

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.

[Signature] 10-26-18  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

[Signature] 11/06/2018  
QWEST CORPORATION dba CENTURYLINK QC DATE

[Signature] 10/26/18  
NEW MEXICO GAS COMPANY DATE

[Signature] 10/26/18  
COMCAST CABLE DATE

LEGAL DESCRIPTION:

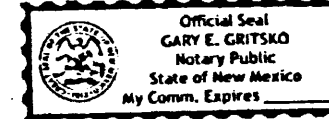
Lots numbered Five (5) and Six (6) in Block numbered Four (4) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1971 in Plat Book D4, Page 106.

FREE CONSENT:

The undersigned owners do 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 with their desires. The undersigned individuals hereby represent that they are duly authorized to do so. The undersigned warrants that they hold complete and indefeasible title in fee simple to the property.

[Signature] Christian Peck  
[Signature] Amanda Peck

ACKNOWLEDGEMENT



State of New Mexico)

County of Bernalillo) ss

This instrument was acknowledged before me on Oct. 23, 2018.

BY: Christian Peck and Amanda Peck

My commission expires: 7/27/2020  
[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] Gary E. Gritsko, N.M.P.S. No. 8686  
October 15, 2018  
Date



COUNTY CLERK RECORDING STAMP

DOCH 2018110029  
12/20/2018 02:13 PM Page: 1 of 2  
PLAT R: \$25.00 B: 2018C P: 0165 Linda Stover, Bernalillo County

PLAT OF  
Lots 5-A & 6-A, Block 4, Unit 18  
VOLCANO CLIFFS SUBDIVISION  
Section 22, T.11N., R.2E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
October 2018

PURPOSE OF PLAT:

The purpose of this plat is to adjust the lot line between two existing lots to create two new lots.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 2018-001733 APPLICATION NO. SP-2018-00098

[Signature] 11-29-18  
DR. CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 11/14/18  
CODE ENFORCEMENT DATE

N/A  
PARKS & RECREATION DEPARTMENT DATE

[Signature] 11-14-18  
A.B.C.W.U.A. DATE

[Signature] 11/29/18  
A.M.A.F.C.A. DATE

[Signature] 11/14/18  
CITY ENGINEER DATE

[Signature] 11/14/18  
TRAFFIC ENGINEERING DATE

[Signature] 10/24/18  
CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101006321828331107 101006320527331108

[Signature] Peck Christian & Amanda  
PROPERTY OWNER OF RECORD  
[Signature] 12/20/18  
Bernalillo County Treasurer Date

ALPHA PRO SURVEYING, LLC  
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
GARY@ALPHAPROSURVEYING.COM 505-892-1076  
DRAWN BY: GEG FILE NO: 17-294

