

Vicinity Map - Zone Atlas E-10-Z

N.T.S.

**Indexing Information**

Section 27, Township 11 North, Range 2 East, N.M.P.M.  
 Subdivision: Volcano Cliffs, Unit 5  
 Owner: Enrico C. Quintana and Michelle J. Gallegos  
 UPC #: 101006208425030820

**Purpose of Plat**

1. VACATE EASEMENT AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.2697 ACRES  
 ZONE ATLAS PAGE NO. . . . . E-10-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . JANUARY 2024

DOCH 2024037650

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 PLAT R-525 00 B: 2024C P: 0051 Linda Stover, Bernalillo County

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: 101006208425030820

PROPERTY OWNER OF RECORD  
 Volcano Cliffs Subdivision  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Jeanie Valpando* 6/14/24

**Plat for  
 Lot 12-A, Block 7  
 Volcano Cliffs Subdivision, Unit 5  
 Being Comprised of  
 Lot 12, Block 7  
 Volcano Cliffs Subdivision, Unit 5  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2024**

**Project Number:** PR-2023-008608

**Application Number:** SD-2024-00052

**Plat Approvals:**

<i>[Signature]</i> PNM Electric Services	Mar 5, 2024
<i>Natalia Antonio</i> Natalia Antonio (Feb 22, 2024 09:53 MST)	Feb 22, 2024
Qwest Corp. d/b/a CenturyLink QC	
<i>Brandon Kauffman</i> Brandon Kauffman (Feb 29, 2024 12:59 MST)	Feb 29, 2024
New Mexico Gas Company	
<i>Mike Martus</i> Mike Martus (Feb 22, 2024 09:53 MST)	Feb 22, 2024

**City Approvals:**

<i>Loren N. Risenhoover P.S.</i> City Surveyor	2/1/2024
<i>Ernest Armijo</i> Traffic Engineering, Transportation Division	03/27/24
<i>[Signature]</i> ABCWUA	04/03/24
<i>[Signature]</i> Parks and Recreation Department	03/28/24
<i>[Signature]</i> AMAFCA	1/29/2024
<i>Reggie Chan</i>	03/27/24
Hydrology	
<i>[Signature]</i> Code Enforcement	03/27/24
<i>Jay Rodanbeck</i> Planning Department	03/27/24
<i>Shahab Biagar</i> City Engineer	05/24/24

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC MEETING HELD ON March 27th, 2024.

**Documents**

1. PLAT FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 1, 1967, IN BOOK D3, PAGE 175.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 19, 2022, AS DOCUMENT NO. 2022005719.

**Legal Description**

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED SEVEN (7) OF VOLCANO CLIFFS SUBDIVISION, UNIT 5, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 1, 1967, IN PLAT BOOK D3, PAGE 175.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN 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. 35001C0113G, DATED SEPTEMBER 26, 2008.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Brian J. Martinez* 3/5/24  
 Date

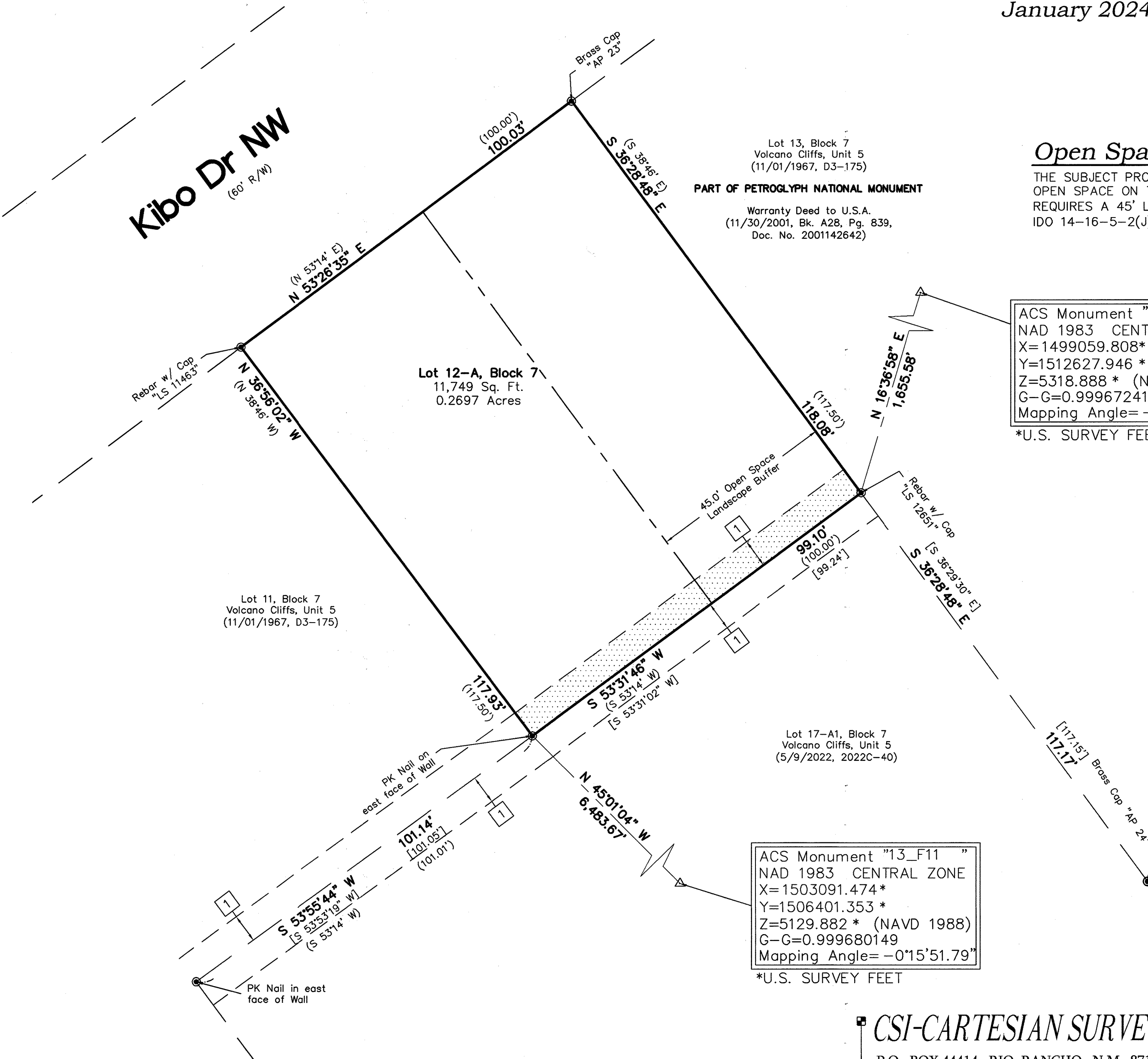
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com



