

VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE E-10-Z

PUBLIC UTILITIES

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 (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- c. **Lumen Technologies** 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 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.

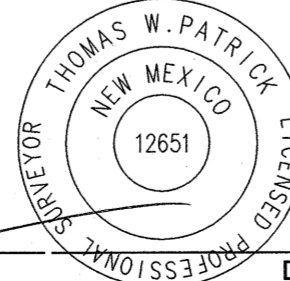
Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

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 to the Bernalillo County Subdivision Ordinance.



Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

PURPOSE OF PLAT :

The purpose of this plat is to consolidate existing Lot 17-A and Tract A, Block 7 into one (1) new lot and to grant an additional 7 ft public utility easement as shown hereon.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

by _____ Date
Carlos A. Zamora, Owner

ACKNOWLEDGEMENT

State of New Mexico
County of _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by: Carlos Zamora, Owner.

Notary Public

NOTES:

1. The basis of bearings is the line between AGRS USGLO Section Corner S21, S22, S28, S27, T11N, R2E, 1911 and the Northwest corner of Lot 17-A, Block 7, Volcano Cliffs Unit 5, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances.
2. Bearings and distances shown in () are per record plat of Volcano Cliffs Unit 5 recorded June 11, 2004, Book 2004C Page 180.
3. Documents used (on file at Bernalillo County Clerk unless otherwise noted):
 - a. Plat: Volcano Cliffs Subdivision Unit 5, Lot 8-A, Block 7 & Lots 10-A, 17-A & Tract A, Block 7, 2004C, Block 180, 6/11/2004;
 - b. Warranty Deed: to Carlos A. Zamora from Harry L. Schawl III & Rhonda M. Schawl, 6/28/2019, Doc No. 2019054387.
 - c. Warranty Deed: to Carlos A. Zamora from Harry L. Schawl III & Rhonda M. Schawl, 03/15/2019, Doc. No. 2019020044.
4. This properties are located in Zone X, Areas of Minimal Flood Hazard per FEMA Flood Insurance Rate Map 35001C0113G, effective date 09/26/2008, as shown on this plat.
5. All easements of record are shown hereon.
6. This property is within the Northwest Mesa Escarpment Plan Area, Adopted 1987, City of Albuquerque, and amended 2016, Repealed 2017. See IDO Effective 2018-05-17.pdf.

SKETCH PLAT
Lot 17-A1, Block 7
Volcano Cliffs Unit 5
BEING A REPLAT OF LOT 17-A & TRACT A,
VOLCANO CLIFFS UNIT 5,
SECTION 27, T.11N, R.2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022

SITE DATA:

FEMA Map Number 35001C0344G
Zoning R-1D
No. of Existing Lots 1
No. of Existing Tracts 1
No. of Lots Created 1
Total Area 0.4828 acres

Case Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	Date
New Mexico Gas Company	Date
Lumen Technologies	Date
Comcast	Date
AMAFCA	Date
ABCWUA	Date

CITY AND COUNTY APPROVALS

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer / Hydrology	Date
City Code Enforcement	Date
DRB Chairperson, Planning Department	Date

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2021 pursuant to New Mexico statute 7-38-4.1

UPC 101006209223930815 Block 7, Lot 17-A Volcano Cliffs Unit 5
101006209723530822 Block 7, Tract A Volcano Cliffs Unit 5

Bernalillo County Treasurer's Office: by: _____

date: _____

INFO FOR COUNTY CLERK:

Owner: Carlos A. Zamora
UPC #: 101006209223930815 Lot 17-A
101006209723530822 Tract A
Property: Lot 17-A, & Tract A, Block 7, Volcano Cliffs Unit 5
Location: Section 27 T.11N R.2E NMPM City of Albuquerque NM

