

LEGAL DESCRIPTION

Tract 22, and Quivira Drive NW, of the plat of Volcano Cliffs Unit 6, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk Bernalillo County, New Mexico on June 18, 1970 in Plat Book D4, Page 81.

Contains 7.8190 acres, more or less.

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.



PRELIMINARY PLAT
QUIVIRA ESTATES
BEING A REPLAT OF TRACT 22, VOLCANO CLIFFS UNIT 6
AND QUIVIRA DRIVE NW
SITUATE WITHIN
SECTION 21, T. 11 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SITE DATA:
FEMA Map Number 35001C0111G
Zoning RA
Miles of Full Width Streets Created 0
Miles 0
No. of Existing Lots 1
No. of Existing Tracts 23
No. of Lots Created 1
No. of Tracts Created 1
Total Area 7.8190 Acres
Acreage of Dedicated Right-of-Way 0.1626 Acres

VICINITY MAP
ZONE ATLAS MAP
D-9-2

NOT TO SCALE

NOTES:

- RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER THE PLAT OF VOLCANO CLIFFS UNIT 6, FILED ON JUNE 18, 1970, IN BOOK D4 PAGE 81.
- BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 22 AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS. CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- 15' SIDE YARD SETBACKS MAY BE REDUCED OR ELIMINATED BY VARIANCE APPLICATION TO VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, INC. PER ARCHITECTURAL CONTROL COMMITTEE RULES, REGULATIONS AND BY-LAWS, ARTICLE II, SECTION 2.0.1.
- THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA SATED SEPTEMBER 26, 2008, MAP NO. 35001C0111 G).
- ALL PORTIONS OF EXISTING QUIVIRA DRIVE RIGHT-OF-WAY (D4-81) LYING OUTSIDE OF NEW AND REMAINING QUIVIRA DRIVE ARE HEREBY VACATED BY THIS PLAT.
- ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

DOCUMENTS USED:

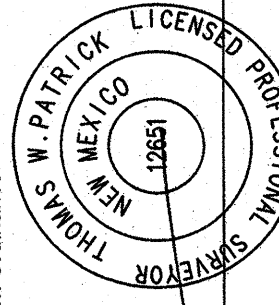
- PLAT OF VOLCANO CLIFFS UNIT 6, FILED ON JUNE 18, 1970, IN BOOK D4 PAGE 81.
- CORRECTION PLAT OF MONTECITO WEST UNIT 1, FILED ON DECEMBER 12, 2014, IN BOOK 2014C, PAGE 134.
- E'LY PORTION AND W'LY PORTION FOR PERMANENT EASEMENT FOR PUBLIC ROADWAY, PUBLIC WATER & SEWER, FILED OCTOBER 6, 2016, DOC NO. 2016095007

SOLAR NOTE:

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the Minimum Standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

01/25/2021
Date

PURPOSE
The purpose of this plat is to divide Tract 22 into twenty-three (23) new lots and 1 new tract, to grant public utility easements, to dedicate new public right-of-way, and to vacate existing public right-of-way and utility easements.

FREE CONSENT:
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and do hereby grant public utility easements, dedicate new public right-of-way in fee simple with warranty covenants, vacate existing public right-of-way, and vacate existing public utility easements and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by Barbara Mueller
BARBARA MUELLER (OWNER)

01/25/2021
Date

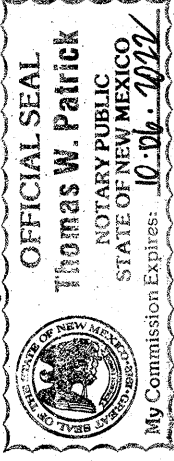
ACKNOWLEDGEMENT

State of New Mexico) SS
County of Bernalillo)

Acknowledged before me this 25th day of January, 2021 by

BARBARA MUELLER (OWNER)

Thomas W. Patrick
Notary Public
My Commission Expires: 10-04-2024



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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Comcast 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, reconstruct, relocate, locate within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date

CITY APPROVALS

City Surveyor <u>Loren N. Riekenover</u>	1/25/2021
Parks & Recreation Department	date
City Engineer	date
AMAFCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
Code Enforcement	date
DRB Chair, Planning Department	date

PRELIMINARY PLAT
QUIVIRA ESTATES

THIS PLAT: F:\CENTRO\SABDO\Volcano Cliffs Unit 6\LOT 22 BNDY-TOPD-REPLAT QUIVIRA PLAT update.dwg

