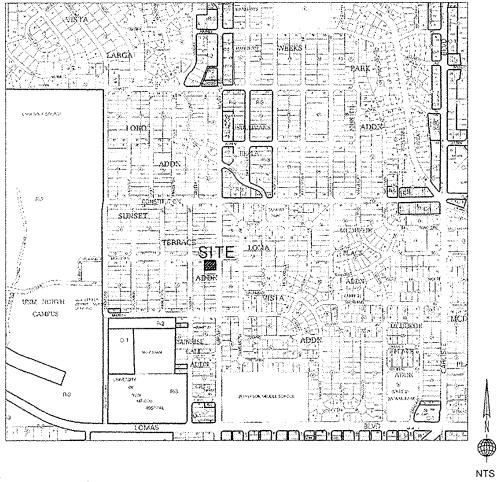


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06/11/2016 10:59 AM Page: 1 of 2
PLAT # 220-008 - 20160 P. 0006 P. Toulouse Oliver, Bernalillo Cou

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



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.

PURPOSE OF PLAT:

The purpose of this plat is combine two existing lots into one lot.

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.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1001601 APPLICATION NO. 16-70089

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 EASMENT 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/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.

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss

This instrument was acknowledged before me on March 2, 2016.

By: Timothy G. Krenz

My Commission expires: 7/27/2016

Gary E. Gritsko
Notary Public



SURVEYOR'S 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.

Gary E. Gritsko
Gary E. Gritsko, N.M.P.S. No. 8686

February 17, 2016
Date



BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101605825119031112 - 101605825118431123

Timothy Krenz
PROPERTY OWNER OF RECORD

MB 5-11-16
Bernalillo County Treasurer Date

Teresa Vigil 3-8-16
PUBLIC SERVICE CO. OF NEW MEXICO DATE

[Signature] 3/14/16
QWEST COMMUNICATIONS, dba CENTURY LINK DATE

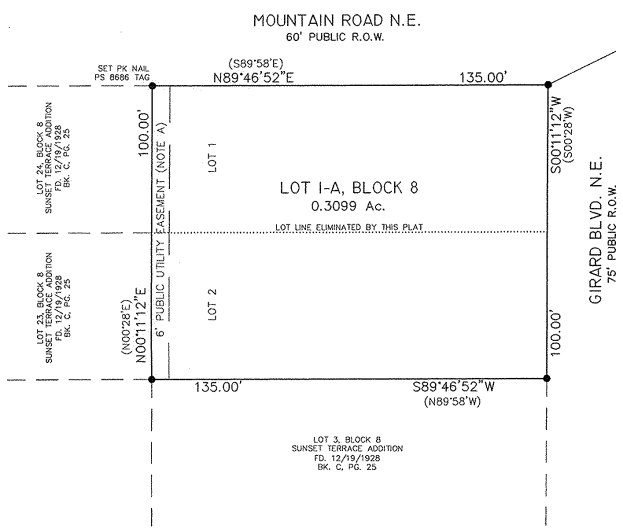
[Signature] 3-8-16
NEW MEXICO GAS COMPANY DATE

[Signature] 3/8/16
COMCAST CABLE DATE

DOC# 2016042389
 05/11/2016 10:59 AM Page: 2 of 2
 PLAT # 8-328 00 BY 2016042389 S. Toulouse Oliver, Bernalillo Cour

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

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: -012'22.02"
 ELEVATION: 5174.166' (NAVD88)



SURVEY AND PLAT NOTES:

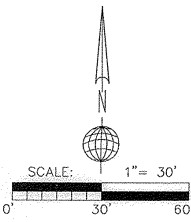
- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station 7_J16.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record dimensions, where record dimensions differ from measured dimensions.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.3099 acre, more or less
- Number of existing lots: 2
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0136G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Sunset Terrace Addition, filed Dec. 19, 1928, Bk. C, page 25.
 - Albuquerque Title Company commitment No. 104032D, dated 4/23/1992.

EASEMENT NOTES:

- 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

MONUMENT LEGEND

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



ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
 DRAWN BY: GEG FILE NO: 16-033