

PLAT OF  
Lot 1-A, Block 8,  
SUNSET TERRACE ADDITION  
Section 15, T.10N, R.3E., N.M.P.M.  
City of Albuquerque, Bernalillo County, New Mexico  
February 2016

PURPOSE OF PLAT:  
The purpose of this plat is combine two existing lots into one lot.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE

PARKS & RECREATION DEPARTMENT  
DATE

A.B.C.W.U.A.  
DATE

A.M.A.F.C.A.  
DATE

CITY ENGINEER  
DATE

TRAFFIC ENGINEERING  
DATE

CITY SURVEYOR  
DATE

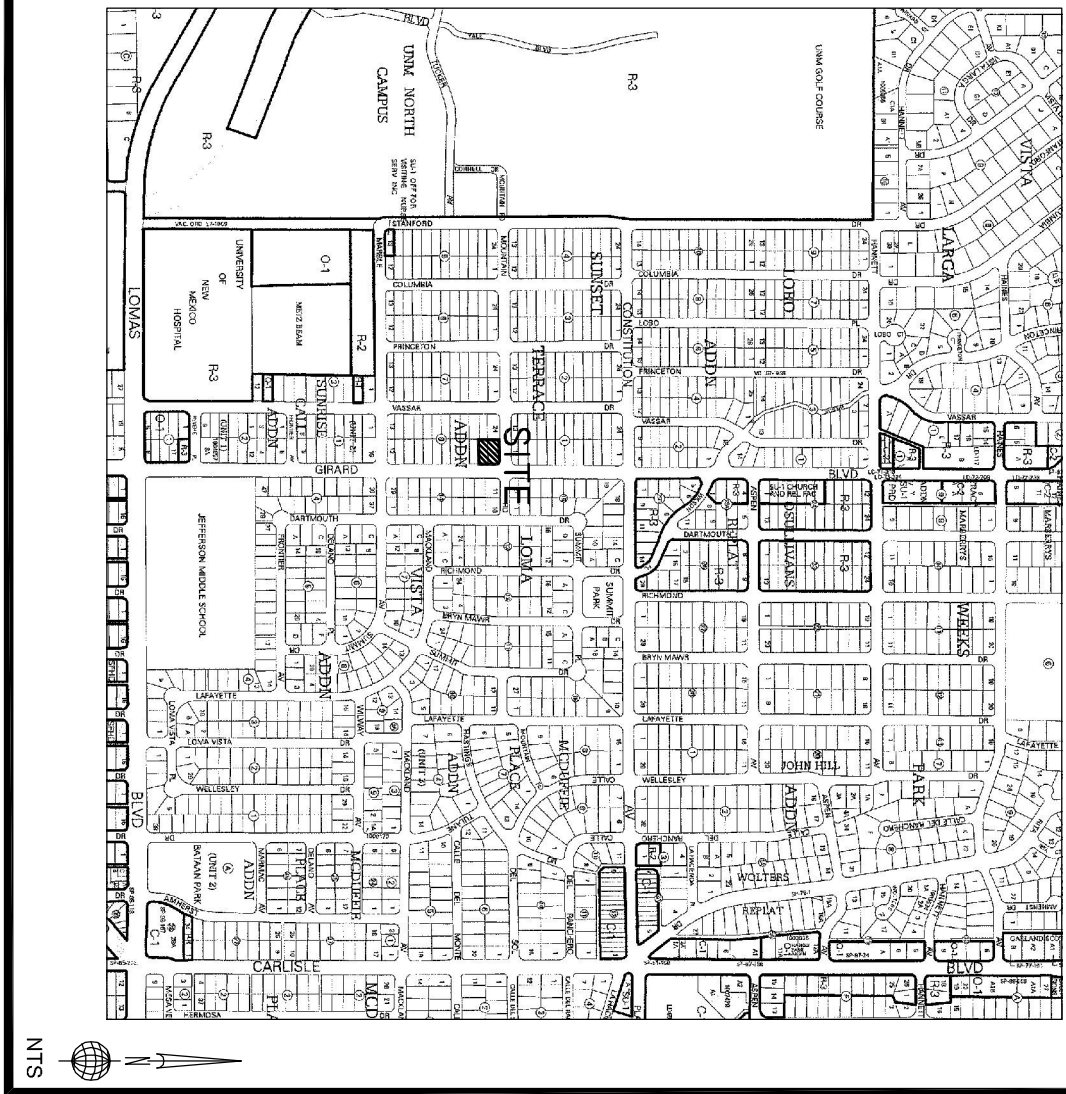
BERNALILLO COUNTY TREASURERS CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer  
Date



VICINITY MAP      ZONE ATLAS PAGE J-16

UTILITY APPROVALS:

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, 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 COMMUNICATIONS, DBA CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE 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 STRUCTURES SHALL BE ERRECTED 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR 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.

PUBLIC SERVICE CO. OF NEW MEXICO  
DATE

QWEST COMMUNICATIONS, dba CENTURY LINK  
DATE

NEW MEXICO GAS COMPANY  
DATE

COMCAST CABLE  
DATE

LEGAL DESCRIPTION:  
Lots numbered One (1) and Two (2) in Block numbered Eight (8), SUNSET TERRACE ADDITION, to the City of Albuquerque, New Mexico, as said Lots are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 19, 1928 in Plat Book C, Page 25.

FREE CONSENT:  
The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

Timothy G. Kreinz

ACKNOWLEDGEMENT  
State of New Mexico )  
County of Bernalillo )ss

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_,

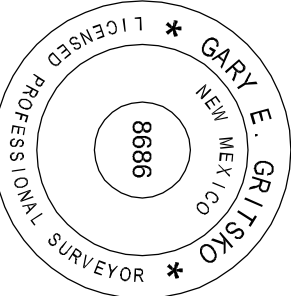
By: Timothy G. Kreinz

My Commission expires: \_\_\_\_\_ Notary Public

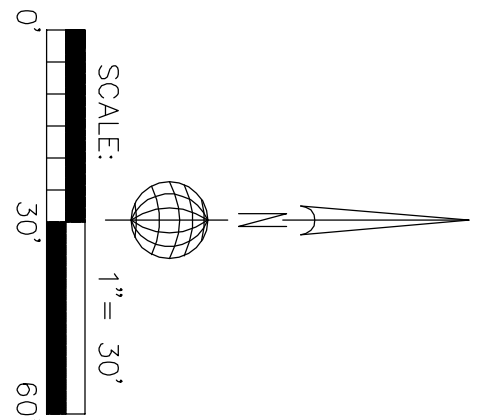
SURVEYORS CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico 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 it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.

February 17, 2016  
Date  
Gary E. Gritsko, N.M.P.S. No. 8686



AGRS STATION "7. J16"  
NM STATE PLANE COORDINATES  
N=1489966.554, E=1533178.29  
CENTRAL ZONE (NAD 83)  
G-G FACTOR: 0.999669576  
MAPPING ANGLE: -01°2'22.02"  
ELEVATION: 5174.166' (NAVD88)



- EASEMENT NOTES:  
A. 6' wide Public Utility Easement granted by documents filed on Nov. 4, 1970 in Book MS 193 Pages 932, 933 & 934, as Document No. 1970-99534, 1970-99535, 1970-99536

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED