

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 LOTS INTO 51 TRACTS.

- NOTES:
1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" BEAR WITH CAP STAMPED "P.S. 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
 4. BEARINGS AND DISTANCES IN () ARE RECORD
 5. FIELD SURVEY DATE: MONTH OF FEBRUARY 2015

SUBDIVISION DATA:
 ZONE ATLAS INDEX NO. K-12-Z
 TOTAL NO. OF TRACTS CREATED: 51
 TOTAL NO. ACRES: 4.65946 (GROSS)
 TOTAL NO. ACRES: 4.65946 (GROSS)

DOCUMENTS USED:
 SUNSET VILLA VOL. 2007C, FOLIO 289

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE # 1-017-057-289023190325
 Parcel: 46016

BERNALILLO COUNTY TREASURER'S OFFICE: *Genetic Showe* 10-21-16

LEGAL DESCRIPTION
 LOTS 16-23, 24, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 2007 IN PLAT BOOK VOLUME 2007C, FOLIO 289.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), NEW MEXICO CORPORATION, (P.N.M. ELECTRIC) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANFORMER AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 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.
 QWEST CORPORATION D.B.A. CENTURY LINK, Q.C. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANATOR FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED BY THE TOWN. 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.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (P.N.M.), NEW MEXICO GAS COMPANY (N.M.G.C.), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN, HERON, CONSEQUENTLY PUBLIC SERVICE COMPANY (P.N.M.), NEW MEXICO GAS COMPANY (N.M.G.C.), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT
 THE UNDERSIGNED OWNERS (AND PROPRIETORS) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BY: *Paul H. ...* 5-8-15
 OWNER/DATY

ACKNOWLEDGMENT
 STATE OF *NM*
 COUNTY OF *Bernillo*
 THIS INSTRUMENT WAS KNOWLEDGEFULLY FOR ME ON THIS *8* DAY OF *May*, 2015, BY *Paul H. ...*
 NOTARY PUBLIC: *Kevin M. ...* 4-10-16
 MY COMMISSION EXPIRES: *4-10-16*

SOLAR COLLECTION NOTE
 PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SHEET INDEX
 PAGE 1 COVER
 PAGE 2 SUBDIVISION PLAT

SUBDIVISION PLAT OF
 LOTS 16-4, 23-4, 45-4, 49-4 AND 59-4
 OF
 SUNSET VILLA SUBDIVISION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2015

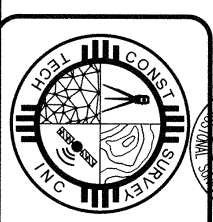
PROJECT NUMBER: *1003613*

CITY APPROVALS:
 CITY SURVEYOR: *William M. ...* 4-22-15
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: *...* 9-21-16
 UTILITIES DEVELOPMENT: *...* 10-11-16
 PARKS AND RECREATION DEPARTMENT: *...* 9-7-16
 A.M.A.F.C.A.: *...* 9-7-16
 A.B.O.W.A.: *...* 09/07/16
 CITY ENGINEER: *...* 10-11-16
 DRB CHAIRPERSON, PLANNING DEPARTMENT: *...* 10-11-16
 REAL PROPERTY DIVISION: *...* 10-11-16

UTILITY APPROVALS:
 P.N.M. ELECTRIC SERVICES: *...* 4/14/15
 NEW MEXICO GAS: *...* 4/16/15
 QWEST CORPORATION D.B.A. CENTURY LINK, Q.C.: *...* 4/16/15
 COMCAST: *...* 4/16/15

SURVEYOR'S CERTIFICATE
 I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYING OF THE LAND DESCRIBED HEREIN, AND THAT THE SURVEYOR HAS KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND BELIEVE THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, N.M.P.S. 21082
 DATE: MAY 04, 2015



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 1627 29th St. NE, Suite 101, Albuquerque, NM 87110
 OFFICE: 1606 CENTRAL AVE. SE, SUITE 101, ALBUQUERQUE, NM 87106
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87113
 505-917-2821
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 505-917-2821

MONUMENT LEGEND

- ▲ ALBUQUERQUE CONTROL STATION - AS DESIGNATED
- SET-T PLASTIC CAP STAMPED 1.9.21082"

NOTE 1:
PRIVATE DRAINAGE EASEMENT UPON TRACTS 6A, 23A, 45A AND 49A GRANTED BY THIS PLAN FOR THE BENEFIT OF LOTS 1-70. SEE SUNSET GARDENS HOME OWNERS ASSOCIATION FOR THE SUNSET GARDENS HOME OWNERS ASSOCIATION.