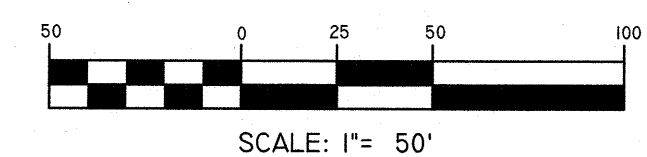
DATE: 08/26/20	DATE: 08/26/20
SCALE: 1"=50'	SCALE: 1"=50'
CREW: LRC/CFS	CREW: LRC/CFS
DRAWN: SLN	DRAWN: SLN
JOB NO.: N912-03-930	JOB NO.: N912-03-930



1 of 3

NO.	DATE	DESCRIPTION	BY
1	01/25/21	CITY SURVEYOR COMMENTS	
2			
3			

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 BEING A REPLAT OF TRACT 22, VOLCANO CLIFFS UNIT 6
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 SECTION 21, T. 11 N., R. 2 E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3'04'07"	105.30'	1966.00'	N88°31'48"E	105.29'
C2	86°39'22"	37.81'	25.00'	N43°40'03"E	34.31'
C3	90°15'44"	39.38'	25.00'	N44°47'30"W	35.44'
C4	89°44'16"	39.16'	25.00'	S45°12'30"W	35.27'
C5	93°05'54"	40.62'	25.00'	S46°12'35"E	36.30'
C6	2°53'47"	102.83'	2034.00'	S88°41'22"W	102.82'

MONUMENT LEGEND

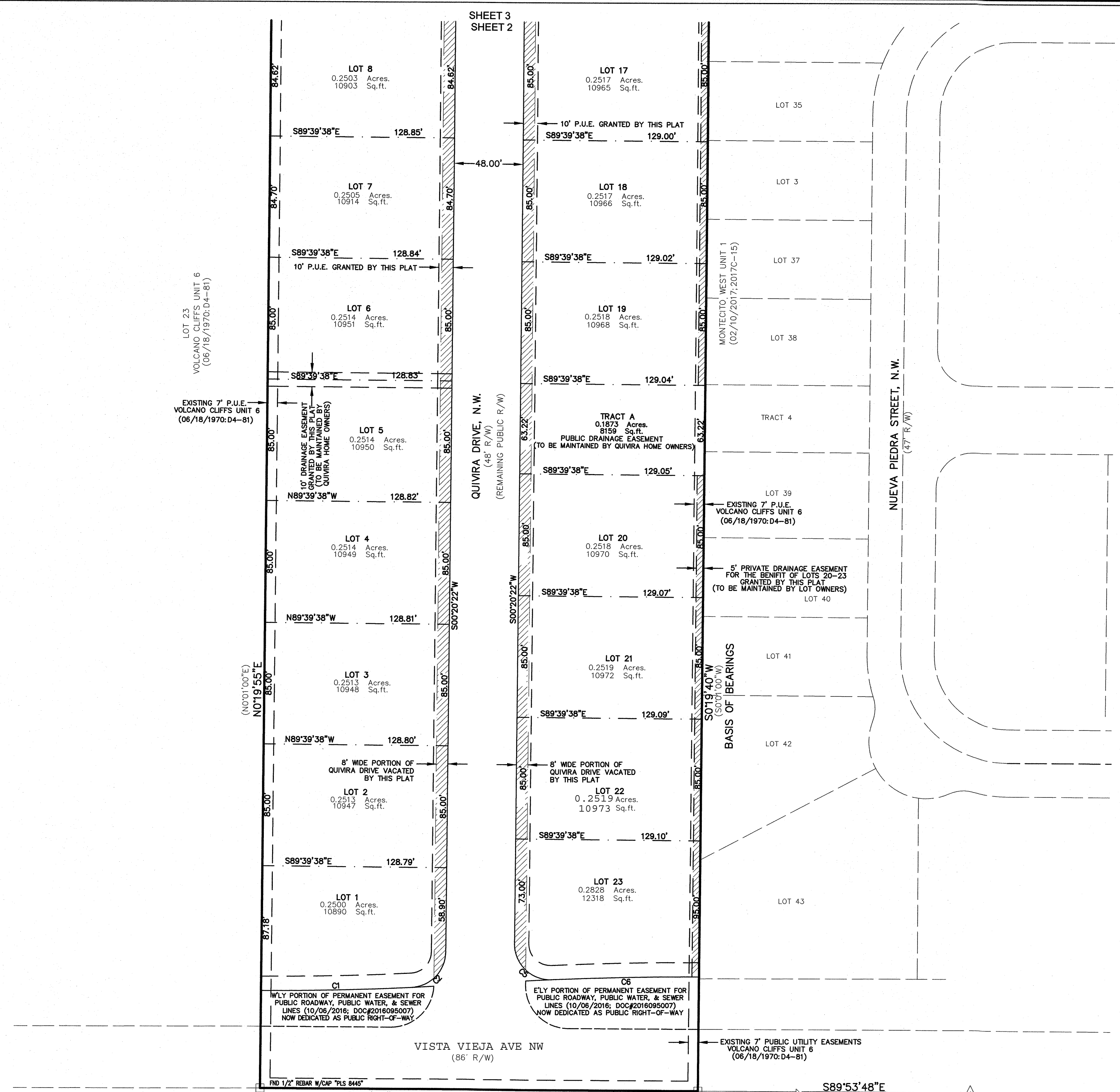
- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

