

Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN JULY 2025.
- 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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

- 1. TITLE COMMITMENT FOR LOT 1A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
- 2. TITLE COMMITMENT FOR LOT 4A-1, PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502542 AND AN EFFECTIVE DATE OF JUNE 11, 2025.
- 3. PLAT OF RECORD FOR VOLCANO CLIFFS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2013, IN BOOK 2013C, PAGE 94.
- 4. WARRANTY DEED FOR LOT 4A (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012057974.
- 5. WARRANTY DEED FOR LOT 3A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2012, AS DOC. NO. 2012054097.
- 6. WARRANTY DEED FOR LOT 2A-2 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029347.
- 7. WARRANTY DEED FOR LOT 2A-3 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029348.
- 8. WARRANTY DEED FOR LOT 2A-1 (NOW A PORTION OF LOT 4A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2013, AS DOC. NO. 2013029734.
- 9. SPECIAL WARRANTY DEED FOR LOT 1A (NOW A PORTION OF LOT 1A-1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1991, IN BOOK 91-14, PAGE 7853, DOC. NO. 91069225.
- 10. WARRANTY DEED TO THE CITY OF ALBUQUERQUE FOR A PORTION OF LOT 1-A (NOW LOT 1A-1) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2024, AS DOCUMENT NO. 2024015276.
- 11. PLAT FOR BLOCKS 2 AND 3, UNIT NO. 26 VOLCANO CLIFFS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 1971 IN BOOK D4, PAGE 175.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: Volcano Cliffs Subdivision
Owner: Volcano Cliffs Inc. (Lot 1A-1)
Group I U26 VC LLC (Lot 4A-1)
UPC #: 101106413017030501 (Lot 1A-1)
101106417517930502 (Lot 4A-1)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 12.1364 ACRES
ZONE ATLAS PAGE NO. C-11-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 4
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. 0.3458 ACRES
DATE OF SURVEY. JULY 2025

Legal Description

LOTS NUMBERED FOUR A-ONE (4A-1) AND ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTENA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4A-1, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 1A-1, MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY, N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY, S 89°43'15" E, A DISTANCE OF 508.48 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 111.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1422.00 FEET, A DELTA OF 4°30'11", AND A CHORD BEARING S 87°28'09" E, A DISTANCE OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 37.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 84°48'28", AND A CHORD BEARING S 42°48'50" E, A DISTANCE OF 33.72 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND COINCIDING THE WESTERLY RIGHT-OF-WAY OF CALLE NORTENA N.W., 163.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A DELTA OF 24°18'18", AND A CHORD BEARING S 12°33'45" E, A DISTANCE OF 162.52 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, 29.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 456.46 FEET, A DELTA OF 3°43'21", AND A CHORD BEARING S 22°22'06" E, A DISTANCE OF 29.65 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR W/ CAP "LS 14733";

DESCRIPTION CONTINUED ON SHEET 2...

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY 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/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101106413017030501
101106417517930502
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number: PR-2025-020092

Application Number:

Plat Approvals:

<u>Daniel Aragon</u> <small>Daniel Aragon (Oct 16, 2025 12:31:42 MDT)</small>	10/16/2025
PNM Electric Services	
<u>David Hall</u> <small>David Hall (Oct 16, 2025 10:45:53 MDT)</small>	10/16/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estvanko</u> <small>Jeff Estvanko (Oct 16, 2025 09:25:54 MDT)</small>	10/16/2025
New Mexico Gas Company	
<u>Todd Schnuella</u> <small>Todd Schnuella (Oct 20, 2025 14:24:51 MDT)</small>	10/20/2025
Comcast	
<u>John E. Muldrow</u> <small>John E Muldrow (Oct 16, 2025 11:41:26 MDT)</small>	10/16/2025
Ezee Fiber	

City Approvals:

D. B. P.S. for Loren Risenhoover 10/16/2025
City Surveyor

Traffic Engineering, Transportation Division	
ABCWUA	
Parks and Recreation Department	
<u>Kana Radtke</u>	10/16/2025
AMAFCA	
Hydrology	
Code Enforcement	
Planning Department	
City Engineer	

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 10/24/25
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374
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
Sheet 1 of 4
251082

Legal Description (Continued from Sheet 1)

