

DOCH 2022064328  
 07/09/2022 11:27 AM Page: 1 of 2  
 PLAT R: \$25.00 B: 2022C P: 0065 Linda Stover, Bernalillo County

Plat of  
 Tract C49-A, Unit 4  
**Town of Atrisco Grant**  
 Town of Atrisco Grant, Projected  
 Section 21, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 November 2021

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS C48 AND C49, UNIT 4, TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, AS THE SAME ARE SHOWN DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO ON DECEMBER 5, 1944 AND AS SHOWN ON THE BOUNDARY SURVEY PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 2010, IN MAP BOOK 2010S, PAGE 79, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANNED COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF VOLCANO ROAD, N.W., AND THE NORTH RIGHT OF WAY OF CENTRAL AVENUE, N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A G.R.S. MONUMENT "9\_K10" BEARS N 24°37'54" E, A DISTANCE OF 2444.52 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE OF VOLCANO ROAD, N.W., N 68°50'45" W, A DISTANCE OF 97.76 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 89°41'03" W, A DISTANCE OF 341.73 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 15°27'28" W, A DISTANCE OF 1035.89 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT;

THENCE S 83°40'24" E, A DISTANCE OF 448.10 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE S 15°01'14" E, A DISTANCE OF 1017.19 FEET TO THE POINT OF BEGINNING, CONTAINING 9.5879 ACRES (417,648 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACT C49-A, LESS THAN AND EXCEPTING THEREFROM THAT AREA DEDICATED TO THE CITY OF ALBUQUERQUE FOR ADDITIONAL STREET RIGHT OF WAY.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

**Solar Note:**

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 PARCELS OF THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT (CONSOLIDATION) SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND FIRES FOR UNDERGROUND 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 OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*[Signature]*  
 WILL MATTHEWS  
 AUTHORIZED SIGNATORY  
 VOLCANO RV LIMITED PARTNERSHIP  
 11/8/2021  
 DATE

**Acknowledgment**

STATE OF NEW YORK) SS  
 COUNTY OF ONTARIO)

PATRICK J. JR. QUIGLEY  
 Notary Public, State of New York  
 Qualified in Ontario County  
 No. 02QU6022683  
 Commission Expires April 5, 2023

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November 2021 BY  
 WILL MATTHEWS, AUTHORIZED SIGNATORY, VOLCANO RV LIMITED PARTNERSHIP

BY: *[Signature]* MY COMMISSION EXPIRES: April 5, 2023  
 NOTARY PUBLIC

Project No. PR-2020-004757  
 Application No. SD-2021-00238  
 Utility Approvals

*[Signature]* 02/18/2022  
 PNM Digitally signed by Jeff Estvanko  
 Date: 2022.02.22 13:49:40 -0700'  
 NEW MEXICO GAS COMPANY DATE  
 Abdul A Bhuayan  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
 Mike Montez 02/22/2022  
 COMCAST DATE

**City Approvals**

Loren N. Rueschhoover P.S. 11/1/2021  
 CITY SURVEYOR DATE  
 Jeanne Wolfenbarger Apr 4, 2022  
 Jeanne Wolfenbarger (Apr 4, 2022 06:23 MDT) DATE  
 Blaine Carter Apr 4, 2022  
 Blaine Carter (Apr 4, 2022 11:10 MDT) DATE  
 Cheryl Sommerfeldt Apr 4, 2022  
 Cheryl Sommerfeldt (Apr 4, 2022 09:13 MDT) DATE  
 Diabla Grinde 3/7/2022  
 Diabla Grinde (Apr 4, 2022 09:13 MDT) DATE  
 Ernest Amijo Apr 4, 2022

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*[Signature]* 11/09/2021  
 LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993

WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE 9.5879 ACRES  
 ZONE ATLAS INDEX NO. K-09-Z  
 NO. OF TRACTS CREATED 1  
 NO. OF LOTS CREATED 0  
 MILES OF FULL-WIDTH STREETS CREATED 0

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 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 GRANITOR 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 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 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.

