

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING:	2
TOTAL NO. OF TRACTS CREATED:	2
GROSS SUBDIVISION ACREAGE:	18.2557 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 PLAN IS TO REPLAT TRACT 1, BLOCK 2 AND LOT 5, BLOCK 6 UNIT 26 VOLCANO CLIFFS SUBDIVISION INTO TWO TRACTS TO MATCH THE ZONE MAP AMENDMENT APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION.

DHO APPROVAL DATE: 02-07-2024

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-011-064-040-145-30102
 PROPERTY OWNER OF RECORD: GROUP II USE VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

UNIFORM PROPERTY CODE # : 1-011-064-006-118-30101
 PROPERTY OWNER OF RECORD: TRACT 5 USE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BERNALILLO COUNTY TREASURER'S OFFICE: *Jessie Valverde* DATE: 03/19/24

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): WABUS
 SECTIONS 14&15, T.11 N., R.2 E., N.M.P.M.
 SUBDIVISION: VOLCANO CLIFFS SUBDIVISION, UNIT 26

Layout Name: DRB-103
 Drawing Name: 18117001_BERATL_1A_1B.dwg
 NETWORK ADDRESS: \\N114-100-117-002_Disciplines\Survey\Drawings\ Plot By: PAJ

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING DESCRIBED AS TRACT 1, BLOCK 2 AND LOT 5, BLOCK 6, UNIT 26 VOLCANO CLIFFS SUBDIVISION FILED WITH THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2010 IN BOOK: 20130, PAGE: 92 AS DOCUMENT # 2013089890 AND VOLUME D4, FOLIO 133 FILED JUNE 23, 1971; 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, ALONG SAID NORTHERLY RIGHT OF WAY LINE:
 S89°40'55"W, A DISTANCE OF 239.96 FEET; THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE,
 N.00°19'05"E, 921.01 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,
 S89°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 117°53'53" SUBTENDED BY A CHORD OF 348.63 FEET WHICH BEARS S.05°56'02"W, TO A POINT OF COMPOUND CURVATURE; THENCE,
 SOUTHWESTERLY, 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 162.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, THE POINT OF BEGINNING;
 SAID TRACT CONTAINING AN AREA OF 795,218 SQUARE FEET OR 18.2557 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 AND AUGUST 2020.
- 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, BEARINGS AND DISTANCES SHOWN BASED ON PREVIOUS PLAT.
- CORNERS SHOWN AS AND LABELED FND ARE 5/8" REBAR WITH CAP STAMPED "C.S. CROSSHAWK PS 14733", UNLESS OTHERWISE INDICATED. POSITIONAL ACCURACY IS WITHIN TOLERANCE AS REFERENCED IN MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, SECTION 12.8.2.16.B.
- CORNERS SHOWN AS AND LABELED SET ARE 5/8" REBAR WITH CAP STAMPED "B.M. ARAGON PS 15268", UNLESS OTHERWISE INDICATED. POSITIONAL ACCURACY IS WITHIN TOLERANCE AS REFERENCED IN MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, SECTION 12.8.2.16.B.

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.

DOCH 2024014446
 18117001_BERATL_1A_1B.dwg
 12/27/23 10:30:59 AM
 1 of 2 tabs shown: Bernalillo County

PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
 A Replat of Tract 1, Block 2 and
 Lot 5, Block 6
 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
 JULY 2022

PROJECT NUMBER: PR-2022-007712

APPLICATION NUMBER: SD-2024-00019

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.

RJT 9/22/2022
 PNM ELECTRIC SERVICES DATE
WJH 9/28/2022
 NEW MEXICO GAS COMPANY DATE
Natalie Anderson 10/11/2022
 CENTURY LINK DATE
COMEST 8/27/22
 DATE

CITY APPROVALS:

Loren Rianchover P.S. 9/22/2023
 CITY SURVEYOR DATE
Ernest Arroyo 02/21/24
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
ADWUA 02/27/24
 DATE
WJH 02/21/24
 DATE
WJH 11/7/2022
 PARKS AND RECREATION DEPARTMENT DATE
WJH Chan 02/21/24
 DATE
 HYDROLOGY 02/21/24
 DATE
SHR 02/21/24
 DATE
 CODE ENFORCEMENT (22 MS1) DATE
Jay Ardebach 02/21/24
 PLANNING DEPARTMENT DATE
Shelby Baizer 02/27/24
 DATE
 CITY ENGINEER

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.