THENCE, 127.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.30 FEET, A DELTA OF 23°39'30", AND A CHORD BEARING S 06°49'03" E, A DISTANCE OF 126.81 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 03°29'11" W, A DISTANCE OF 47.52 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 37.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°49'43", AND A CHORD BEARING S 46°54'03" W, A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE, N 89°41'06" W, A DISTANCE OF 209.02 FEET TO AN ANGLE POINT, MARKED BY A REBAR W/ CAP "LS 18374";

THENCE, N 00°20'18" E, A DISTANCE OF 219.27 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 3A-2, BLOCK 3, VOLCANO CLIFFS SUBDIVISION UNIT 26, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94. MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, N 89°41'06" W, A DISTANCE OF 235.07 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 3A-2, MARKED BY A REBAR W/ CAP "LS 14733";

THENCE, S 00°19'37" W, A DISTANCE OF 219.31 FEET TO AN ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF VALIENTE ROAD N.W., MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 986.85 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERLY RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERLY KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET

THENCE, N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE POINT OF BEGINNING, CONTAINING 12.1364 ACRES (528,660 SQ. FT.), MORE OR LESS.

Free Consent and Dedication

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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

KYLE FALLS, MANAGING MEMBER
GROUP I U26 VC, LLC
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, GROUP I U26 VC, LLC

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 12°33'45" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00') [35.00']	60°42'45"	35.38' [35.43']	S 59°54'34" W
C11	186.99'	1702.00'	6°17'41"	186.89'	N 86°35'55" W
C12	4.16'	386.00' (386.00')	0°37'02"	4.16'	S 00°43'07" E
C13	122.89'	386.00' (386.00')	18°14'30"	122.38'	S 10°08'53" E
C14	36.69'	386.00' (386.00')	5°26'46"	36.68'	S 21°59'31" E
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

Free Consent and Dedication

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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN PASEO DEL NORTE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

KYLE FALLS, MANAGING MEMBER
VOLCANO CLIFFS INC.
10/30/25
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 30 OCT 2025
STEVEN METRO, MANAGING MEMBER, VOLCANO CLIFFS INC.

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/24/2027
STATE OF NEW MEXICO
NOTARY PUBLIC
Sam T Abdul
Commission No. 1124057
Expires: January 24, 2027

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

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. 35001C0112G, DATED SEPTEMBER 26, 2008.

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.

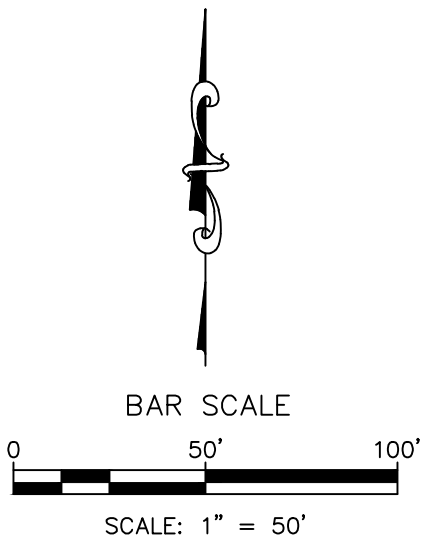
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com
Sheet 2 of 4
251082

Easement Notes

- 1
- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3
- EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26
Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

