



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)
<input type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SWW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS		APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<input type="checkbox"/> Waiver to DPM (Form V2)		
BRIEF DESCRIPTION OF REQUEST		
Replat Tract 1, Block 2, Unit 26, Volcano Cliffs Subdivision into two tracts to match the zone map amendment approved by EPC		

APPLICATION INFORMATION		
Applicant: Group 11 U26 VC, LLC		Phone: 505-280-4553
Address: 9108 Galaxia Way NE		Email: steve.metro@wilson.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Wilson & Company / Ben Aragon		Phone: 505-348-4042
Address: 4401 Masthead St NE Ste 150		Email: Benjamin.Aragon@wilson.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner		List all owners: Group 11 U26 VC, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 1	Block: 2	Unit: 26
Subdivision/Addition: Volcano Cliffs Subdivision	MRGCD Map No.: -	UPC Code: 1-011-064-040-145-30102
Zone Atlas Page(s): C-11-2	Existing Zoning: MX-L and MX-M	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 15.7217
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6001 Rosa Parks NW Between: Kimmick Drive NW and: Calle Plata Rd NW		
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>Steven J. Metro</i>		Date: 8-4-20
Printed Name: Steven J. Metro		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ Interpreter Needed for Hearing? No if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☒ SKETCH PLAT REVIEW AND COMMENT

- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat (7 copies, folded)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ___ Letter describing, explaining, and justifying the request
- ___ Copy of recorded IIA
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved


☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination Public Notice Inquiry response
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
- ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Proposed Infrastructure List, if applicable
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Steven J. Metro</u>	Date: <u>8-4-20</u>
Printed Name: <u>Steven J. Metro</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



**WILSON
& COMPANY**

4401 Masthead Street NE Suite 150,
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

August 4, 2020

Jolene Wolfley, Chairperson
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Sketch Plat Submittal-Justification letter for:
Tract Split of Track 1, Block 2, Unit 26 Volcano Cliffs Subdivision
Zone Atlas Page: C-11-Z**

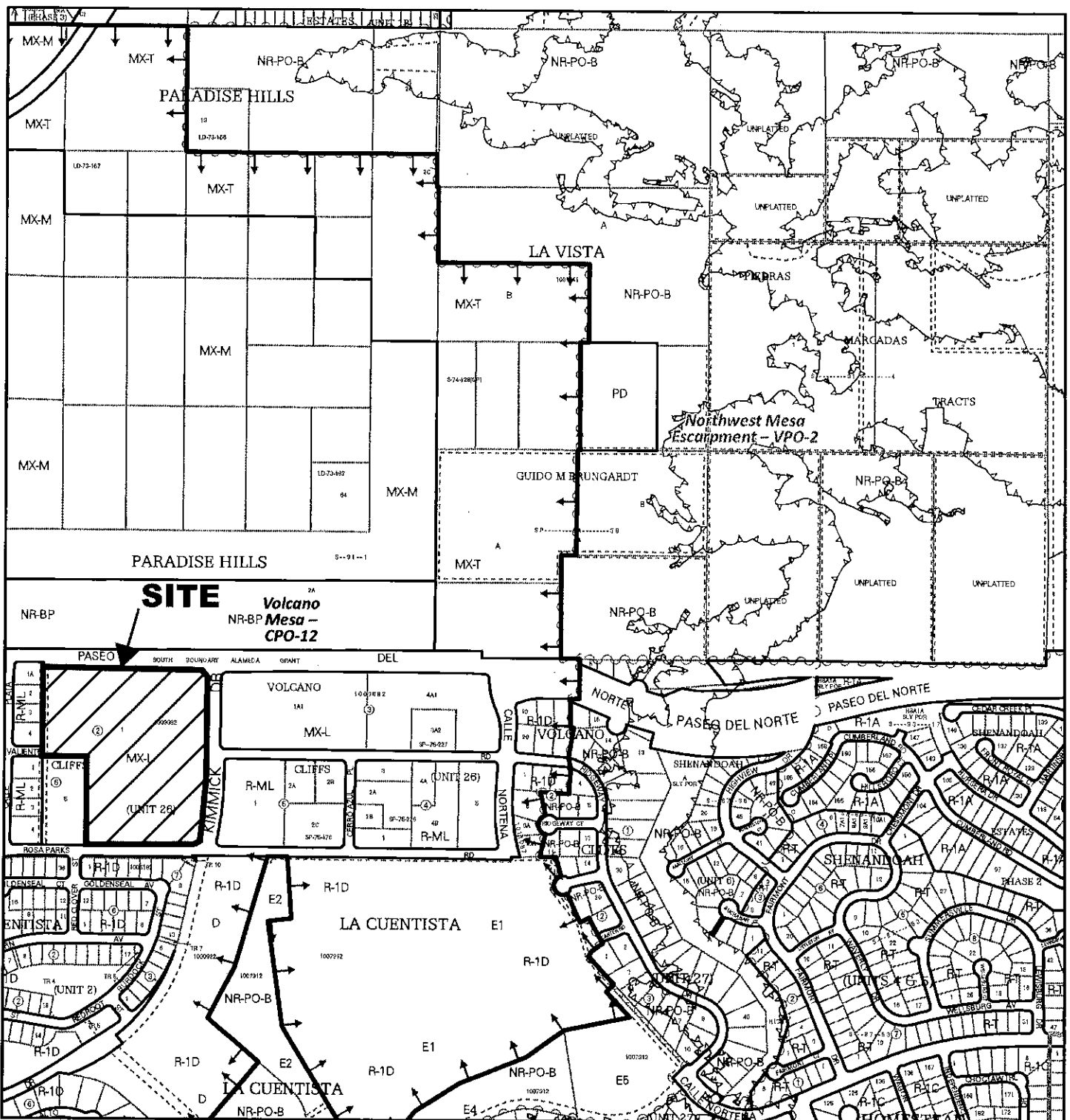
Dear Ms. Wolfley:

