

Location Map
Zone Atlas Map No. K-09-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE 9.5879 ACRES
ZONE ATLAS INDEX NO. K-09-Z
NO. OF TRACTS CREATED 1
NO. OF LOTS CREATED 0
MILES OF FULL-WIDTH STREETS CREATED 0

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM 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 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. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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.

Notes:

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

DOCH 2022064328

07/08/2022 11:27 AM Page: 1 of 2
PLAT R \$25.00 B: 2022C P: 0065 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS C48 AND C49, UNIT 4, TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, AS THE SAME ARE SHOWN DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO ON DECEMBER 5, 1944 AND AS SHOWN ON THE BOUNDARY SURVEY PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 20, 2010, IN MAP BOOK 2010S, PAGE 79, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF VOLCANO ROAD, N.W., AND THE NORTH RIGHT OF WAY OF CENTRAL AVENUE, N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A G.R.S. MONUMENT "9_K10" BEARS N 24°37'54" E, A DISTANCE OF 2444.52 FEET,

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE OF VOLCANO ROAD, N.W., N 68°50'45" W, A DISTANCE OF 97.76 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 89°41'03" W, A DISTANCE OF 341.73 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 15°27'28" W, A DISTANCE OF 1035.89 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT,

THENCE S 83°40'24" E, A DISTANCE OF 448.10 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT,

THENCE S 15°01'14" E, A DISTANCE OF 1017.19 FEET TO THE POINT OF BEGINNING, CONTAINING 9.5879 ACRES (417,648 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACT C49-A, LESS THAN AND EXCEPTING THEREFROM THAT AREA DEDICATED TO THE CITY OF ALBUQUERQUE FOR ADDITIONAL STREET RIGHT OF WAY.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR PLAT

Free Consent and Dedication

THE REPLAT (CONSOLIDATION) SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Acknowledgment

STATE OF NEW YORK) SS
COUNTY OF ONTARIO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November, 2021 BY WILL MATTHEWS, AUTHORIZED SIGNATORY, VOLCANO RV LIMITED PARTNERSHIP.

BY: Patrick J. Quigley
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 5, 2023

PATRICK J. JR. QUIGLEY
Notary Public, State of New York
Qualified in Ontario County
No. 02QU0822663
Commission Expires April 5, 2023

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE	GRID/GROUND COORDINATES	TYPE		LAND GRANT				PROPERTY OWNER				CREW/TECH:	DATE OF SURVEY
NM-C	GRID	STANDARD		TOWN OF ATRISCO GRANT				VOLCANO RV LP				MC	12/01-03/2020
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME				DRAWN BY:	CHECKED BY:
NAD83	NAVD88	0° 00' 00.00"	YES	21	10 NORTH	2 EAST	NMPM	TOWN OF ATRISCO, UNIT 4				JK	LM
CONTROL USED:				CITY	COUNTY	STATE	UPC	TRACT C49 100905746717740609	ADDRESS			PSI JOB NO.	SHEET NUMBER
ALBUQUERQUE GEODETIC REFERENCE SYSTEM				ALBUQUERQUE	BERNALILLO	NM	TRACT C48 100905748517640611	TRACT C48 100905748517640611	NOT ASSIGNED			204146P	1 OF 2
COMBINED SCALE FACTOR:													
GRID TO GROUND: 1.000318016													
GROUND TO GRID: 0.999682085													
DISTANCE ANNOTATION: GROUND													
BEARING ANNOTATION: GRID													
ELEVATION TRANSLATION: ±0.00'													
ELEVATIONS VALID: NO													

2022C-65

Plat of
Tract C49-A, Unit 4
Town of Atrisco Grant
Town of Atrisco Grant, Projected
Section 21, Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2021

Project No. PR-2020-004757

Application No. SD-2021-00238

Utility Approvals

RJA 02/18/2022
P.N.M. Digitally signed by Jeff Estvanko
Date: 2022.02.22 13:49:40 -07'00'
NEW MEXICO GAS COMPANY
Abdul A. Bhuiyan
QWEST CORPORATION D/B/A CENTURYLINK QC
Mike Montoya
COMCAST

City Approvals

Loren N. Resen Hoover P.S. 11/1/2021
CITY SURVEYOR
Jeanne Wolfenbarger Apr 4, 2022
JEANNE WOLFENBARGER (Apr 4, 2022 08:23 MDT)
Blaine Carter Apr 4, 2022
Blaine Carter (Apr 4, 2022 11:10 MDT)
Cheryl Somerfeldt Apr 4, 2022 09:13 MDT
Cheryl Somerfeldt (Apr 4, 2022 09:13 MDT)
Diablo Grider 3/7/2022
Ernest Amijo Apr 4, 2022

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 11/08/2021
LARRY W. MEDRANO
N.M.P.S. No. 11993



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

PRECISION
SURVEYS, INC.