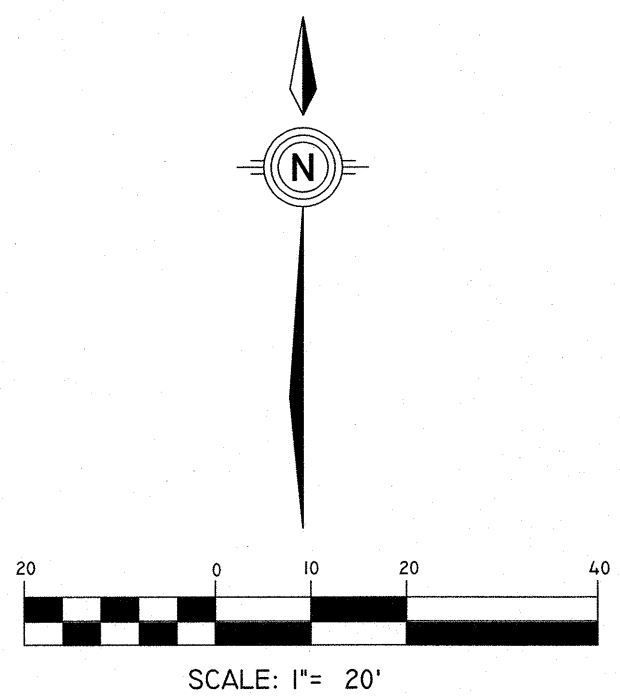
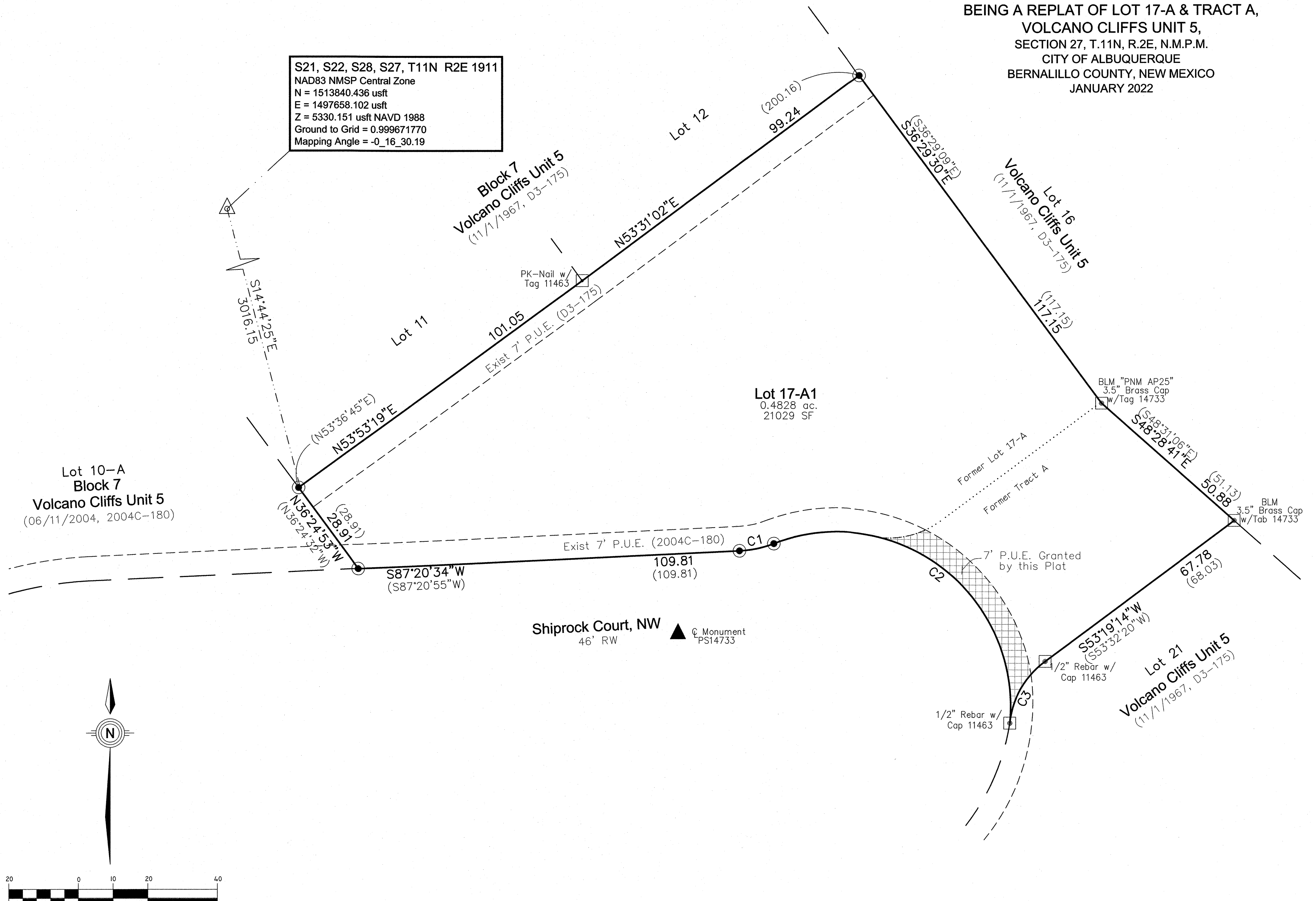
SKETCH PLAT
Lot 17-A1, Block 7
Volcano Cliffs Unit 5

