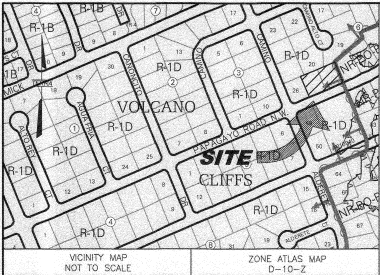


**FINAL PLAT OF  
LOT 27-A  
UNIT 22 VOLCANO CLIFFS SUBDIVISION  
BLOCK 6, UNIT 22  
SITUATE WITHIN  
SECTION 23, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2021**



**LEGAL DESCRIPTION**  
THAT CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION AS SHOWN ON THE PLAT OF UNIT 22 VOLCANO CLIFFS SUBDIVISION FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 1975 IN VOLUME DE FOLIO 162, SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 0.5493 ACRES (23,929.39 SQ. FT.), MORE OR LESS.

**FREE CONSENT:**  
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT 27 AND LOT 28, BLOCK 6, UNIT 22, VOLCANO CLIFFS SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT "I AM SO AUTHORIZED TO ACT."



BY: *Ann Cader Kim*  
ANN CADER KIM  
OWNER: LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION

BY: *Patrick J. Magee*  
PATRICK J. MAGEE  
OWNER: LOT 27 & LOT 28, BLOCK 6, UNIT 22 OF VOLCANO CLIFFS SUBDIVISION

PROJECT NUMBER: 004548  
APPLICATION NUMBER: SD-2021-00052

**UTILITY APPROVALS:**

*Pat*  
PUBLIC SERVICE OF NEW MEXICO  
DATE: 4/13/2021

*7/1/21*  
NEW MEXICO COMPANY  
DATE: 4/10/2021

*00022*  
QWEST CORPORATION D/B/A CENTURY LINK  
DATE: 4/21/2021

*4/15/21*  
DATE: 4/15/2021

**ACKNOWLEDGMENT**  
STATE OF New Mexico ) ) SS  
COUNTY OF Bernalillo ) )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF April, 2021, BY ANN CADER KIM

NOTARY PUBLIC: *M.A. Michael*  
MY COMMISSION EXPIRES: 19 August 2023



**ACKNOWLEDGMENT**  
STATE OF New Mexico ) ) SS  
COUNTY OF Bernalillo ) )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF April, 2021, BY PATRICK J. MAGEE

NOTARY PUBLIC: *M.A. Michael*  
MY COMMISSION EXPIRES: 19 August 2023



**CITY APPROVALS:**

*Loren N. Rosenkover P.S.*  
CITY OF ALBUQUERQUE SURVEYOR  
DATE: 4/12/2021

N/A  
REAL PROPERTY DIVISION  
DATE

*Jeanne Wolfenbarger*  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
DATE: Apr 26, 2021

*Blaine Cartor*  
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY  
DATE: Apr 22, 2021

*Chris Siefert*  
PARKS & RECREATION DEPARTMENT  
DATE: Apr 22, 2021

*David Schmidt*  
DATE: 4/19/2021

*Ernest Amiso*  
DATE: Apr 22, 2021

*City Engineer*  
DATE: Apr 28, 2021

*BBB*  
CHAIRPERSON, PLANNING DEPT.  
DATE: Apr 23, 2021

*Code Enforcement*  
DATE: Apr 23, 2021

**PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSCM"), A NEW MEXICO CORPORATION, (PSCM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY 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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. 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, 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 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 POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSCM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSCM, NMGC, AND QWEST CORPORATION D/B/A CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**  
UNIFORM PROPERTY CODE# 101006349612811804 ; 101004260549111803  
PROPERTY OWNER OF RECORD: ANN CADER KIM & PATRICK J. MAGEE  
BERNALILLO COUNTY TREASURER'S OFFICE: *[Signature]*

**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE LOT LINE BETWEEN LOT 27 AND LOT 28, BLOCK 6, UNIT 22, VOLCANO CLIFFS SUBDIVISION INTO ONE CONTIGUOUS LOT.

**SUBDIVISION DATA:**  
CITY CASE NO. 004548 GROSS SUBDIVISION ACREAGE 0.5493 ACRES  
ZONE ATLAS INDEX NO. 5-10-2 CURRENT ZONING R-1D  
DATE OF SURVEY: JULY 2020  
TOTAL NO. OF LOTS EXISTING: 2  
TOTAL NO. OF LOTS CREATED: 1  
TOTAL MILEAGE OF STREETS CREATED: 0 MILES  
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

- NOTES:**
- FIELD SURVEY PERFORMED IN JULY 2020.
  - ALL DISTANCES SHOWN ARE GROUND DISTANCES.
  - ALBUQUERQUE SURVEY CONTROL STATIONS USED:
  - USLSD SECTION CORNER MONUMENT "S16, S15, S21, S22, T11N/R2E 1911" DATA: UNITED STATES GENERAL LAND OFFICE 2 1/2 INCH BRASS DISC INSET TO A 2 INCH IRON PIPE SET IN A 12 INCH CONCRETE POST FLUSH WITH GROUND (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,497,684.603 US SURVEY FEET Y=1,513,840.436 US SURVEY FEET  
ELEV.=5,375.878 US SURVEY FEET (NAD 1988)  
GROUND TO GRID FACTOR = 0.99969970 DELTA ALPHA = (-.0016'30.19")
  - USLSD SECTION CORNER MONUMENT "S21, S22, S28, S27, T11N/R2E 1911" DATA: UNITED STATES GENERAL LAND OFFICE DISC SET IN A 12 INCH CONCRETE POST Poured AROUND THE ORIGINAL IRON PIPE 1 FOOT ABOVE GROUND (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,497,688.102 US SURVEY FEET Y=1,513,840.436 US SURVEY FEET  
ELEV.=5,330.151 US SURVEY FEET (NAD 1988)  
GROUND TO GRID FACTOR = 0.999691770 DELTA ALPHA = (-.0016'30.19")
  - BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING POINTS REFERENCED ABOVE IN NOTE NO. 3. (50017.157W).
  - CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DECATED AS: ——— UNLESS OTHERWISE INDICATED.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

**DOCUMENTS USED:**

- PLAT ENTITLED "UNIT 22 VOLCANO CLIFFS SUBDIVISION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2019 IN VOL. DR. FOLIO 162.

**SOLAR COLLECTOR NOTE:**  
NO PROPERTY WITHIN THE AREA OF THIS PLATING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**SURVEYOR'S CERTIFICATE:**  
I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Christopher A. Medina* APRIL 9, 2021  
CHRISTOPHER A. MEDINA, NMPLS NO. 15702 DATE

**INDEXING INFORMATION FOR THE COUNTY CLERK:**  
OWNER: ANN CADER KIM & PATRICK J. MAGEE  
LEGAL: LOT 27-A, BLOCK 6, UNIT 22, VOLCANO CLIFFS  
LOCATION: SECTION 23, T. 11N., R. 2E., N.M.P.M.



**TERRA LAND SURVEYS, LLC**  
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 1 OF 2  
TERRA PROJECT NO. 2020-085  
(1)

2021C.50

