

Vicinity Map - Zone Atlas C-11-Z



**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2022 AND MARCH 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

**Documents**

1. PLAT FOR TRACTS 1-A AND 1-B, BLOCK 2, VOLCANO CLIFFS, UNIT 26, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2024, IN BOOK 2024C, PAGE 18.
2. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 2013, AS DOCUMENT NO. 2013030244.
3. WARRANTY DEED FOR DEDICATED ADDITIONAL RIGHT-OF-WAY TO PASEO DEL NORTE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015270.

**Indexing Information**

Sections 14 & 15, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: Volcano Cliffs Subdivision, Unit 26  
 Owner: Group II U26 VC LLC C/O Billy J. Wright  
 UPC #: TBD

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 8.2578 ACRES  
 ZONE ATLAS PAGE NO..... C-11-Z  
 NUMBER OF EXISTING LOTS..... 1  
 NUMBER OF LOTS CREATED..... 6  
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES  
 DATE OF SURVEY..... MARCH 2024

**Legal Description**

TRACT ONE-A (1-A) IN BLOCK NUMBERED TWO (2), VOLCANO CLIFFS SUBDIVISION, UNIT 26, BEING A REPLAT OF TRACT 1, BLOCK 2 & LOT 5, BLOCK 6, OF VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTIONS 14 & 15, T. 11 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 2024 AS PLAT BOOK 2024C, PAGE 18.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0112G, DATED SEPTEMBER 26, 2008.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_

**Plat for**  
**Tracts 1-A-1 thru 1-A-6, Block 2,**  
**Volcano Cliffs Subdivision, Unit 26**  
 Being Comprised of  
**Tract 1-A, Block 2, Volcano**  
**Cliffs Subdivision, Unit 26**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2024

**Project Number:** \_\_\_\_\_ PR-2022-007712

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

*Loren N. Risenhoover P.S.* 5/17/2024  
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER 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.

*Brian J. Martinez* 5/17/24  
 BRIAN J. MARTINEZ Date  
 N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com

**Plat for**  
**Tracts 1-A-1 thru 1-A-6, Block 2,**  
**Volcano Cliffs Subdivision, Unit 26**  
*Being Comprised of*  
**Tract 1-A, Block 2, Volcano**  
**Cliffs Subdivision, Unit 26**  
*City of Albuquerque*  
**Bernalillo County, New Mexico**  
**May 2024**

