

VICINITY MAP NOT TO SCALE ZONE ATLAS MAP C-11-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.

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.

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.

PURPOSE OF PLAT:

The purpose of this plat is to dedicate new right of way to Rosa Parks Rd NW, to vacate a portion of an existing Public Utility Easement, and to grant new public utility easement.

FREE CONSENT AND DEDICATION:

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, and do dedicate additional right of way in fee simple to the City of Albuquerque.

by [Signature] 6/2/24 Date
Beta Investments LLC

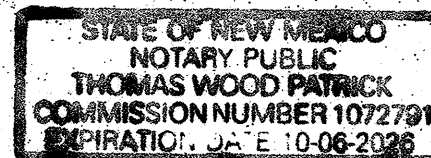
ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 2nd day of June, 2023 by: Brian T. McCarthy

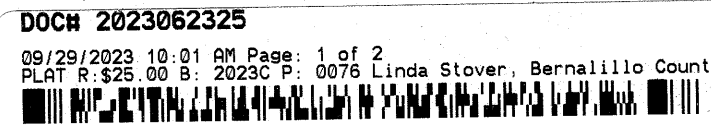
Notary Public: [Signature]

My commission expires: 10-06-2026



NOTES:

- 1. The basis of bearings is the Southerly Line of Lot 2A, Block 5, Volcano Cliffs Unit 26, 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. Elevation Datum is NAVD88.
2. Bearings and distances shown in () are per record plat of Volcano Cliffs Subdivision, Unit 26 recorded June 23, 1971.
3. Documents used (on file at Bernalillo County Clerk unless otherwise noted):
a. Plat: Volcano Cliffs Subdivision, Unit 26 recorded June 23, 1971. in Vol. D4 Folio 133
b. Plat: Replat of Lot 2, Block 5, Unit 26, Volcano Cliffs Subdivision, recorded August 4, 1975 in Bk. C10, Pg 145. Bearings and distances shown in () are per record
c. Warranty Deed: Filed April 20, 2007, Document No 2007057873.
4. This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0112G, Effective date 9/26/2008.
5. All easements of record are shown hereon.



FINAL PLAT

Lot 1-A, Block 5
Volcano Cliffs Unit 26

BEING A REPLAT OF LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26 & SITUATE WITHIN SECTION 14, T.11N, R.2E, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2023

SITE DATA:

Table with 2 columns: Field Name and Value. Includes FEMA Map Number (35001C0112G), Zoning (R-ML (Residential)), Miles of Full Width Streets Created (0 Miles), No. of Existing Lots / Tracts (1), No. of Lots/Tracts Created (1), Total Area (3.3961 acres), Acreage of Dedicated Right-of-Way (0.0460 acres).

Project Number: 2022-007875

Application Number: SD-2023-00113, SD-2023-00114

Plat Approval

Utility Approvals

Table with 2 columns: Utility Name and Date. Includes PNM Electric Services (05/25/2023), New Mexico Gas Company (06/01/2023), Century Link dba Lumen Technologies (05/23/2023), Comcast (6/5/2023), AMAFCA.

City Approvals:

Table with 2 columns: City Department and Date. Includes City Surveyor (6/2/2023), Traffic Engineering, Transportation Division (Aug 9, 2023), City Parks & Recreation Department (Aug 8, 2023), City Engineer (Aug 8, 2023), City Code Enforcement (Aug 8, 2023), Hydrology (7/10/23), ABCWUA (Aug 7, 2023), Planning Department, Real Property Division (NOT APPLICABLE).

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2023 pursuant to New Mexico statute 7-38-44.1

Lot 1, Block 5

UPC #101106410411830201 - Lot 1 Block 5, Volcano Cliffs, Unit 26

Bernalillo County Treasurer's Office: By: [Signature]

Date: 9-29-23

INFO FOR COUNTY CLERK:

Owner: Beta Investments LLC
UPC #: 101106410411830201
Property: Lot 1, Block 5, Volcano Cliffs Unit 26
Location: S.14, T.11N R.2E NMPM City of Albuquerque, Bernalillo County, NM

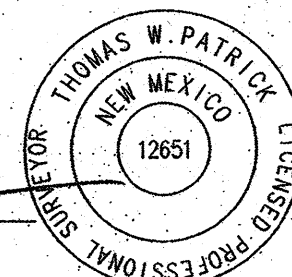
FINAL PLAT
Lot 1-A, Block 5
Volcano Cliffs Unit 26

Community Sciences Corporation Land Surveying (505) 897.0000. Includes drawing title block with fields for DATE, SCALE, DATE, DRAWN, CHECKED, and LEG. NO.

1 of 2

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 Albuquerque Subdivision Ordinance.