DOCH 2018110029

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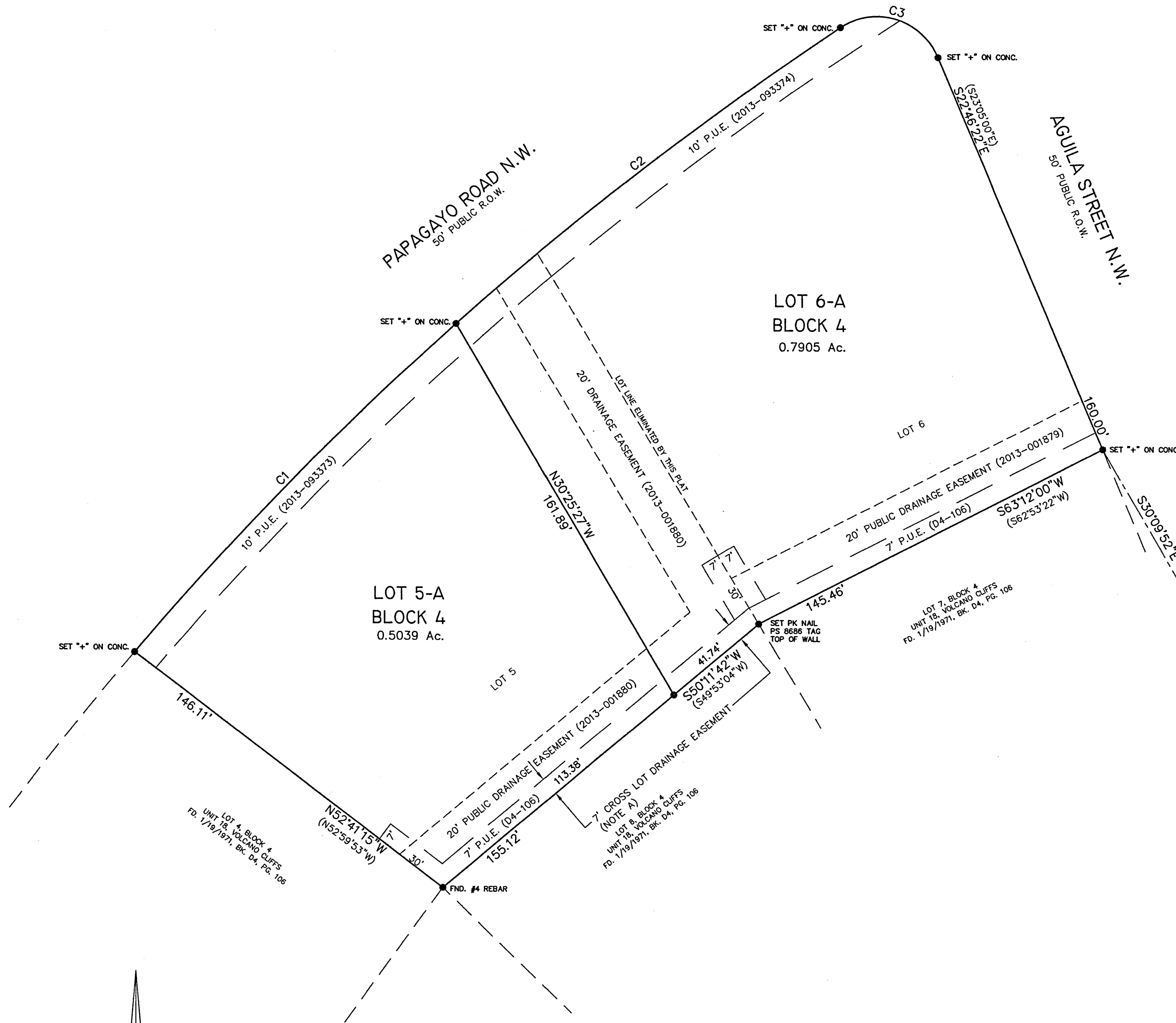
SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "13\_D10".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis ( ) are record measurements, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.2944 acres, more or less.
- Number of existing lots: 2
- Number of lots created: 2
- 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. 35001C0111G, effective date September 26, 2008.
- 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)
- Reference documents:
  - Plat of Volcano Cliffs Unit 18, filed 1/19/1971, Plat Bk. D4, Pg 106.
  - Stewart Title of Albuquerque LLC commitment No. 01147-40512, dated Aug. 9, 2017.

EASEMENT NOTES:

- 7' wide Cross Lot Drainage Easement within Lot 5-A granted by this plat. Said easement is granted for the conveyance of storm water runoff and is granted for the benefit of the owners of Lot 6-A, Block 4, Unit 18, Volcano Cliffs Subdivision. Said easement shall be maintained by the owners of Lots 5-A and 6-A, Block 4, Unit 18, Volcano Cliffs Subdivision.

AGRS STATION "13\_D10"  
 NM STATE PLANE COORDINATES  
 N=1514256.686 E=1501318.61  
 (UNITS: US SURVEY FEET)  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999672421  
 MAPPING ANGLE: -016°04.84"



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	173.34	1273.00	S44°27'48"W	173.21	7°48'06"
C2	183.14	1273.00	S52°29'09"W	182.98	8°14'35"
C3	43.90	25.00	N73°04'58"W	38.48	100°37'12"

MONUMENT LEGEND

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

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