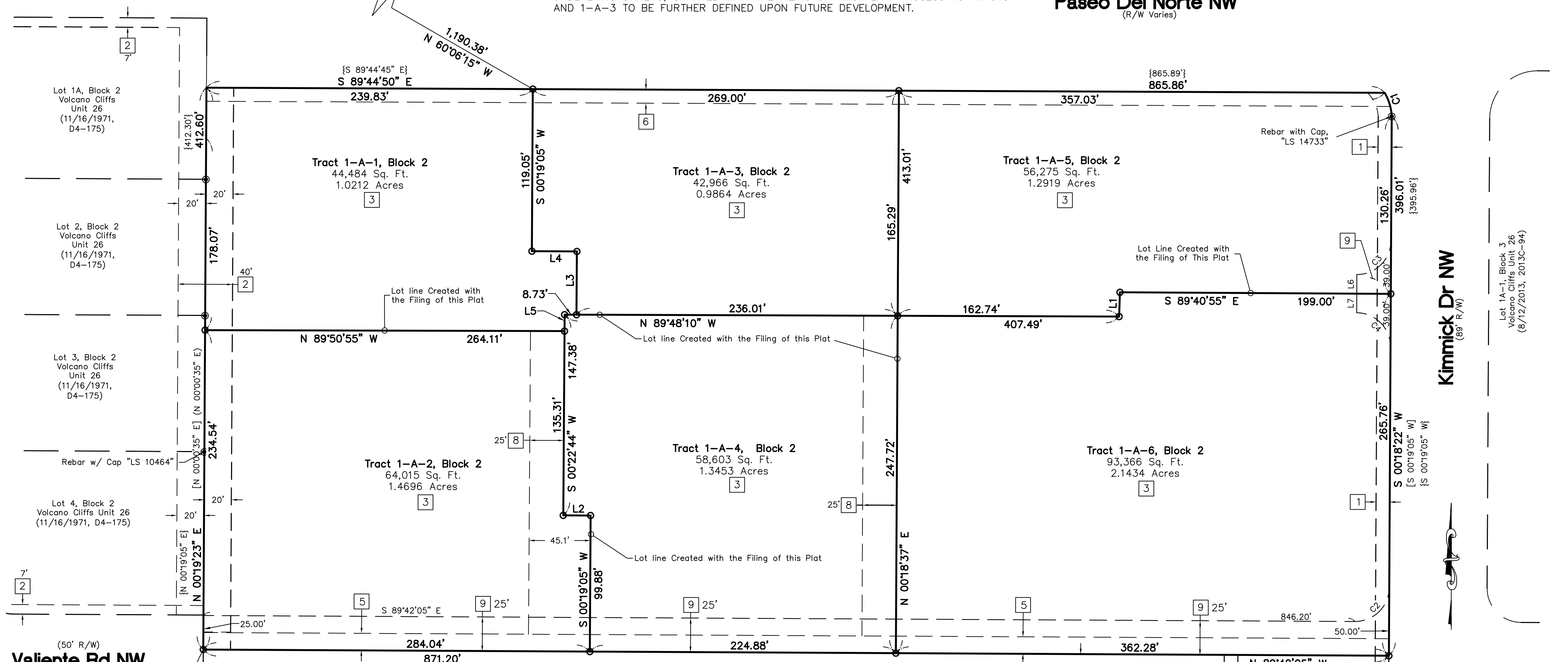
**Easement Notes**

- 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-92)
- 2 EXISTING DRAINAGE & UTILITY EASEMENT (6/23/1971, D4-133)
- 3 EXISTING PRIVATE BLANKET CROSS LOT PUBLIC DRAINAGE AND ACCESS EASEMENT, BENEFITING TRACTS 1-A AND 1-B (8/12/2013, 2013C-92), (3/04/2024, BK. 2024C, PG. 18)
- 4 EXISTING 7' DRAINAGE & UTILITY EASEMENT (6/23/1971, D4-133)
- 5 EXISTING PUBLIC 12.5' WATER AND PUBLIC SEWER EASEMENT (3/04/2024, BK. 2024C, PG. 18)
- 6 EXISTING 10' UTILITY EASEMENT (3/04/2024, BK. 2024C, PG. 18)
- 7 EXISTING PRIVATE DRAINAGE EASEMENT (3/04/2024, BK. 2024C, PG. 18)
- 8 PRIVATE WATERLINE AND SEWER EASEMENTS BENEFITING TRACTS 1-A-1 AND 1-A-3, GRANTED WITH THE FILING OF THIS PLAT
- 9 PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1-A-1 THRU 1-A-6, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACTS 1-A-1 AND 1-A-3 TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

**Paseo Del Norte NW**  
 (R/W Varies)

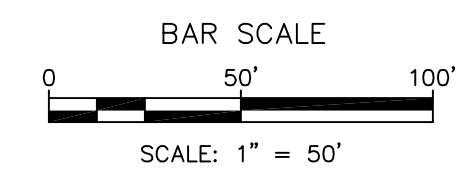
ACS Monument "8\_C10"  
 NAD 1983 CENTRAL ZONE  
 X=1502106.697 \*  
 Y=1521538.71 \*  
 Z=5392.936\* (NAVD 1988)  
 G-G=0.999667901  
 Mapping Angle=-0°16'00.09"  
 \*U.S. SURVEY FEET

ACS Monument "3\_E10"  
 NAD 1983 CENTRAL ZONE  
 X=1499059.808 \*  
 Y=1512627.946 \*  
 Z=5318.888\* (NAVD 1988)  
 G-G=0.999672416  
 Mapping Angle=-0°16'20.35"  
 \*U.S. SURVEY FEET



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (6/23/1971, D4-133)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (08/12/2013, 2013C-92)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (03/04/2024, 2024C-18)
●	FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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**ABCWUA Public Water and Sanitary Sewer Easements**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

Line Table		
Line #	Direction	Length (ft)
L1	N 01°58'45" E	17.82'
L2	S 89°37'16" E	20.06'
L3	N 00°22'44" E	46.44'
L4	N 89°40'55" W	33.06'
L5	S 00°22'44" W	12.07'
L6	N 00°18'22" E	14.00'
L7	N 00°18'22" E	14.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	18.24' {18.25'}	36.78' {36.78'}	28°25'17"	18.06'	S 16°29'49" E
C2	39.27'	25.00'	89°59'33"	35.35'	S 45°18'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 45°18'22" E
C4	39.27'	25.00'	90°00'00"	35.36'	N 44°41'38" W

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City of Albuquerque  
Bernalillo County, New Mexico  
May 2024**

**Public Utility Easements**

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, and 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 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.
- D. 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.

**Free Consent and Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Steven J. Metro (May 13, 2024 17:42 EDT) May 13, 2024  
 STEVEN METRO, MANAGING PARTNER DATE  
 GROUP II U 26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY: STEVEN METRO, MANAGING PARTNER, GROUP II U 26 VC, LLC, A NEW MEXICO  
 LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

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