Plat for  
 Lot 12-A, Block 7  
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 City of Albuquerque  
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**DHO Determination from Sidewalk Width Note**  
 THIS PROPERTY ADJOINS KIBO DRIVE N.W., WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON MARCH 27TH, 2024.



**Easement Notes**  
 1 EXISTING 7' PUBLIC UTILITY EASEMENT (11/01/1967, D3-175), QUITCLAIMED BY NM GAS COMPANY PER DOCUMENT (6/27/2023, DOC. NO. 2023039611), PORTION VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [stippled area]

Lot 13, Block 7  
 Volcano Cliffs, Unit 5  
 (11/01/1967, D3-175)  
**PART OF PETROGLYPH NATIONAL MONUMENT**  
 Warranty Deed to U.S.A.  
 (11/30/2001, Bk. A28, Pg. 839,  
 Doc. No. 2001142642)

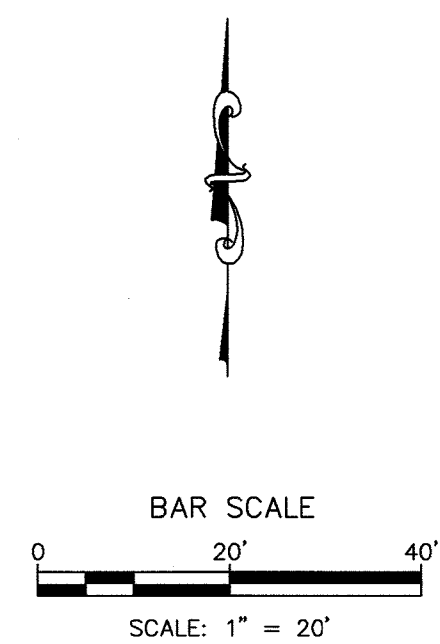
**Open Space Note**  
 THE SUBJECT PROPERTY IS BOUNDED BY OPEN SPACE ON THE EAST, AND REQUIRES A 45' LANDSCAPE BUFFER PER IDO 14-16-5-2(J)(2)(a)(1).

ACS Monument "3\_E10"  
 NAD 1983 CENTRAL ZONE  
 X=1499059.808\*  
 Y=1512627.946\*  
 Z=5318.888\* (NAVD 1988)  
 G-G=0.999672416  
 Mapping Angle=-0°16'20.35"  
 \*U.S. SURVEY FEET

ACS Monument "13\_F11"  
 NAD 1983 CENTRAL ZONE  
 X=1503091.474\*  
 Y=1506401.353\*  
 Z=5129.882\* (NAVD 1988)  
 G-G=0.999680149  
 Mapping Angle=-0°15'51.79"  
 \*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/01/1967, D3-175)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/9/2022, 2022C-40)
●	FOUND MONUMENT AS INDICATED



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**Public Utility Easements**

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 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, 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 transformer/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.

DOCH 2024037650  
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PLAT R:325.00 B: 2024C P: 0051 Linda Stover, Bernalillo County

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Being Comprised of  
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City of Albuquerque  
Bernalillo County, New Mexico  
January 2024


**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

  
ENRICO C. QUINTANA, OWNER  
3/7/2024  
DATE

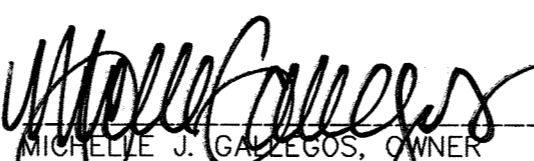
STATE OF NEW MEXICO )  
COUNTY OF Bernalillo ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7<sup>th</sup> March, 2024  
BY: ENRICO C. QUINTANA, OWNER

By:   
NOTARY PUBLIC  
MY COMMISSION EXPIRES 06, October 2025  
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Cheyenne Galloway-Candelaria  
Commission No. 1135663  
October 06, 2025


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MICHELLE J. GALLEGOS, OWNER  
3/7/24  
DATE

STATE OF NEW MEXICO )  
COUNTY OF Bernalillo ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7<sup>th</sup> March, 2024  
BY: MICHELLE J. GALLEGOS, OWNERS

By:   
NOTARY PUBLIC  
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