PRELIMINARY PLAT
QUIVIRA ESTATES

DWG PATH: F:\GERTS\SUBD\Volcano Cliffs\UNIT 6\LOT 22 BNDY-TOPO-REPLAT\QUIVIRA PLAT update.dwg
 GPS: JR/TIO
 DATE: 08/26/20
 SCALE: 1"=50'
 CREW: LRC/CFS
 DRAWN: SLN
 JOB NO: N942-03-930



2
of
3



ACS STATION "S21_S22_S28_S27_11N_2E"
 X= 1497658.102 US survey feet
 Y= 1513840.436 US survey feet
 GROUND TO GRID= 0.999671770
 MAPPING ANGLE= -00°16'30.19"
 CENTRAL ZONE NAD 1983

ALL SEC.28, T.11 N., R.2 E.
 CITY OF ALBUQUERQUE
 UPC #100906226426410164
 FILING INFO UNAVAILABLE

LOT 23
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

EXISTING 7' P.U.E.
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

(N0°01'00"E)
 N019°55'E

QUIVIRA DRIVE, N.W.
 (48' R/W)
 (REMAINING PUBLIC R/W)

NUOVA PIEDRA STREET, N.W.
 (47' R/W)

BASIS OF BEARINGS
 (S07°10'00"W)

C1
 WLY PORTION OF PERMANENT EASEMENT FOR
 PUBLIC ROADWAY, PUBLIC WATER, & SEWER
 LINES (10/06/2016; DOC#2016095007)
 NOW DEDICATED AS PUBLIC RIGHT-OF-WAY

C6
 E'LY PORTION OF PERMANENT EASEMENT FOR
 PUBLIC ROADWAY, PUBLIC WATER, & SEWER
 LINES (10/06/2016; DOC#2016095007)
 NOW DEDICATED AS PUBLIC RIGHT-OF-WAY

EXISTING 7' PUBLIC UTILITY EASEMENTS
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

N89°54'37"W
 (N89°48'00"W)

305.91'
 (305.89')

S89°53'48"E
 3415.78'

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 BERNALILLO COUNTY, NEW MEXICO

ACS STATION "2-D9 2007"
 X= 1493615.357 US survey feet
 Y= 1515761.743 US survey feet
 GROUND TO GRID= 0.999667790
 MAPPING ANGLE= -00°16'58.43"
 CENTRAL ZONE NAD 1983