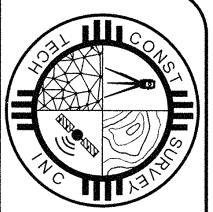
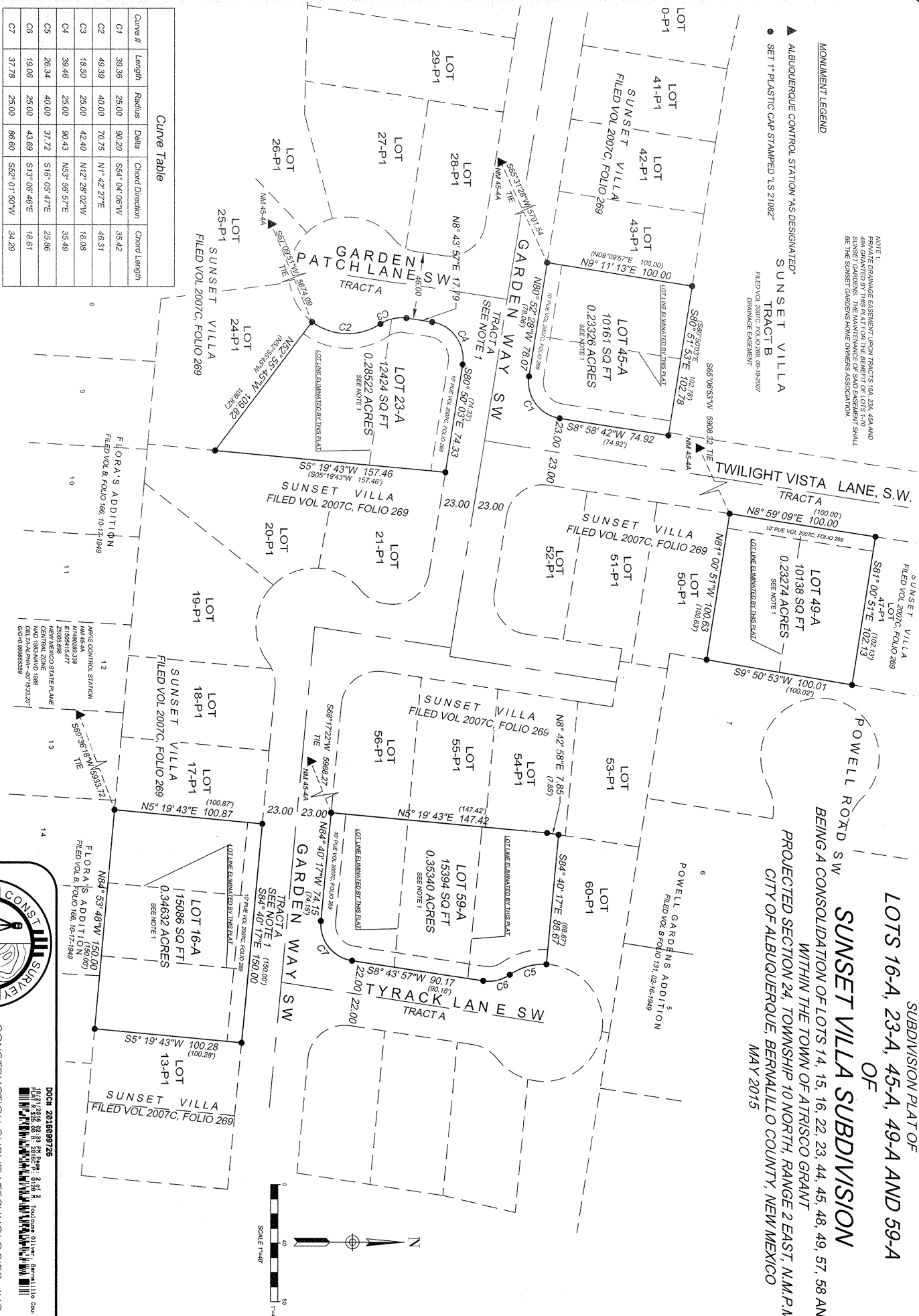
**SUBDIVISION PLAN OF
LOTS 16-A, 23-A, 45-A, 49-A AND 59-A
OF
SUNSET VILLA SUBDIVISION**

BENGA CONSOLIDATION OF LOTS 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2015

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S54° 04' 06"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27"E	48.31
C3	18.50	25.00	42.40	N12° 28' 02"W	18.08
C4	39.46	25.00	90.43	N53° 56' 57"E	35.49
C5	26.34	40.00	37.72	S16° 05' 47"E	23.86
C6	19.06	25.00	43.69	S19° 06' 46"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50"W	34.29

Curve Table

NOTE: LOTS 46-50 AND TRACT A ARE WITHIN A.H. AS SHOWN ON FIRM PANEL 35001C033H



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
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MNR@CVT@GMAIL.COM