B. Aragon
 BENJAMIN M. ARAGON
 N.M.P.S. #15268
 9-27-22
 DATE 11-01-22



WILSON & COMPANY
 4401 MASTHEAD ST. NE SUITE 150
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505-348-4000
 FAX: 505-348-4165

PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
A Replat of Tract 1, Block 2 and
Lot 5, Block 6
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
JULY 2022

FREE CONSENT AND DEDICATION:

THE TRACTS SHOWN HEREON ARE REPLATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ALL EXISTING ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDE 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 BURRED 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 9-21-22
BILLY J. WRIGHT, MANAGER DATE
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st DAY OF September, 2022, BY BILLY J. WRIGHT.
NOTARY PUBLIC: Andree Houtman
MY COMMISSION EXPIRES: October 21st, 2025

St. J. Metro 9-20-22
STEVEN J. METRO, MANAGER DATE
FOR: GROUP II U26 VC, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF September, 2022, BY STEVEN J. METRO.
NOTARY PUBLIC: Andree Houtman
MY COMMISSION EXPIRES: October 21st, 2025

LOT 5, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26:

Rudy Guzman 9/22/22
RUDY GUZMAN, MANAGER DATE
FOR: TRACT 5 U26, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF September, 2022, BY RUDY GUZMAN.
NOTARY PUBLIC: Andree Houtman
MY COMMISSION EXPIRES: October 21st, 2025

St. J. Metro 9-20-22
STEVEN J. METRO, MANAGER DATE
FOR: TRACT 5 U26, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF September, 2022, BY STEVEN J. METRO.
NOTARY PUBLIC: Andree Houtman
MY COMMISSION EXPIRES: October 21st, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
PATRICIA A. GUZMAN
COMMISSION NUMBER 1084947
EXPIRATION DATE 11-02-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ANDREE HOUTMAN
Commission Number: 1119570
Commission Expires October 21, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ANDREE HOUTMAN
Commission Number: 1119570
Commission Expires October 21, 2025

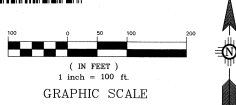
STATE OF NEW MEXICO
NOTARY PUBLIC
ANDREE HOUTMAN
Commission Number: 1119570
Commission Expires October 21, 2025