DWG PATH: J:\18\2022 F:\N2022 - Misc Clients\004 - Carlos ZAMORA\N2022-004 Replat.dwg
GPS: Tio 12/2021
DATE: 12/28/2021
SCALE: 1"=20'
CREW: MJM
DRAWN: DKS
JOB NO: N2022-004
C. ZAMORA



SKETCH PLAT
Lot 17-A1, Block 7
Volcano Cliffs Unit 5
 BEING A REPLAT OF LOT 17-A & TRACT A,
 VOLCANO CLIFFS UNIT 5,
 SECTION 27, T.11N, R.2E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2022

S21, S22, S28, S27, T11N R2E 1911
 NAD83 NMSP Central Zone
 N = 1513840.436 usft
 E = 1497658.102 usft
 Z = 5330.151 usft NAVD 1988
 Ground to Grid = 0.999671770
 Mapping Angle = -0_16_30.19



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	18°11'46" (18°11'46")	10.16 (10.16)	32.00 (32.00)	N78°14'27"E (N78°14'48"E)	10.12 (10.12)
C2	116°53'33" (116°13'10")	102.01 (101.42)	50.00 (50.00)	N52°50'28"W (N52°45'19"W)	85.21 (84.91)
C3	48°16'52" (48°11'01")	21.07 (21.02)	25.00 (25.00)	S29°47'05"W (S29°26'49"W)	20.45 (20.41)

LEGAL DESCRIPTION

Lot numbered Seventeen-A (17-A) in Block numbered Seven (7) and Tract lettered A, of Volcano Cliffs Unit 5 as the same are shown and designated on the plat of Lot 8-A, Block 7, Volcano Cliffs Subdivision Unit 2 and Lots 10-A, 17-A & Tract A, Block 7, Volcano Cliffs Subdivision Unit 5 within Section 27, T11N, R2E, N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 2004 in Plat Book 2004C, page 180.

Contains 0.4828 acres more or less

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" OR PK-NAIL WITH SHINER STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED
- ▲ CENTERLINE MONUMENT

