

Purpose of Plat

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

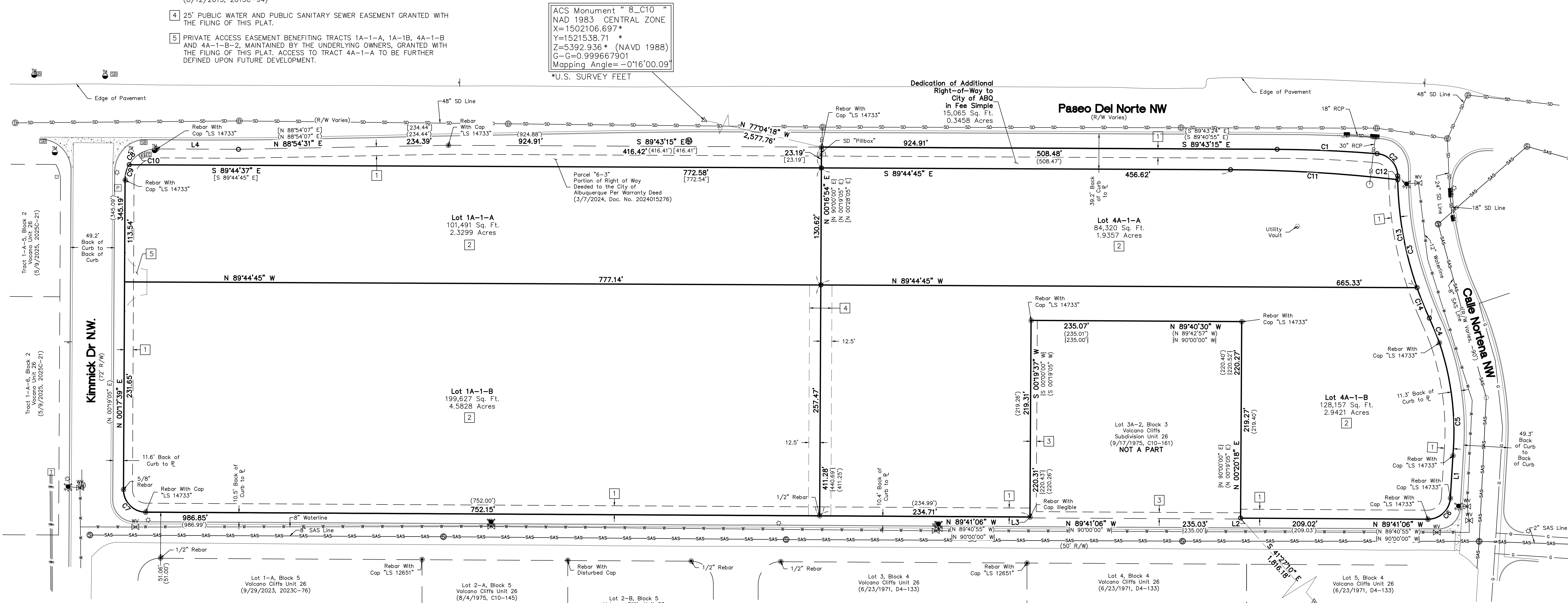
Easement Notes

- EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)
- 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- PRIVATE ACCESS EASEMENT BENEFITING TRACTS 1A-1-A, 1A-1-B, 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	⊙	SANITARY SEWER MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	⊕	STORM DRAIN MANHOLE	—SAS—	UNDERGROUND SANITARY SEWER LINE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)	⊞	STORM DRAIN INLET	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	⊟	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
●	FOUND MONUMENT AS INDICATED	⊠	LIGHT POLE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊡	ELECTRIC METER		
⊗	WATER VALVE	⊢	TRANSFORMER		
⊕	FIRE HYDRANT	⊣	ELECTRIC CABINET		
		⊤	SIGNAL BOX		
		⊥	TRAFFIC MAST		

Site Sketch
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

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

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']

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°22'08" 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

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.

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