

VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page E-10.

**SUBDIVISION DATA**

- Total number of existing Lots: 2
- Total number of Lots created: 1
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 0.7293 acres.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

101006203252320940, 101006202930820903  
 Cipe Enno F & Geraldine  
 [Signature] 1/23/18  
 Bernalillo County Treasurer Date

**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 services.
- Qwest 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 (aboveground 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) 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.

**PURPOSE OF PLAT**

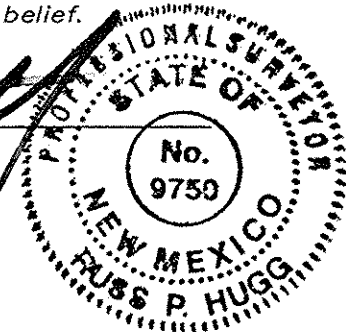
The purpose of this plat is to:

- Show the Public Utility Easements VACATED by 17DRB-----
- Combine two (2) existing lots into one (1) lot as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 NMPS No. 9750  
 December 4, 2017



PLAT OF  
**LOT 11-A, BLOCK 8**  
**VOLCANO CLIFFS SUBDIVISION**  
**UNIT 5**

(BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8, VOLCANO CLIFFS SUBDIVISION UNIT 5) WITHIN

SECTION 27, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2017

PROJECT NUMBER: 1011484

**PLAT APPROVAL**

**UTILITY APPROVALS:**

[Signature]	12-13-17
Public Service Company of New Mexico	Date
[Signature]	12-13-17
New Mexico Gas Company	Date
[Signature]	12/15/2017
QWest Corporation d/b/a CenturyLink QC	Date
[Signature]	12/13/17
Comcast	Date

**CITY APPROVALS:**

[Signature]	12/13/17
Soren M. Risenhoover P.S.	Date
City Surveyor	
Department of Municipal Development	
N/A	1/23/18
Real Property Division	Date
N/A	1/23/18
Environmental Health Department	Date
[Signature]	01-10-18
Logan Pat	Date
Traffic Engineering, Transportation Division	
[Signature]	1/10/18
Jon Eitzgaard	Date
ABCWUA	
[Signature]	1/10/18
Parks and Recreation Department	Date
[Signature]	1/10/18
Bradley L. Blynn	Date
AMAFCA	
[Signature]	1/10/2018
Janice D. DeGrella	Date
City Engineer	
[Signature]	1/23/18
DRB Chairperson, Planning Department	Date

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 PLAT R:325 00 B:2018C P:0007 Linda Stover, Bernalillo County

SHEET 1 OF 3

**SURV TEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF  
LOT 11-A, BLOCK 8  
VOLCANO CLIFFS SUBDIVISION  
UNIT 5

(BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8,  
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WITHIN

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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2017

LEGAL DESCRIPTION

Lots numbered Eleven (11) and Twelve (12), in Block numbered Eight (8), Volcano Cliffs Subdivision Unit 5, as the same are shown and designated on the plat entitled "VOLCANO CLIFFS SUBDIVISION, UNIT 5, JULY, 1966, BERNALILLO COUNTY, NEW MEXICO, S-1272-5", filed in the office of the County Clerk of Bernalillo County on November 1, 1967, in Book D3, Page 175.

FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF LOT 11-A, BLOCK 8, VOLCANO CLIFFS SUBDIVISION UNIT 5 (BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8, VOLCANO CLIFFS SUBDIVISION UNIT 5) WITHIN SECTION 27, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOTS 11 AND 12, BLOCK 8

By: Enno F. Cipa By: Geraldine H. Cipa  
Enno F. Cipa Geraldine H. Cipa, his wife

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "VOLCANO CLIFFS SUBDIVISION, UNIT 5, JULY, 1966, BERNALILLO COUNTY, NEW MEXICO, S-1272-5", filed in the office of the County Clerk of Bernalillo County on November 1, 1967, in Book D3, Page 175.
- Document entitled "EXHIBIT SHOWING PUBLIC UTILITY EASEMENTS SITUATE WITHIN LOT 12, BLOCK 8, UNIT FIVE, VOLCANO CLIFFS SUBDIVISION, BEING A SUBDIVISION WITHIN SECTION 27, T.11N., R.2E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 2003", filed in the office of the County Clerk of Bernalillo County on November 12, 2003, in Book A68, Page 4347.
- Document entitled "EXHIBIT SHOWING PUBLIC UTILITY EASEMENTS SITUATE WITHIN LOT 11, BLOCK 8, UNIT FIVE, VOLCANO CLIFFS SUBDIVISION, BEING A SUBDIVISION WITHIN SECTION 27, T.11N., R.2E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 2003", filed in the office of the County Clerk of Bernalillo County on November 12, 2003, in Book A68, Page 4348.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS

"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."