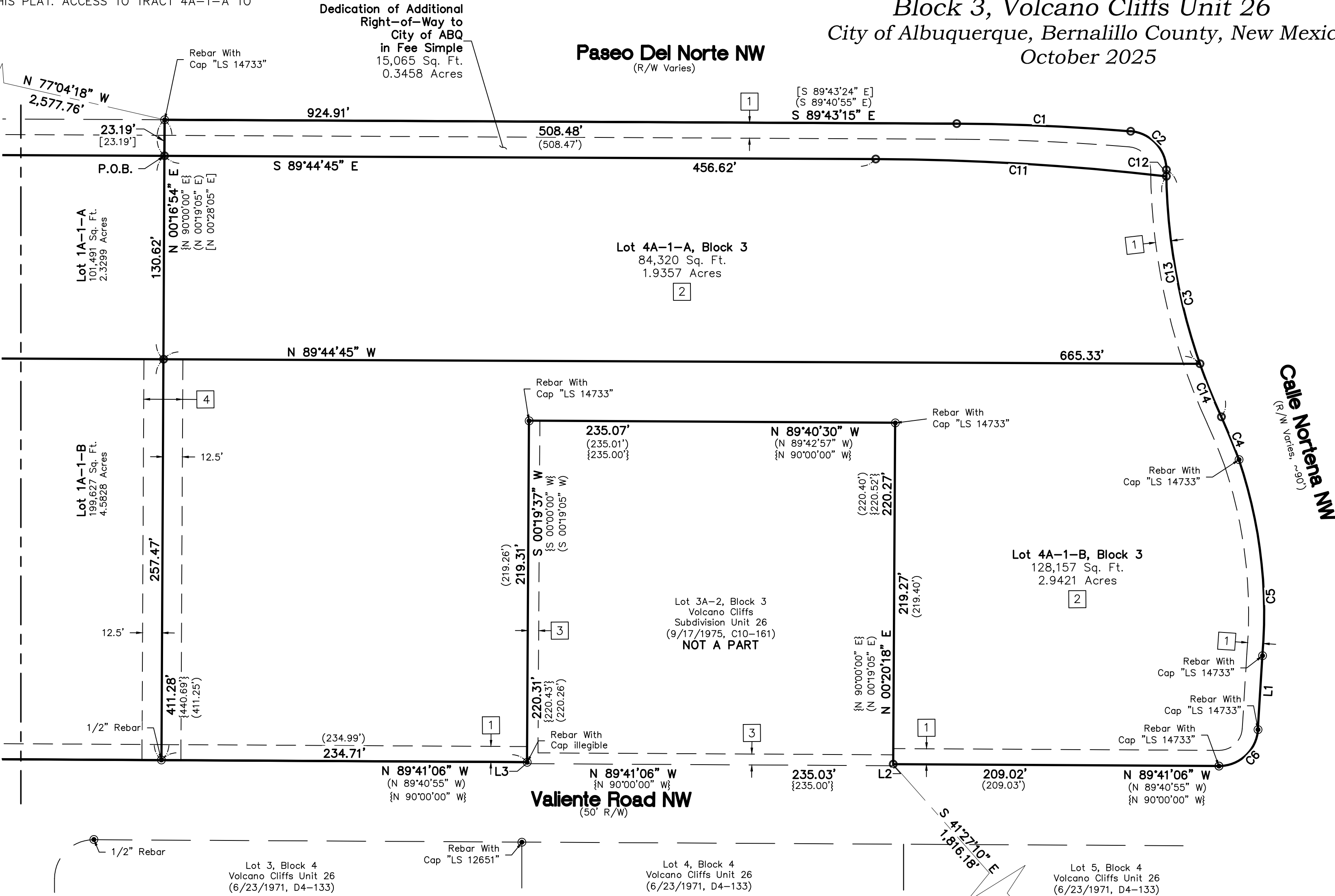
ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71*
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle=-0°16'00.09"
*U.S. SURVEY FEET



Match Line - See Sheet 4

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "1_C11"
NAD 1983 CENTRAL ZONE
X=1506287.794*
Y=1519187.728*
Z=5275.136* (NAVD 1988)
G-G=0.999672216
Mapping Angle=-0°15'30.84"
*U.S. SURVEY FEET

Easement Notes

- 1
- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- 2
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- 3
- EXISTING 7' P.U.E. (09/17/1975, C10-161)
- 4
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 5
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1B, 4A-1-B AND 4A-1-B-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT. ACCESS TO TRACT 4A-1-A TO BE FURTHER DEFINED UPON FUTURE DEVELOPMENT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Plat for
Lots 1A-1-A, 1A-1-B, 4A-1-A, and
4A-1-B, Block 3, Volcano Cliffs
Subdivision, Unit 26

Being Comprised of
Lot 4A-1 and Portion of Lot 1A-1,
Block 3, Volcano Cliffs Unit 26
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C15	39.27'	25.00'	90°00'00"	35.36'	S 44°42'21" E
C16	39.27'	25.00'	90°00'00"	35.36'	S 45°17'39" W

For C1 thru C14 see Sheet 2

Tract 1-A-5, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Tract 1-A-6, Block 2
Volcano Unit 26
(5/9/2025, 2025C-21)

Kimnick Dr N.W.

(N 00°19'05" E)
(72' R/W)

Line Table		
Line #	Direction	Length (ft)
L5	S 00°17'39" W	13.98'
L6	S 00°17'39" W	14.02'

For L1 thru L4 see Sheet 2

Lot 1-A, Block 5
Volcano Cliffs Unit 26
(9/29/2023, 2023C-76)

Lot 2-A, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

Lot 2-B, Block 5
Volcano Cliffs Unit 26
(8/4/1975, C10-145)

Cerro Azul
Place NW
(50' R/W)