

VICINITY MAP ZONE ATLAS PAGE L-15

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 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.

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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.

Lernando Vilil 8-2-11
PUBLIC SERVICE CO. OF NEW MEXICO DATE

Michael Ramirez 08-02-11
QWEST COMMUNICATIONS DATE

[Signature] 8-23-2011
NEW MEXICO GAS COMPANY DATE

[Signature] 08-02-11
COMCAST CABLE DATE

LEGAL DESCRIPTION:

Lot numbered Fourteen-A (14-A) in Block lettered "D" of SUNSHINE TERRACE ADDITION, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 15, 1983, in Volume C20, Folio 166.

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.

Richard K. Wolfson
Richard K. Wolfson

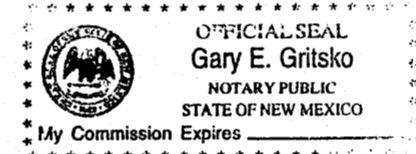
ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss

This instrument was acknowledged before me on July 20, 2011.

BY: Richard K. Wolfson

My Commission expires: 7/27/2012 [Signature]
Notary Public



BERNALILLO COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101505628421941402
Parents of UNM Real Estate Dept
PROPERTY OWNER OF RECORD
[Signature] 10/28/11
Bernalillo County Treasurer Date

COUNTY CLERK RECORDING STAMP

DOC# 2011098175
10/28/2011 11:03 AM Page: 1 of 2
tyPLAT R: \$25.00 B: 2011C P: 0115 M: Toulous Olivero, Bernalillo Cour
[Barcode]

PLAT OF
Lots 14-A-1 & 14-A-2, Block D
SUNSHINE TERRACE ADDITION
Town of Albuquerque Grant
Projected Section 28, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
July 2011

PURPOSE OF PLAT:

The purpose of this plat is to subdivide one existing lot into two lots and to grant the private access and public utility easement shown.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1008683 APPLICATION NO. 11DRB-70209

[Signature] 7-20-11
CITY SURVEYOR DATE

[Signature] 08-03-11
TRAFFIC ENGINEERING DATE

[Signature] 8/3/11
PARKS & RECREATION DEPARTMENT DATE

[Signature] 10/26/11
UTILITIES DEVELOPMENT DATE

[Signature] 8-3-11
A.M.A.F.C.A. DATE

[Signature] 8-3-11
CITY ENGINEER DATE

[Signature] 10-28-11
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

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.

[Signature] July 20, 2011
Gary E. Gritsko Date
New Mexico Professional Surveyor No. 8686



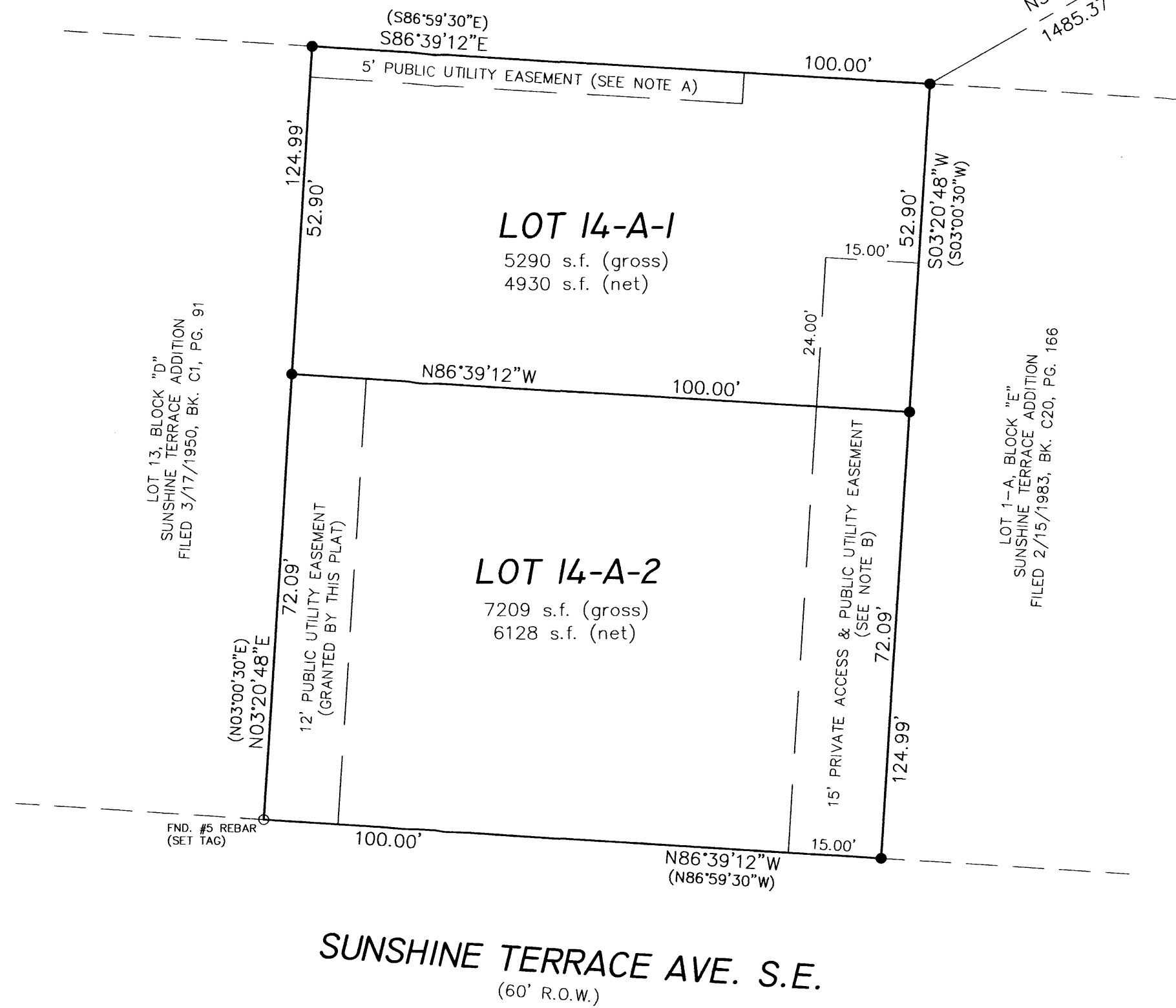
ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
GARY@ALPHAPROFSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 11-004

