

DOCN 2023074271



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Eight-A (8-A) in Block numbered Two (2) of VOLCANO CLIFFS SUBDIVISION, UNIT NO 19, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 8, 2016, in Plat Book 2016C, Page 150.

PLAT OF  
LOTS 8-A-1 & 8-A-2, BLOCK 2  
VOLCANO CLIFFS UNIT 19  
A REPLAT OF LOT 8-A, BLOCK 2  
VOLCANO CLIFFS UNIT 19  
WITHIN SECTION 22, T. 11 N., R. 2 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2023

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. An existing Ten foot (10') Public Utility Easement as shown on plat of Lot 8-A, Block 2, Volcano Cliffs Unit 19, recorded December 8, 2016 in Plat Book 2016C, Page 150, and on document number 2013-093506.
6. An existing Ten foot (7') Public Utility Easement as shown on plat of Lot 8-A, Block 2, Volcano Cliffs Unit 19, recorded December 8, 2016 in Plat Book 2016C, Page 150, and Volume D4, Folio 99.

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 ("PSEM"), a New Mexico corporation, (PSEM 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. Quest 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 use areas adjoining lands of Grantor for the purposes set forth herein and with the right and 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 subterranean), 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/switchgear, 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 (PSEM), New Mexico Gas Company (NMGC) and Quest Corporation d/b/a CenturyLink (QUEST) did not conduct a Title Search of the (NMGC) and Quest Corporation d/b/a CenturyLink (QUEST) do not waive or release any properties shown hereon. Consequently, PSEM, NMGC and QUEST do not waive or release any easement or easement rights which may have been granted by prior plat, register or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 510 083 300 141 40899

PROPERTY OWNER OF RECORD: JOE ROMERO

BERNALILLO COUNTY TREASURER'S OFFICE  
Jennie Valpando

SUBDIVISION DATA

1. DMS Project No. PR-2023-008616
2. Zone Atlas Index No. D-10-2
3. Gross acreage 0.7127 Ac.
4. Existing number of lots 1
5. Replotted number of lots 2

FREE CONSENT

The plotting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

See Romero 6-28-2023 Date

ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Luis Romero  
Lawyer  
Commission No. 1008063  
On the 28<sup>th</sup> day of June, 2023, the foregoing instrument was acknowledged by Joe Romero.  
My Commission expires February 11, 2025  
Notary Public

The subject property (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C 0112, 2 Revised September 26, 2006.

SURVEYOR'S CERTIFICATE

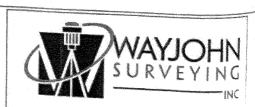
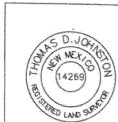
I, Thomas D. Johnson, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and more known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision District, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnson, N.M.P.S. No. 14269 6-27-2023 Date

PROJECT NUMBER: PR-2023-008616  
Application Number: SD-2023-00154

Utility Company Approvals:

<i>[Signature]</i> PSEM Electric Services	7/31/2023 Date
<i>[Signature]</i> New Mexico Gas Company	8/1/2023 Date
<i>[Signature]</i> Quest Corporation d/b/a CenturyLink QC	8/2/2023 Date
<i>[Signature]</i> City Surveyor	8/1/23 Date
<i>[Signature]</i> City Engineer	6/26/2023 Date
<i>[Signature]</i> Rest Property Division	Date
<i>[Signature]</i> Hydrology	Nov 15, 2023 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	Nov 15, 2023 Date
<i>[Signature]</i> Code Enforcement	Nov 17, 2023 Date
<i>[Signature]</i> Public Works	Nov 15, 2023 Date
<i>[Signature]</i> Parks and Recreation Department	Date
<i>[Signature]</i> City Engineer	8/31/2023 Date
<i>[Signature]</i> City Engineer	Nov 17, 2023 Date
<i>[Signature]</i> Code Enforcement	Nov 15, 2023 Date
<i>[Signature]</i> Planning Department	Nov 15, 2023 Date