The purpose of this Plat is to re-plat Tract 1, Block 2, Unit 26, Volcano Cliffs Subdivision into two tracts to match the zone map amendment approved by the Environmental Planning Commission

Thank you for your attention concerning this matter. If you have any questions please contact me at Wilson & Company at (505) 348-4067 or Steve Metro at 505-280-4553.

A handwritten signature in blue ink, reading "Benjamin M. Aragon". The signature is fluid and cursive, with a large, stylized "B" and "A".

Benjamin M. Aragon, PS
Wilson & Company, Inc.

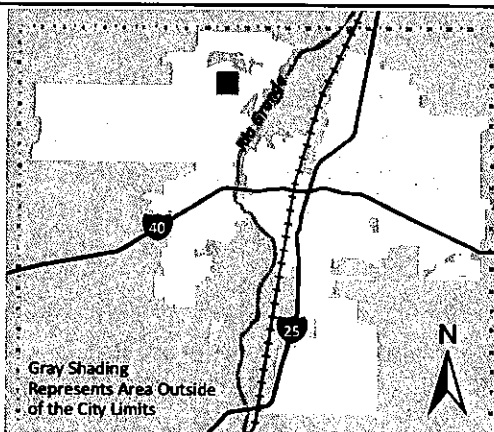


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

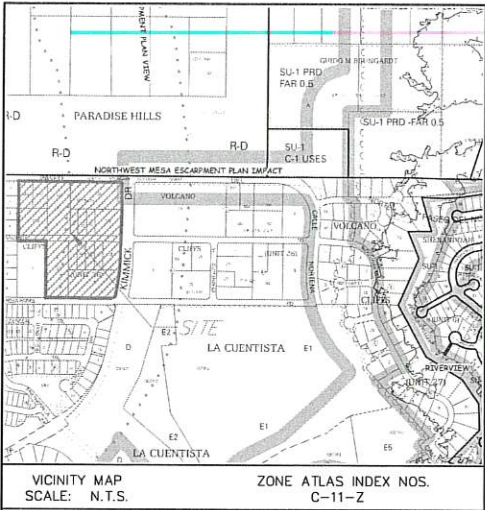


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-11-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING:	1
TOTAL NO. OF TRACTS CREATED:	2
GROSS SUBDIVISION ACREAGE:	15.7217 ACRES
TOTAL MILES OF STREETS CREATED:	0
ZONE ATLAS INDEX NO:	C-11-Z
DATE OF SURVEY:	APRIL 2010
CURRENT ZONING:	MX-M for Tract 1A MX-L for Tract 1B