DOC# 2011098175
 10/28/2011 11:03 AM Page: 2 of 2
 tyPLAT R: \$25.00 B: 2011 C: P: 0115 R: Toulous Olivere, Bernalillo Cour

PLAT OF
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 SUNSHINE TERRACE ADDITION
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 Projected Section 28, T.10N., R.3E., N.M.P.M.
 City of Albuquerque
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 July 2011

AGRS STATION "7-L15"
 NM STATE PLANE COORDINATES
 N=1479550.205, E=1529067.366
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999671093
 MAPPING ANGLE: -0°12'49.65"

REGENTS OF
 UNIVERSITY OF NEW MEXICO PROPERTY
 SEC. 28, T10N, R3E, NMPM
 UPC# 101505628421941402



SURVEY AND SUBDIVISION NOTES:

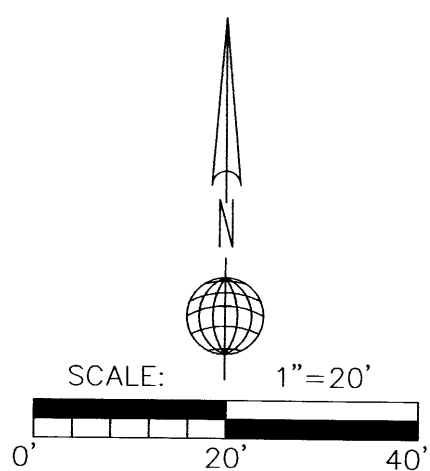
- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, derived from GPS observations tied to AGRS Control Station 7-L15.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record data differs from measured data.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.2869 acre, more or less
- Number of existing lots: 1
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, 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)
- Special Zoning Exemption No. 11ZHE-80070:
 Lot 14-A-1 is subject to a lot size variance of 1070 sq.ft. to the minimum 6000 sq.ft. requirement, approved by the Zoning Hearing Examiner, date of decision May 23, 2011.