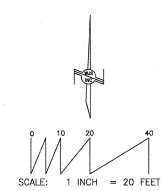
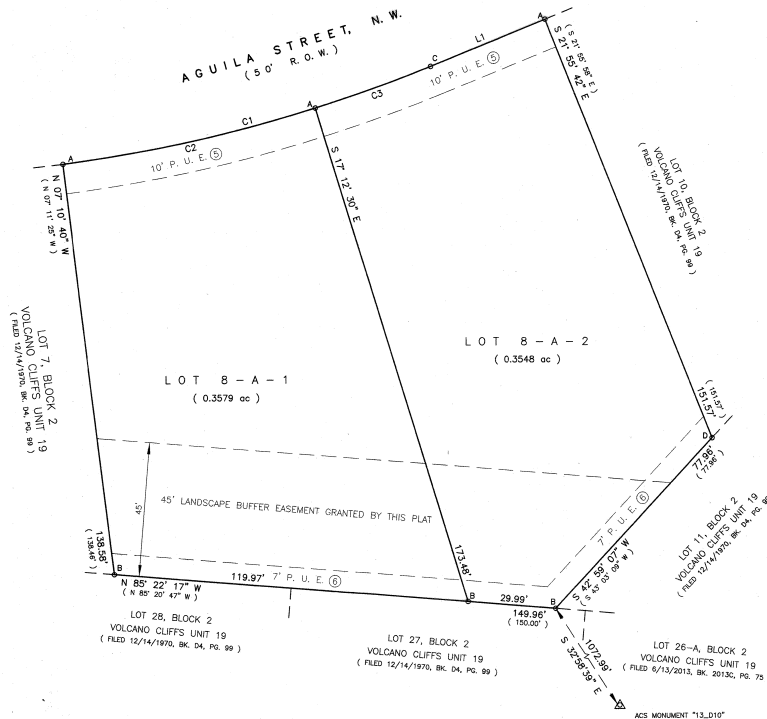
RECORDING INFORMATION FOR COUNTY CLERK (JOE ROMERO)  
DRAWN: L J D  
CHECKED: T D J  
DRAWING NO: SP60123.DWG  
LOCATION: SECTION 22, 11th. R2E VOLCANO CLIFFS UNIT 19  
SCALE: 1" = 20'  
DATE: 22 JUN 2023  
FILE NO: SP-6-01-2023  
SHEET 1 OF 1

Doc# 2023074271  
 11/21/2023 11:37:56 AM; Sub 2; Civil; State; Bernalillo County

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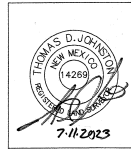


FOUND/SET MONUMENT LEGEND:  
 A: FOUND CHISELED "X" IN CONCRETE  
 B: FOUND #5 REBAR WITH NO ID  
 C: SET CHISELED "X" IN CONCRETE  
 D: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C1	501.22	128.87	14° 53' 53"	N 75° 25' 20" W, 128.52
(C1)	501.22	128.97	14° 44' 34"	N 75° 28' 19" W, 128.61
C2	501.22	87.65	10° 51' 18"	N 77° 48' 38" W, 87.55
C3	501.22	41.21	04° 42' 37"	N 70° 22' 42" W, 41.18

LINE TABLE		
LINE	BEARING	LENGTH
LI	N 68°04'02" E	42.00'
(LI)	N 85°04'02" E	45.00'

ACS MONUMENT "13.010"  
 3=1 (511.438421 US SURVEY FEET  
 3=1314.336888 US SURVEY FEET  
 Ground-to-gnd: 0.999872421  
 Mapping Angle: -27°15'04.84"  
 NAD83 CENTRAL ZONE NAD 83



INDEXING INFORMATION FOR COUNTY CLERK: DRAWN: L J P SCALE: 1" = 20' FILE NO. SP-6-01-2023  
 CHECKED: T O J DRAWING NO. SP60123.DWG 22 JUN 2023 SHEET 2 OF 2  
 LOCATION: SECTION 22, T11N, R2E VOLCANO CLIFFS UNIT 19