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT TRACT 1, BLOCK 2, UNIT 26, VOLCANO CLIFFS SUBDIVISION INTO TWO TRACTS TO MATCH THE ZONE MAP AMENDMENT APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING DESCRIBED AS TRACT 1, BLOCK 2, UNIT 26 VOLCANO CLIFFS SUBDIVISION FILED WITH THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 12, 2013 IN BOOK: 2013C, PAGE: 92 AS DOCUMENT # 2013089890; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1 AND ALSO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) 3-E10, A BRASS CAP IN PLACE, BEARS S.28°46'12"W., 8,467.09 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'05"E., A DISTANCE OF 460.00 FEET TO AN ANGLE POINT; THENCE, N.89°40'55"W. A DISTANCE OF 239.96 FEET TO AN ANGLE POINT; THENCE, N.00°19'05"E. A DISTANCE OF 461.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE; THENCE, ALONG SAID RIGHT OF WAY LINE, S.89°43'24"E. A DISTANCE OF 544.22 FEET; THENCE, S.88°17'26"E. A DISTANCE OF 224.95 FEET; THENCE, S.89°43'24"E. A DISTANCE OF 67.02 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 54.31 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 36.78 FEET AND A CENTRAL ANGLE OF 84°36'32" SUBTENDED BY A CHORD OF 49.52 FEET WHICH BEARS S.44°42'09"E. TO A POINT OF TANGENCY, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KIMMICK DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°19'05"W. A DISTANCE OF 509.90 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 349.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,781.34 FEET AND A CENTRAL ANGLE OF 11°13'53" SUBTENDED BY A CHORD OF 348.63 FEET WHICH BEARS S.05°56'02"W. TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHWESTERLY, 34.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°46'06" SUBTENDED BY A CHORD OF 31.73 FEET WHICH BEARS S.50°56'02"W. TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT OF WAY LINE OF ROSA PARKS ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE, N.89°40'55"W. A DISTANCE OF 149.95 FEET TO AN ANGLE POINT; THENCE, S.88°53'10"W. A DISTANCE OF 160.05 FEET TO AN ANGLE POINT; THENCE, N.89°40'55"W. A DISTANCE OF 262.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, THE POINT OF BEGINNING; SAID TRACT CONTAINING AN AREA OF 684,837 SQUARE FEET OR 15.7217 ACRES, MORE OR LESS.

NOTICE OF SUBDIVISION PLAT CONDITIONS:

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENT AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

GENERAL NOTES:

- COUNCIL BILL R-11-306 CREATES SPECIAL ASSESSMENT DISTRICT 228 (SAD 228) AND STATES THAT THE ADDITION OF IMPROVEMENTS TO THE DISTRICT IS IN THE GENERAL INTEREST OF THE CITY. THE TRACTS, EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE WITHIN THE IMPROVEMENT LIMITS DEFINED BY COUNCIL BILL R-11-306 FOR SAD 228.
- FIELD SURVEY WAS PERFORMED IN APRIL 2010.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83). BASED ON A LINE FROM CONTROL STATION 3-E10 TO CONTROL STATION 13-D10 BEARING = N.54°12'22"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS SHOWN AS ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSHAW PS 14733", UNLESS OTHERWISE INDICATED.

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7. PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE AREA FOR WHICH DRB APPROVAL IS SOUGHT. 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.

PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
A Replat of Tract 1, Block 2
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
AUGUST 2020

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES (PNM) AND NEW MEXICO GAS COMPANY (NMGC) AND CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM, NMGC AND CENTURY LINK DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION:

I, BENJAMIN M. ARAGON, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.



BENJAMIN M. ARAGON
N.M.P.L.S. #15268

DATE

WILSON & COMPANY
4401 MASTHEAD ST. NE SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505-348-4000
FAX: 505-348-4155

SHEET 1 OF 3

Layout Name: DRB-1of3
Drawing Name: 14111700_REPLAT_METRO.dwg
NETWORK ADDRESS: M:\TRN\14-100-117-00\2_Disciplines\Survey\Drawings\

Plot By: PAJ

PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
A Replat of Tract 1, Block 2
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
AUGUST 2020

FREE CONSENT AND DEDICATION:

THE TRACTS SHOWN HEREON ARE REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

TRACT 1, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

BILLY J. WRIGHT, MANAGER
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2020, BY BILLY J. WRIGHT.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

STEVEN J. METRO, MANAGER
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

DATE

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2020, BY STEVEN J. METRO.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

**WILSON
& COMPANY**
4401 MASTHEAD ST. NE SUITE 150
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505-348-4000
FAX: 505-348-4155

SHEET 2 OF 3

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L3	S89°43'24"E	67.02'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C3	11°13'53"	1781.34	349.19'	S05°56'02"W 348.63'
C4	78°46'06"	25.00'	34.37'	S50°56'02"W 31.73'
C6	84°36'32"	36.78'	54.31'	S44°42'09"E 49.52'



(IN FEET)
1 inch = 100 ft.
GRAPHIC SCALE



PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
A Replat of Tract 1, Block 2
Volcano Cliffs Subdivision, Unit 26
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