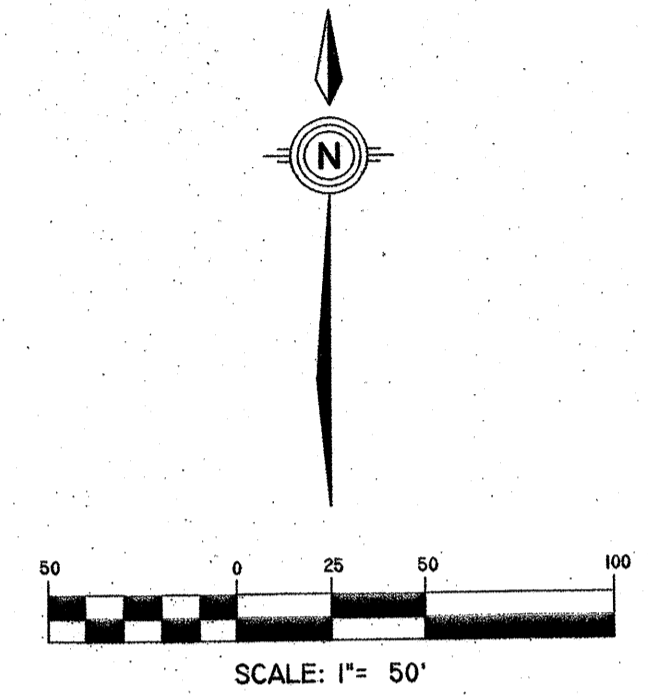
Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

5-24-2023 Date

FINAL PLAT
Lot 1-A, Block 5
Volcano Cliffs Unit 26
 BEING A REPLAT OF LOT 1, BLOCK 5, VOLCANO
 CLIFFS UNIT 26 & SITUATE WITHIN
 SECTION 14, T.11N, R.2E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

DOCH 2023062325
 09/29/2023 10:01 AM Page: 2 of 2
 PLAT R: 525.00 B: 2023C P: 0076 Linda Stover, Bernalillo County

AGRS STA. "CC_TA_16_15_11N_2E"
 NEW MEXICO STATE PLANE COORDINATES
 NW CENTRAL ZONE 3002, NAD83
 N1521078.443 USST
 E1487693.917 USSFT
 MAPPING ANGLE = -0°16'30.67"
 GROUND TO GRID FACTOR = 0.999667560