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Disclaimer**

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

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION		
STATE PLANE ZONE <b>NM-C</b>	GRID <b>GRID</b>	TYPE <b>STANDARD</b>		LAND GRANT <b>TOWN OF ATRISCO GRANT</b>				PROPERTY OWNER <b>VOLCANO RV LP</b>				CREW/TECH: <b>MC</b>	DATE OF SURVEY <b>12/01-03/2020</b>	
HORIZONTAL DATUM <b>NAD83</b>	VERTICAL DATUM <b>NAVD88</b>	ROTATION ANGLE <b>0° 00' 00.00"</b>	MATCHES DRAWING UNITS <b>YES</b>	SECTION <b>21</b>	TOWNSHIP <b>10 NORTH</b>	RANGE <b>2 EAST</b>	MERIDIAN <b>NMPM</b>	SUBDIVISION NAME <b>TOWN OF ATRISCO, UNIT 4</b>				DRAWN BY: <b>JK</b>	CHECKED BY: <b>LM</b>	
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				BASE POINT FOR SCALING AND/OR ROTATION: <b>N = 0 E = 0</b>	CITY <b>ALBUQUERQUE</b>	COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	ADDRESS <b>NOT ASSIGNED</b>				PSI JOB NO. <b>204146P</b>	SHEET NUMBER <b>1 OF 2</b>	
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.000318016 GROUND TO GRID: 0.999682085</b>				DISTANCE ANNOTATION: <b>GROUND BEARING ANNOTATION: GRID</b>	ELEVATION TRANSLATION: <b>ELEVATIONS VALID: ±0.00'</b>				NO				OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE Albuquerque, NM 87113</b>  505.856.5700 PHONE 505.856.7900 FAX	



2022C-65

(1)

# Legend

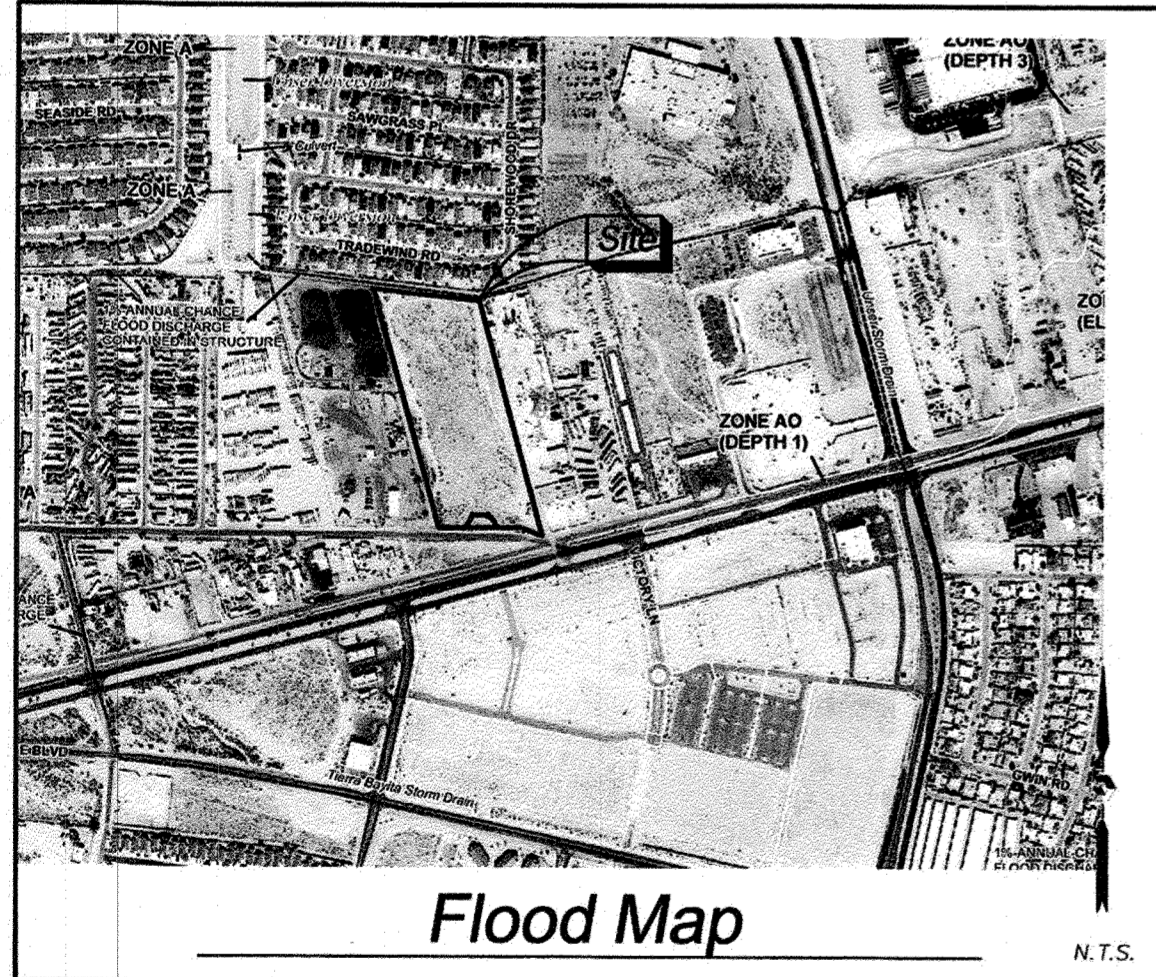
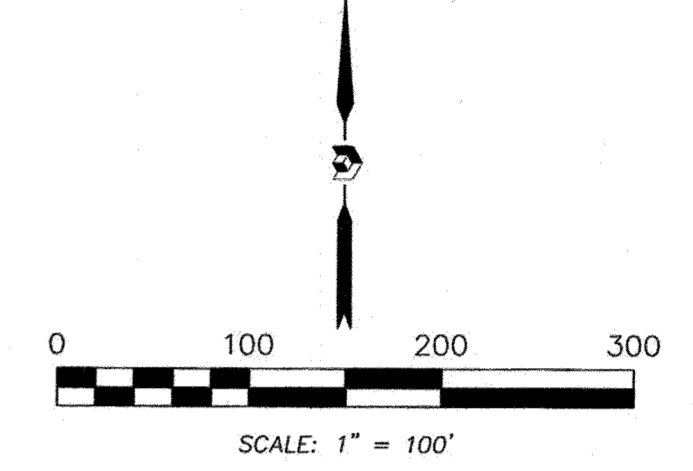
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