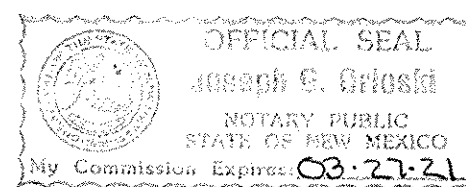
ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

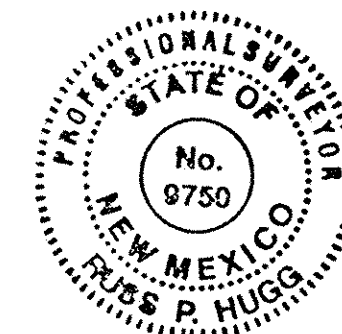
The foregoing instrument was acknowledged before me this 11<sup>TH</sup>  
day of DECEMBER, 2017, by Enno F. and Geraldine H. Cipa,  
husband and wife.

[Signature] My commission expires 3-27-21  
Notary Public



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PLAT R-325, 00 B-2018C P-0007 Linda Stover, Bernalillo County



SHEET 2 OF 3

**SURVOTEK, INC.**

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9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

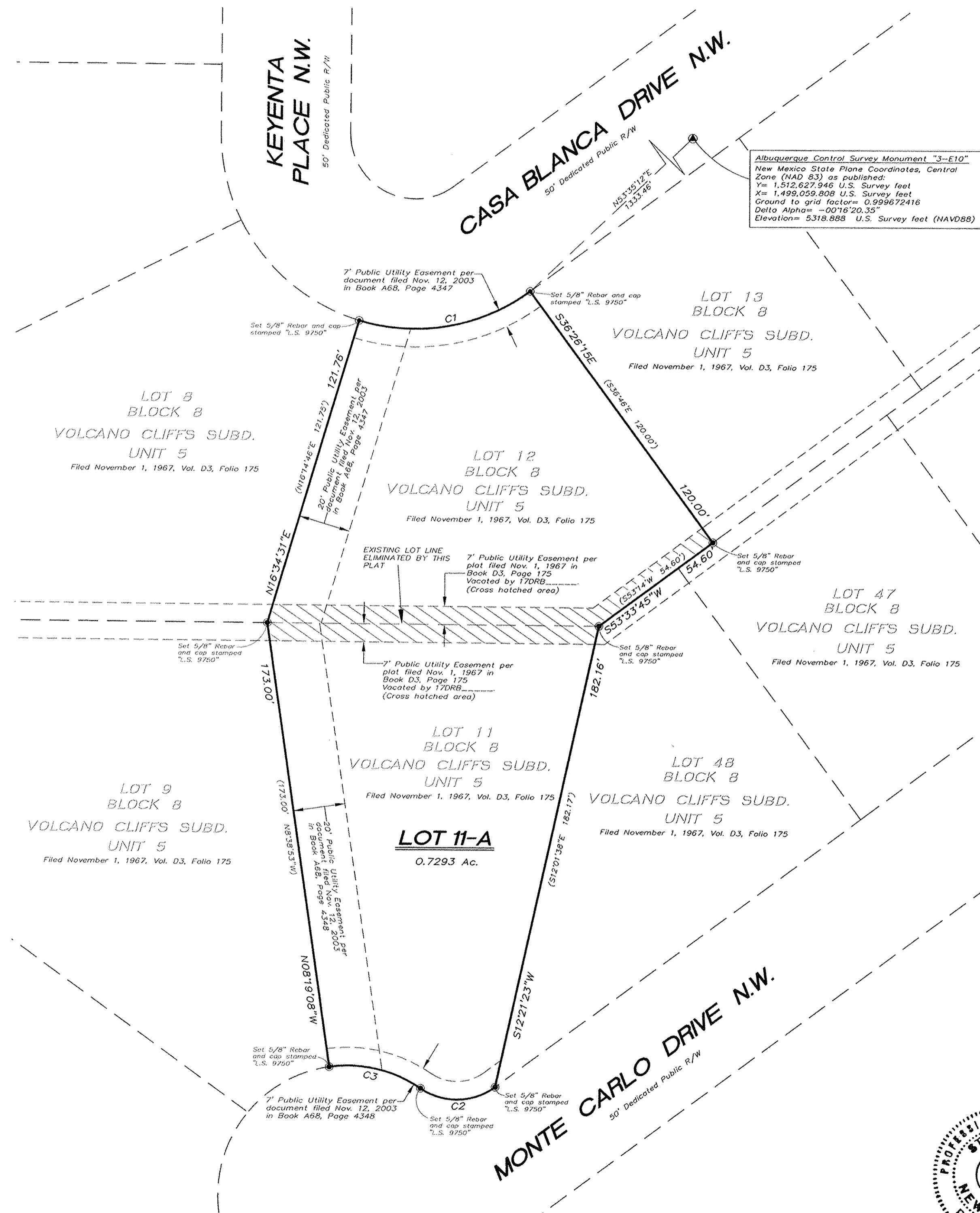
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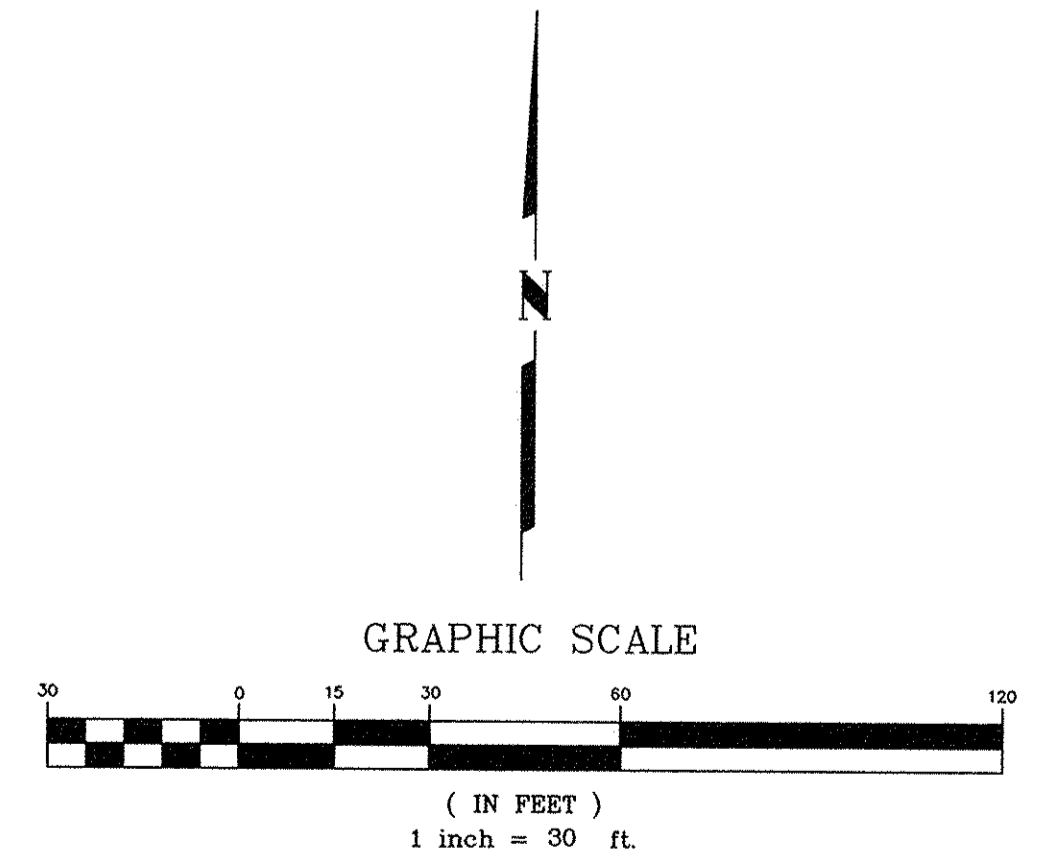
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 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2017

Albuquerque Control Survey Monument "3-E10"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 83) as published:  
 Y= 1,512,627.946 U.S. Survey feet  
 X= 1,499,059.808 U.S. Survey feet  
 Ground to grid factor= 0.999672416  
 Delta Alpha= -00°16'20.35"  
 Elevation= 5318.888 U.S. Survey feet (NAVD88)



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	69.51' (69.51')	75.13'	37.47'	67.06'	N80°04'09"E	53°00'48"
C2	30.78' (30.7')	25.00'	17.68'	28.87'	N88°48'33"E	70°32'50"
C3	37.01' (37.01')	50.00'	19.40'	36.17'	N77°06'49"W	42°24'37"



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 PLAT R \$25.00 B: 2018C P: 0007 Linda Stover, Bernalillo County

SHEET 3 OF 3

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