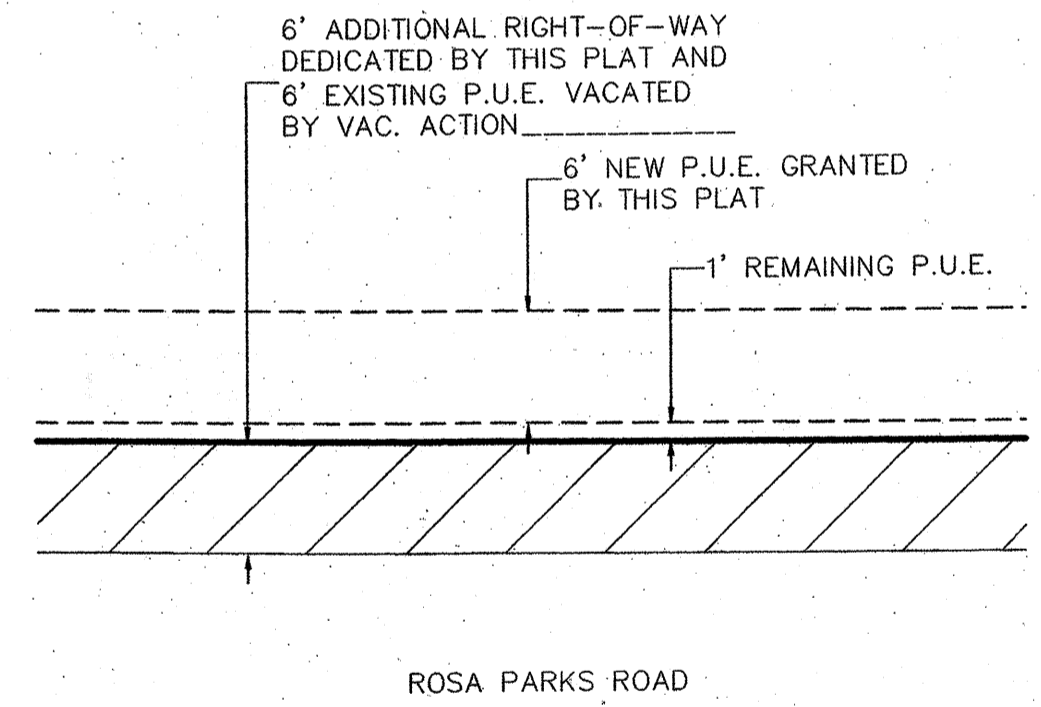
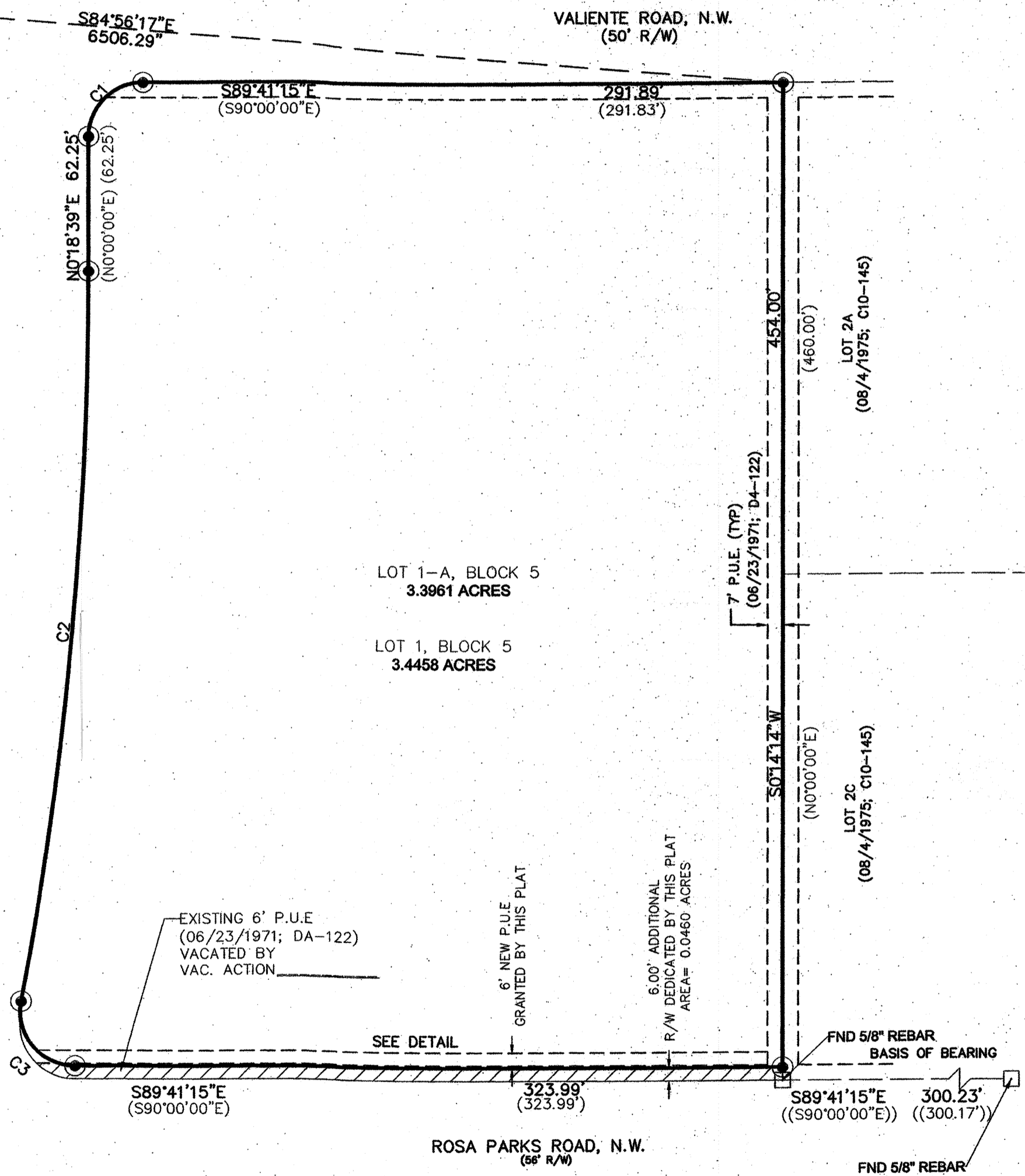


C1: R=25.00' (C1: R=25.00'
 L=39.27' L=39.27'
 C=35.36' C=35.36'
 CB=N45°18'42"E CB=N45°18'42"E
 Δ=90°00'06" Δ=90°00'06")

C2: R=1870.34' (C2: R=1870.34'
 L=345.12' L=345.12'
 C=344.63' C=344.63'
 CB=N 5°35'49"E CB=N 5°35'49"E
 Δ=10°34'20" Δ=10°34'20")

C3: R=25.00' (C3: R=25.00'
 L=43.88' L=43.88'
 C=38.46' C=38.46'
 CB=N39°24'08"W CB=N39°24'08"W
 Δ=100°34'14" Δ=100°34'14")

KIMMICK DRIVE, N.W.
 (89' R/W)



- Monument Legend**
- Found Monument as noted.
 - Set 5/8" Rebar w/Yellow Plastic Cap Stamped "PATRICK PS12651"
 - △ Control Station

DWC PART:			2 of 2
DATE:	PRIMO		
SCALE:	LRC/NWM		
DATE:	5/24/2023		
DRAWN:	JMW		
REVIEW:	TWP		
JOB NO.:	N903-01-705		