LOT 12
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

LOT 11
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

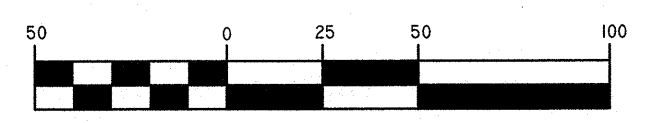
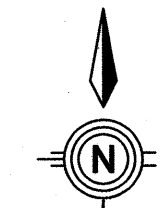
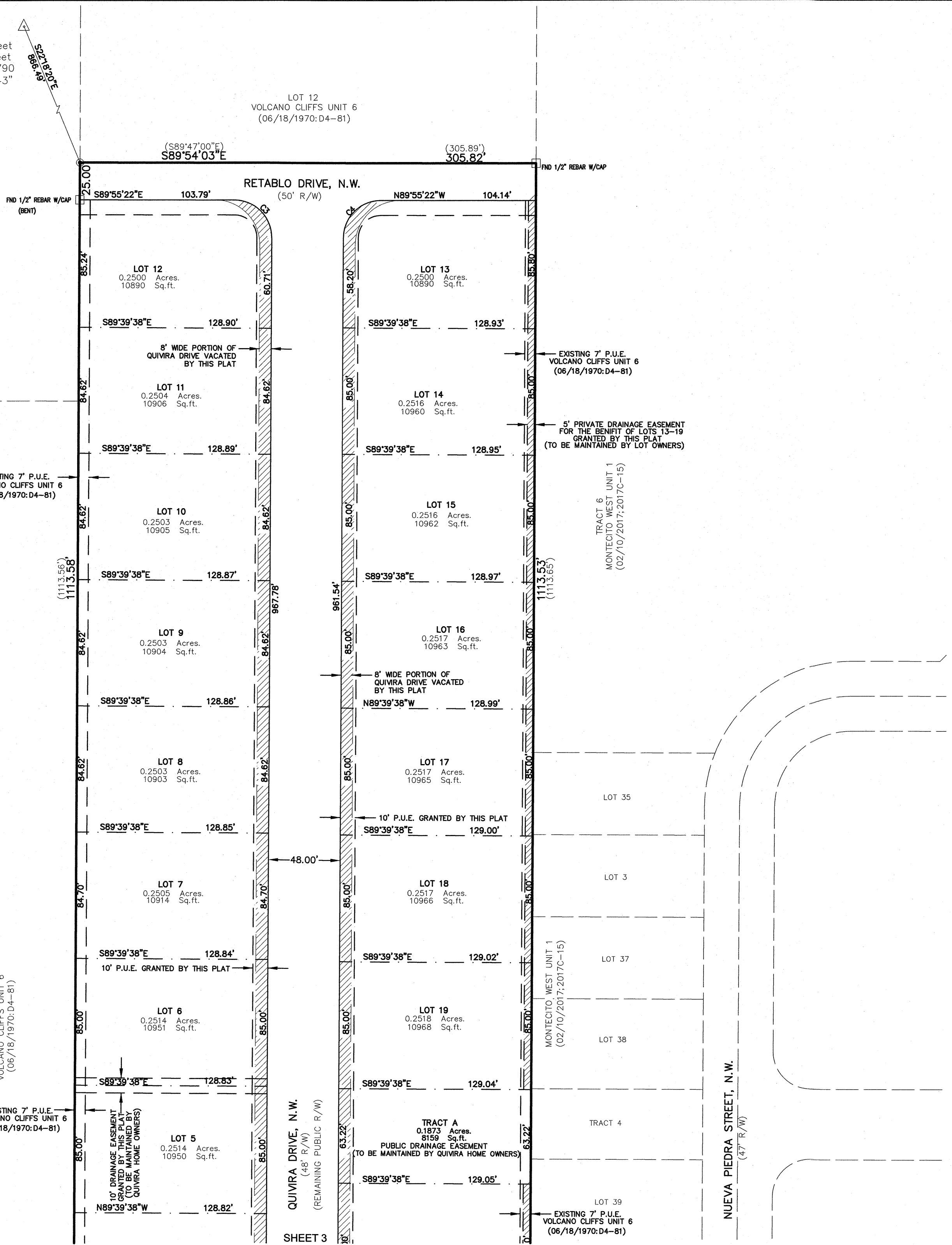
EXISTING 7' P.U.E.
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

LOT 23
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

EXISTING 7' P.U.E.
 VOLCANO CLIFFS UNIT 6
 (06/18/1970:D4-81)

QUIVIRA DRIVE, N.W.
 (48' R/W)
 (REMAINING PUBLIC R/W)

SHEET 3
 SHEET 2



SCALE: 1"= 50'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

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QUIVIRA ESTATES

DWG PATH: F:\CERTS\SUBD\Volcano Cliffs\UNIT 6\LOT 22 BNDY--TOPO--REPLAT\QUIVIRA PLAT update.dwg	
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SCALE:	1"=50'
CREW:	LRC/CFS
DRAWN:	SLN
JOB NO.:	N942-03-930



3
of
3