SKETCH PLAT
Lot 17-A1, Block 7
Volcano Cliffs Unit 5

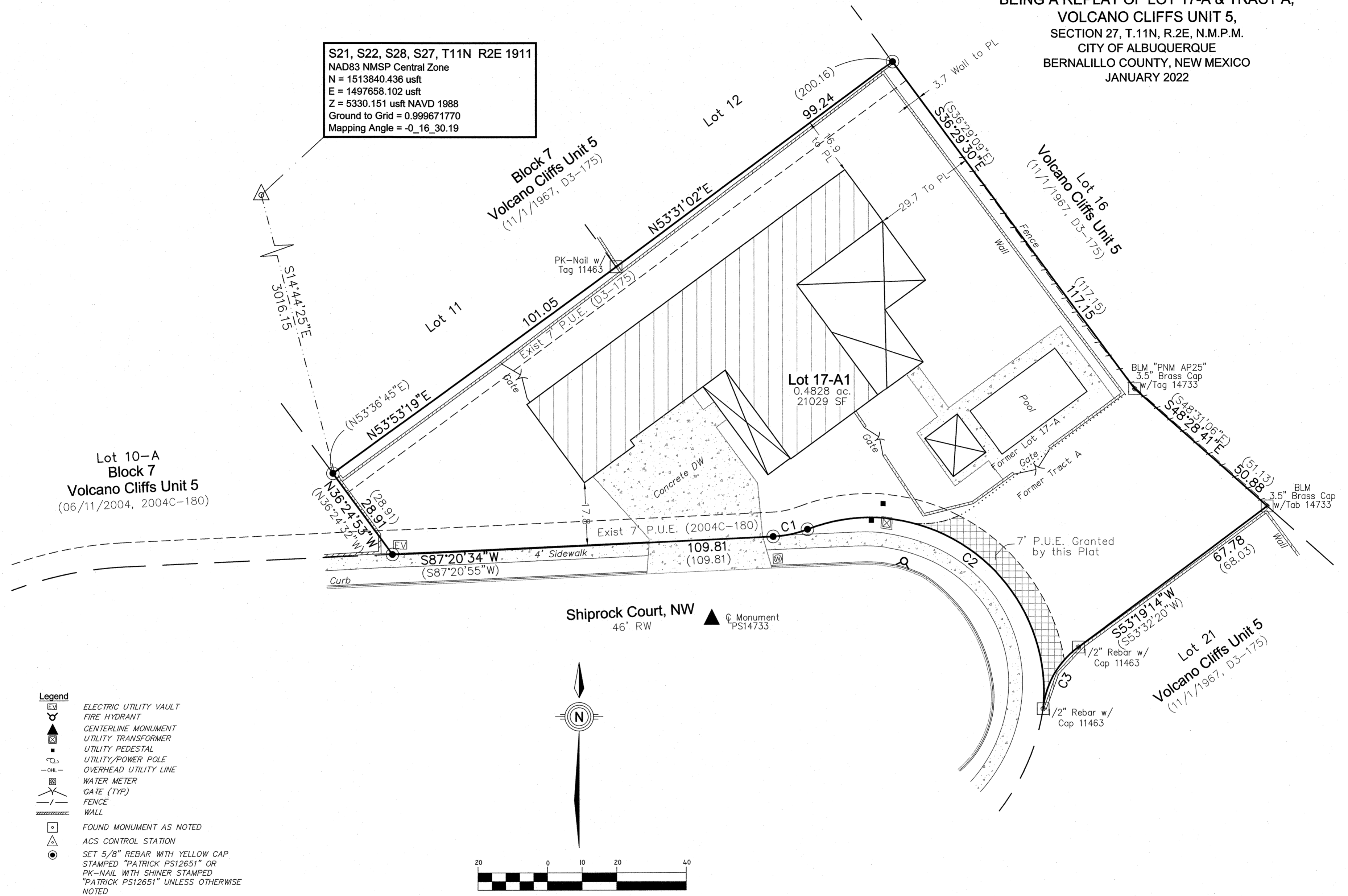
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 SCALE: 1" = 20'
 CREW: MJM
 DRAWN: DKS
 JOB NO.: N2022-004
 C. ZAMORA

Community Sciences Corporation
 Land Surveying
 (505) 897.0000

2
of
2

SITE PLAN
Lot 17-A1, Block 7
Volcano Cliffs Unit 5
 BEING A REPLAT OF LOT 17-A & TRACT A,
 VOLCANO CLIFFS UNIT 5,
 SECTION 27, T.11N, R.2E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
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- Legend**
- ELECTRIC UTILITY VAULT
 - FIRE HYDRANT
 - CENTERLINE MONUMENT
 - UTILITY TRANSFORMER
 - UTILITY PEDESTAL
 - UTILITY/POWER POLE
 - OVERHEAD UTILITY LINE
 - WATER METER
 - GATE (TYP)
 - FENCE
 - WALL
 - FOUND MONUMENT AS NOTED
 - ACS CONTROL STATION
 - SET 5/8" REBAR WITH YELLOW CAP
STAMPED "PATRICK PS12651" OR
PK-NAIL WITH SHINER STAMPED
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Contains 0.4828 acres more or less



Know what's below
Call before you dig.

SITE PLAN
Lot 17-A1, Block 7
Volcano Cliffs Unit 5

1
of
1

DWG PATH: 1/18/2022 F:\N2022 - Misc Clients\004 - Carlos ZAMORA\N2022-004 Replat.dwg

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