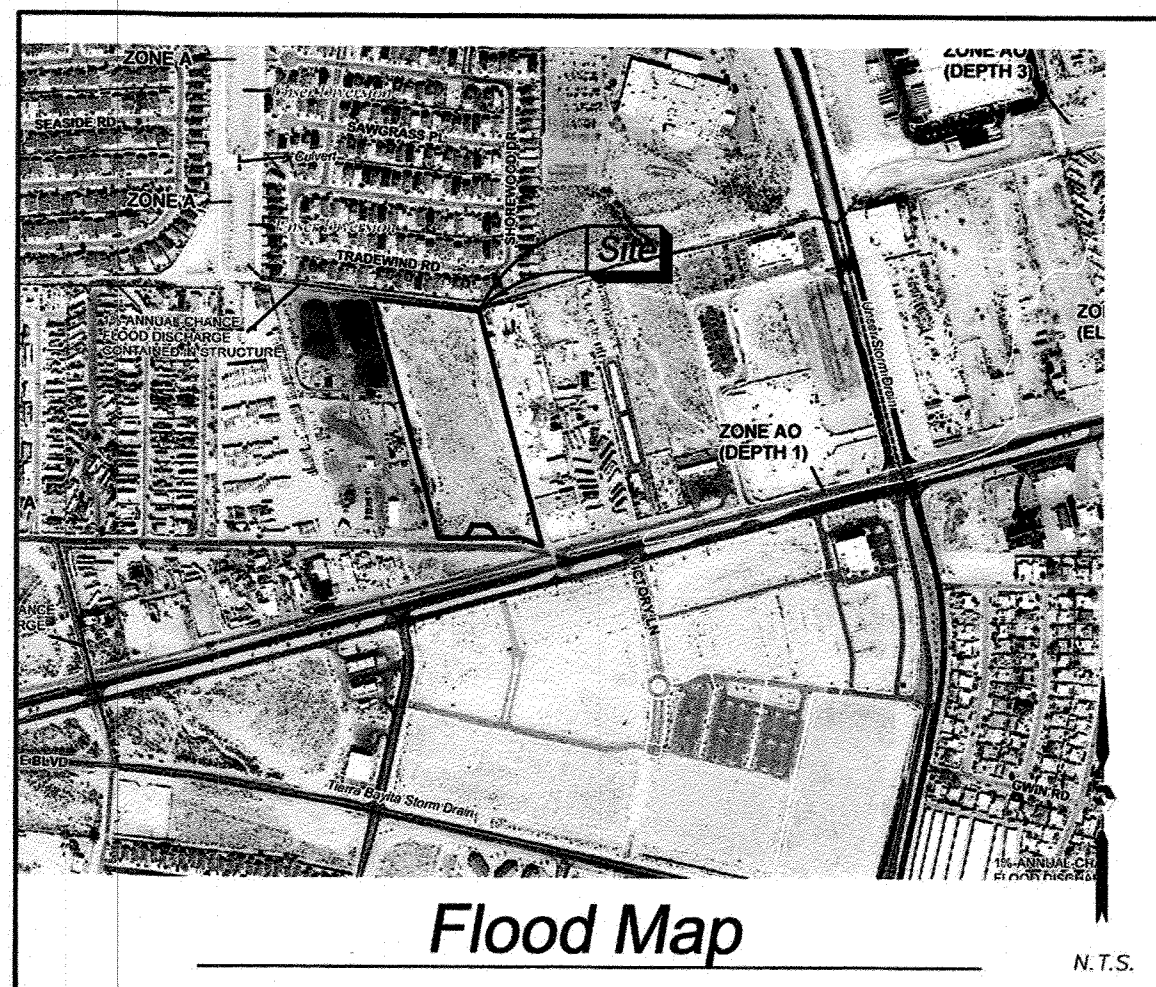
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Curve Table

ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
19.69'	19.51'	N 32°07'41" W	26°13'21"
30.65'	30.26'	N 34°50'03" W	37°38'03"
6.06'	6.05'	N 53°46'36" W	6°15'03"
12.30'	12.11'	N 39°43'27" W	34°21'21"
5.90'	5.89'	S 24°55'12" W	11°39'28"