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

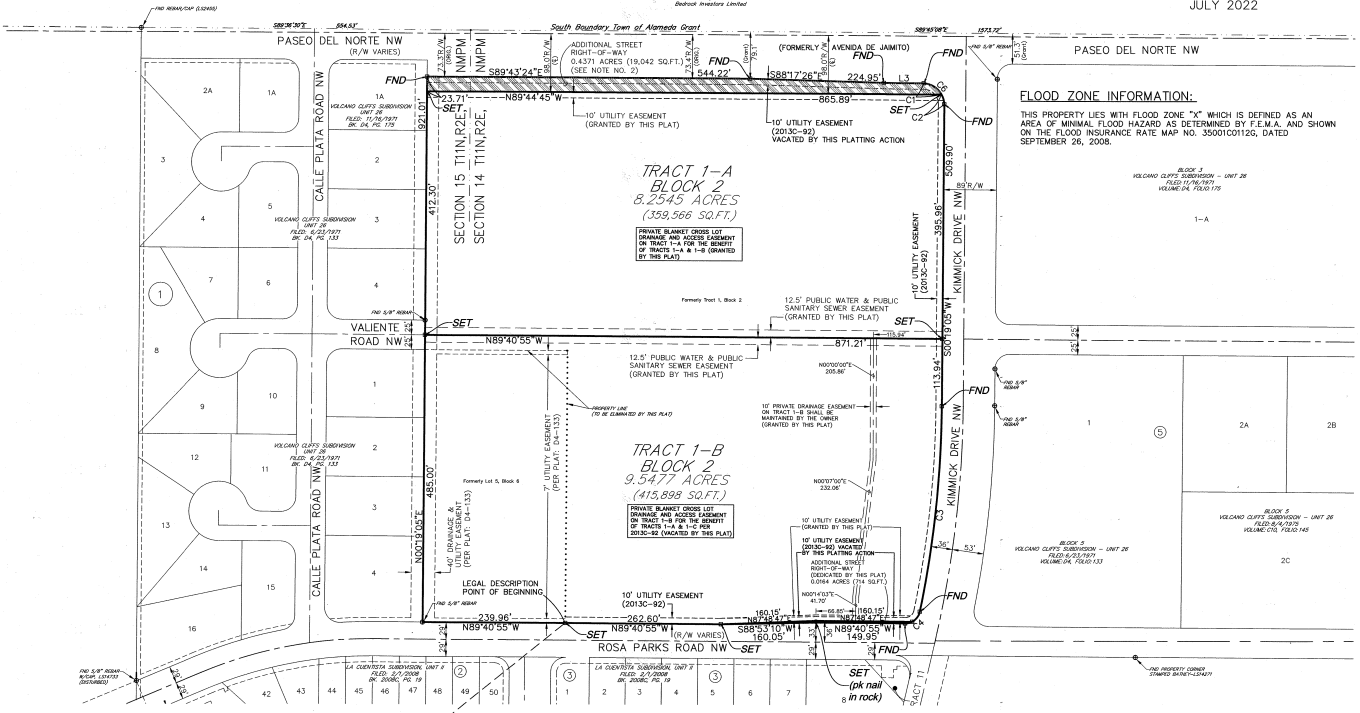
LINE NO.	BEARING	DISTANCE
L3	S89°43'24"E	87.02'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING/DISTANCE
C1	56°11'44"	38.78'	38.16'	S89°33'07"E 34.65'
C2	28°24'48"	36.78'	18.25'	S76°15'40"E 16.06'
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'
C5	50°24'39"	25.00'	22.00'	S38°45'18"W 21.29'
C6	84°38'30"	36.78'	54.37'	S44°42'09"E 48.52'
C7	28°21'27"	25.00'	12.37'	S78°08'21"W 12.25'

DOCH 2024014448
 SOUTH PLAT OF TRACT 1-A AND TRACT 1-B, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26
 BERNALILLO COUNTY, NEW MEXICO



PLAT OF
TRACTS 1-A and 1-B, BLOCK 2
VOLCANO CLIFFS SUBDIVISION, UNIT 26
 A Replat of Tract 1, Block 2 and
 Lot 5, Block 6
 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
 JULY 2022



FLOOD ZONE INFORMATION:
 THIS PROPERTY LIES WITH FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 3500100126, DATED SEPTEMBER 26, 2008.

ACS CONTROL STATION "ACS 3-10" DATA:
 3 1/4 BRASS DISC SET IN CONCRETE POST
 (NAD 1983)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,499,059.808 Y=1,012,627.946 (US SURVEY FEET)
 GROUND TD GRID FACTOR=0.999672416
 DELTA ALPHA=-10076720.35'
 ELEV=5318.888 (US SURVEY FEET)

ACS CONTROL STATION "ACS 13-10" DATA:
 3 1/4 BRASS DISC SET FLUSH IN LAVA ROCK
 (NAD 1983)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,501,318.610 Y=1,514,256.686 (US SURVEY FEET)
 GROUND TD GRID FACTOR=0.999672421
 DELTA ALPHA=-10076704.84'

- NOTES:**
- 1) ARIZONA PUBLIC WATER & SANITARY SEWER EASEMENTS: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWA) IS GRANTED EASEMENTS IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.
 - 2) RIGHT OF WAY FOR PASEO DEL NORTE PURCHASE BY CITY OF ALBUQUERQUE WITH REAL PROPERTY AGREEMENT PARCEL 6-2, PCN A300262 DATED JANUARY 10, 2024.

WILSON & COMPANY
 4401 MASTHEAD ST. NE SUITE 160
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505-348-4000
 FAX: 505-348-4155