 2018, by
_____, _____

My Commission Expires: _____ Notary Public

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "LSS-302" and "4_L22". Bearing = N86°56'55"W.
- Distances are ground distances.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Volcano Cliffs Subdivision Unit 5 filed on November 1, 1967 in Book D3, folio 157.
- This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, File No. 1706851, Effective Date: August 30, 2017.
- Lots 4 and 5 are located in Flood Zone "X", per FIRM Map Number 35001C0111G, Revised September 26, 2008.
- The front (adjacent to street) lot corner will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Solinski PS 17531", a nail and washer stamped "Solinski PS 17531" or a nail and washer stamped "line only".
- Existing public water and sanitary sewer infrastructure may or may not be sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may or may not be required as a condition of future development approval.

SURVEYOR'S CERTIFICATION:

I, Timothy Solinski, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Timothy Solinski
NM Professional Surveyor No.17531

Date: _____



SUBDIVISION DATA

- DRB No. _____
- Zone Atlas Index Number: E-10-Z
- Zoning: R1
- Gross Acreage: 0.5909 Acre
- Total number of Lots created: 1 Lot
- No public right-of-way is created.
- Plat is located within Section 27, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to combine Lot 4 and Lot 5, Block 13, Volcano Cliffs Subdivision Unit 5, Albuquerque, 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 November 1, 1967 in Book 3, folio 175.

PUBLIC UTILITY EASEMENTS

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

- 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, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for 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 purposes set forth herein and with the right to utilize the right of way and easement 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.