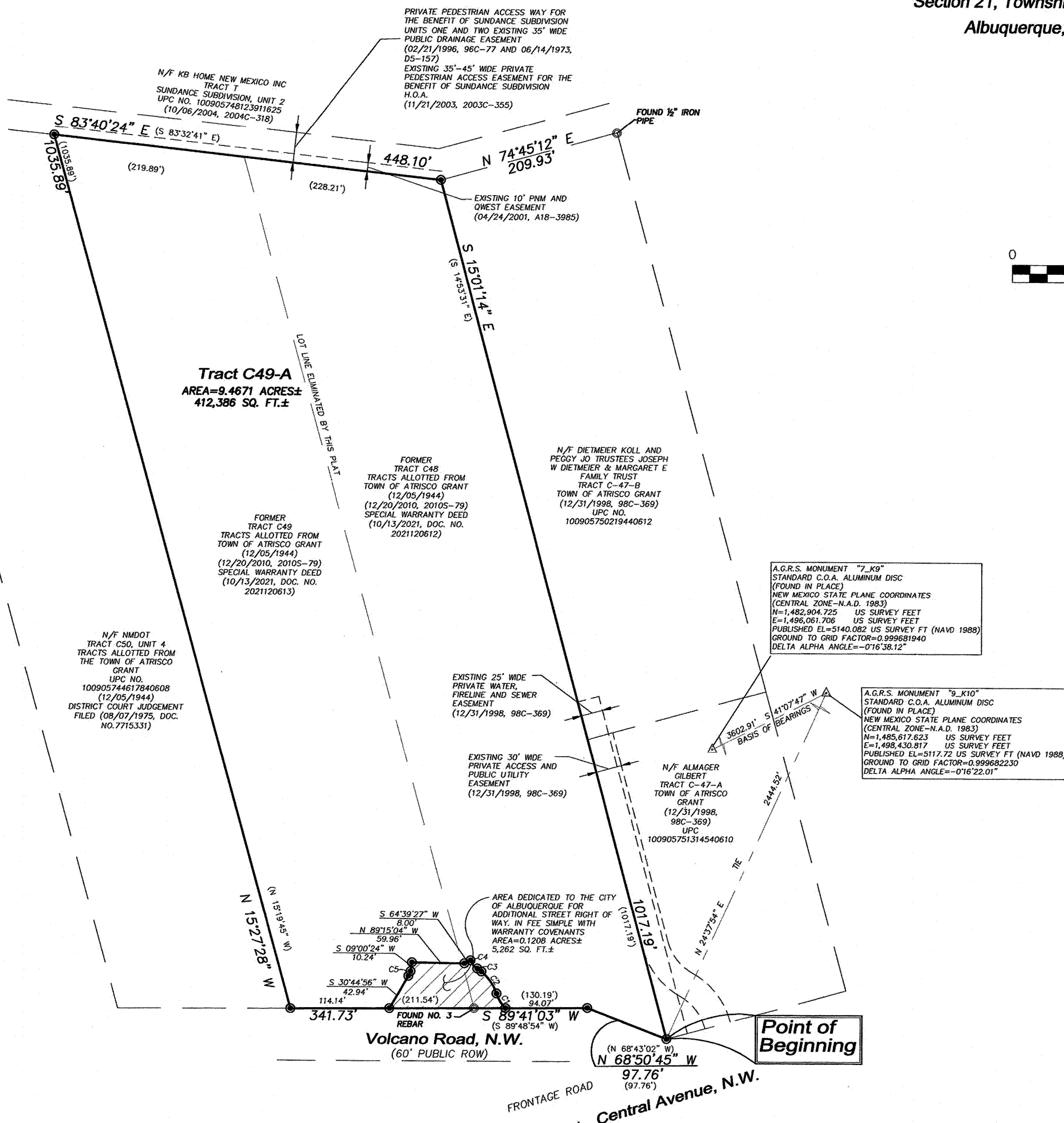
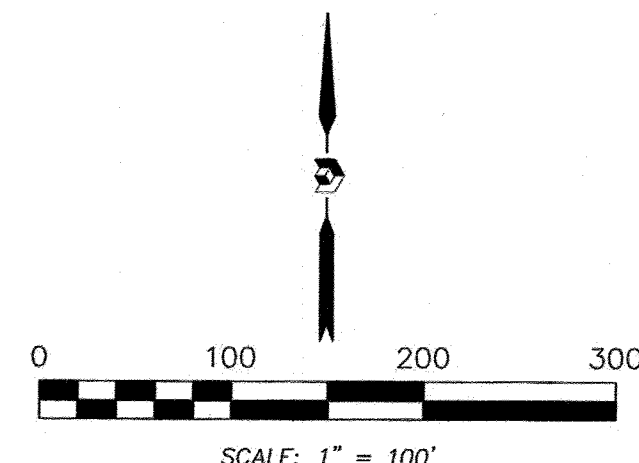
Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0328J, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DOC# 2022064328

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PLAT R \$25.00 B: 2022C P: 0085 Linda Stover, Bernalillo County

Plat of Tract C49-A, Unit 4 Town of Atrisco Grant Section 21, Township 10 North, Range 2 East, N.M.P.M. Albuquerque, Bernalillo County, New Mexico November 2021



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER VOLCANO RV LP				CREW/TECH: MC	DATE OF SURVEY 12/01-03/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00" YES	MATCHES DRAWING UNITS	SECTION 21	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME TOWN OF ATRISCO, UNIT 4	UPC TRACT C49 100905746717740609	ADDRESS NOT ASSIGNED		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM						PSI JOB NO. 204146P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318016 GROUND TO GRID: 0.999682085				BEARING ANNOTATION: GROUND ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO					

**PRECISION
SURVEYS, INC.**

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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