# Curve Table

ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
19.69'	19.51'	N 32°07'41" W	26°13'21"
30.65'	30.26'	N 34°50'03" W	31°38'03"
6.06'	6.05'	N 53°46'36" W	6°18'03"
12.30'	12.11'	N 39°43'27" W	34°21'21"
5.90'	5.89'	S 24°55'12" W	11°39'28"

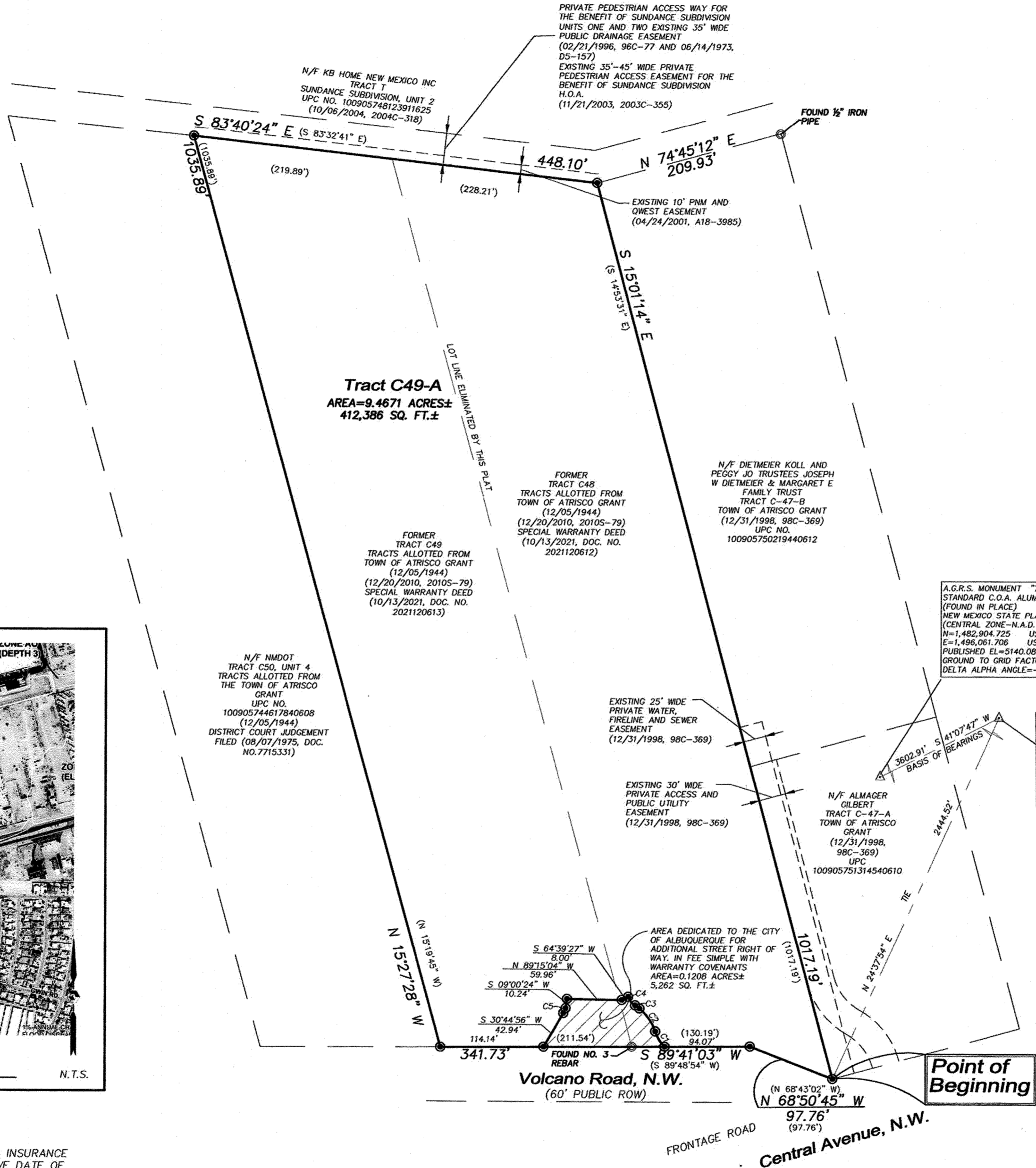
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Plat of  
**Tract C49-A, Unit 4**  
**Town of Atrisco Grant**  
 Town of Atrisco Grant, Projected  
 Section 21, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 November 2021



# Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0328J, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



A.G.R.S. MONUMENT "7\_K9"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,482,904.725 US SURVEY FEET  
 E=1,498,061.705 US SURVEY FEET  
 PUBLISHED EL=5140.082 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999681940  
 DELTA ALPHA ANGLE=-0°16'38.12"

A.G.R.S. MONUMENT "9\_K10"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,485,617.623 US SURVEY FEET  
 E=1,498,430.817 US SURVEY FEET  
 PUBLISHED EL=5117.72 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999682230  
 DELTA ALPHA ANGLE=-0°16'22.01"

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION			
STATE PLANE ZONE: <b>NM-C</b>	GRID <b>GRID</b>	TYPE: <b>STANDARD</b>	LAND GRANT <b>TOWN OF ATRISCO GRANT</b>				PROPERTY OWNER <b>VOLCANO RV LP</b>		CREW/TECH: <b>MC</b>	DATE OF SURVEY <b>12/01-03/2020</b>		
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: <b>0° 00' 00.00" YES</b>	SECTION <b>21</b>	TOWNSHIP <b>10 NORTH</b>	RANGE <b>2 EAST</b>	MERIDIAN <b>NMPM</b>	SUBDIVISION NAME <b>TOWN OF ATRISCO, UNIT 4</b>		DRAWN BY: <b>JK</b>	CHECKED BY: <b>LM</b>		
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>			CITY <b>ALBUQUERQUE</b>				COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	UPC <b>TRACT C49 100905746717740609</b>	ADDRESS <b>NOT ASSIGNED</b>	PSI JOB NO. <b>204146P</b>	SHEET NUMBER <b>2 OF 2</b>
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.000318016</b> <b>GROUND TO GRID: 0.999682085</b>			ELEVATION TRANSLATION: <b>±0.00'</b>				ELEVATIONS VALID: <b>NO</b>		OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE</b> Albuquerque, NM 87113 <b>505.856.5700 PHONE</b> <b>505.856.7900 FAX</b>		PRECISION SURVEYS, INC.	

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