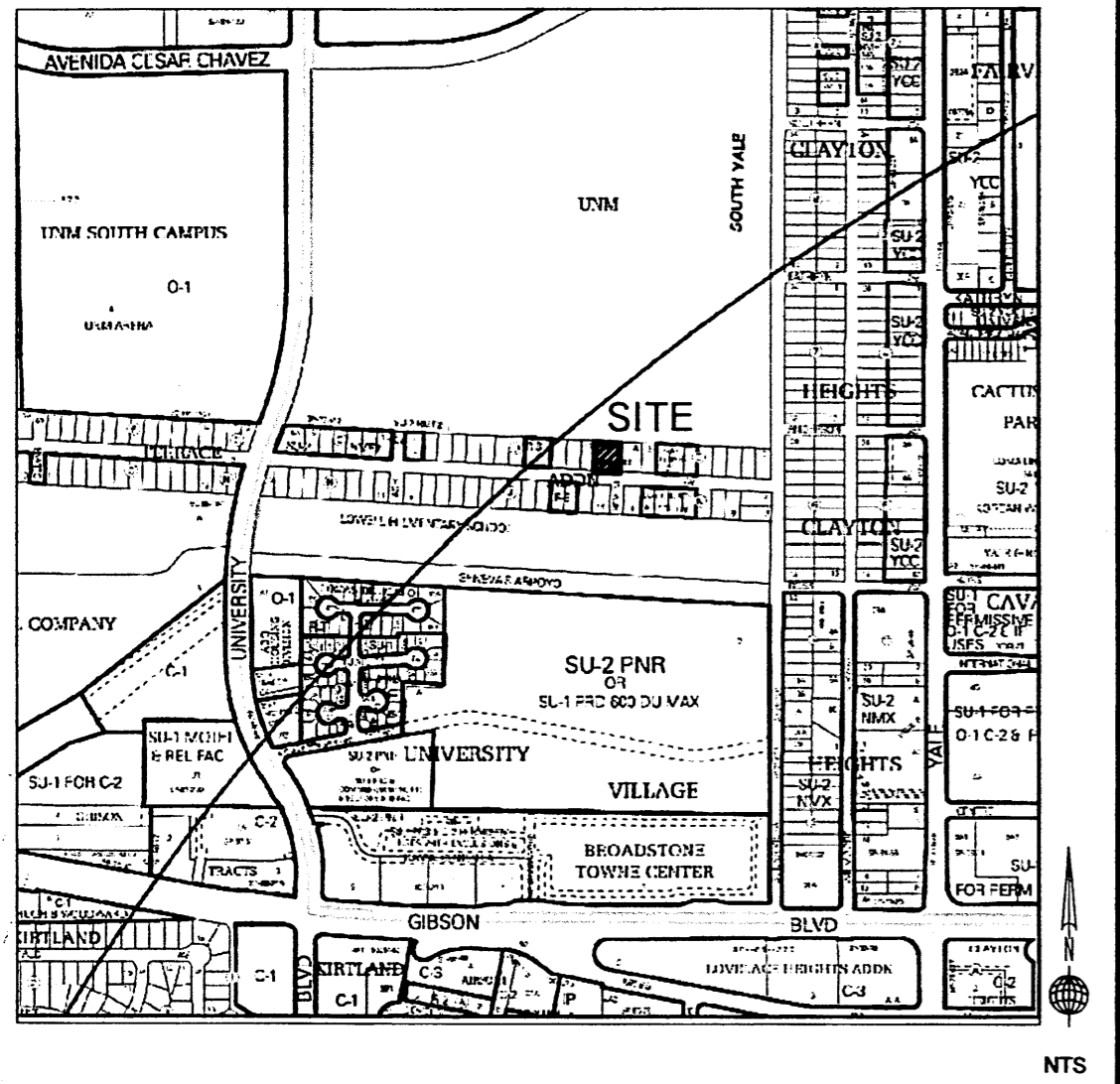
EASEMENT NOTES:

- 5' wide Public Utility Easement granted by the plat of Sunshine Terrace, filed on 3/17/1950 in Plat Bk. C1, Page 91.
- 15' wide Private Access and Public Utility Easement granted by this plat. This easement is for the benefit of the owners of Lot 14-A-1 shown hereon. The road within this easement shall be maintained by the owners of said Lot 14-A-1.
- These lots are subject to the reservation of easement rights contained in the Vacation Ordinance No. V519-1, dated June 18, 1982.
- A blanket cross-lot Drainage Easement for the conveyance of storm water runoff across Lot 14-A-2 is hereby granted by this plat for the benefit of the owners of Lot 14-A-1. This easement shall be maintained by the owners of Lot 14-A-2.

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PLS8686", UNLESS OTHERWISE NOTED





VICINITY MAP ZONE ATLAS PAGE L-15

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PUBLIC SERVICE CO. OF NEW MEXICO _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

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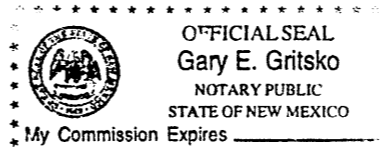
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My Commission expires: 7/27/2012

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Notary Public



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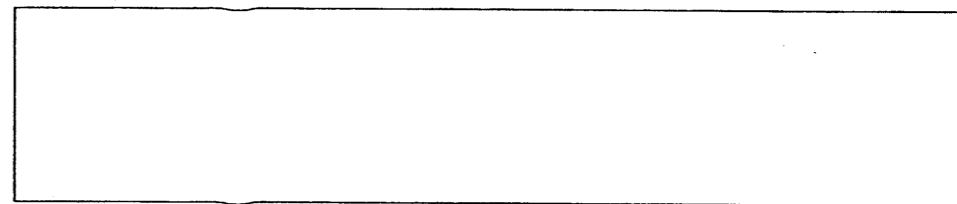
UPC#:

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer

Date

COUNTY CLERK RECORDING STAMP



PLAT OF
Lots 14-A-1 & 14-A-2, Block D
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PROJECT NO. _____	APPLICATION NO. _____
<i>[Signature]</i> CITY SURVEYOR	<u>7-20-11</u> DATE
TRAFFIC ENGINEERING _____	DATE _____
PARKS & RECREATION DEPARTMENT _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____

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Gary E. Gritsko
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New Mexico Professional Surveyor No. 8686

July 20, 2011
Date

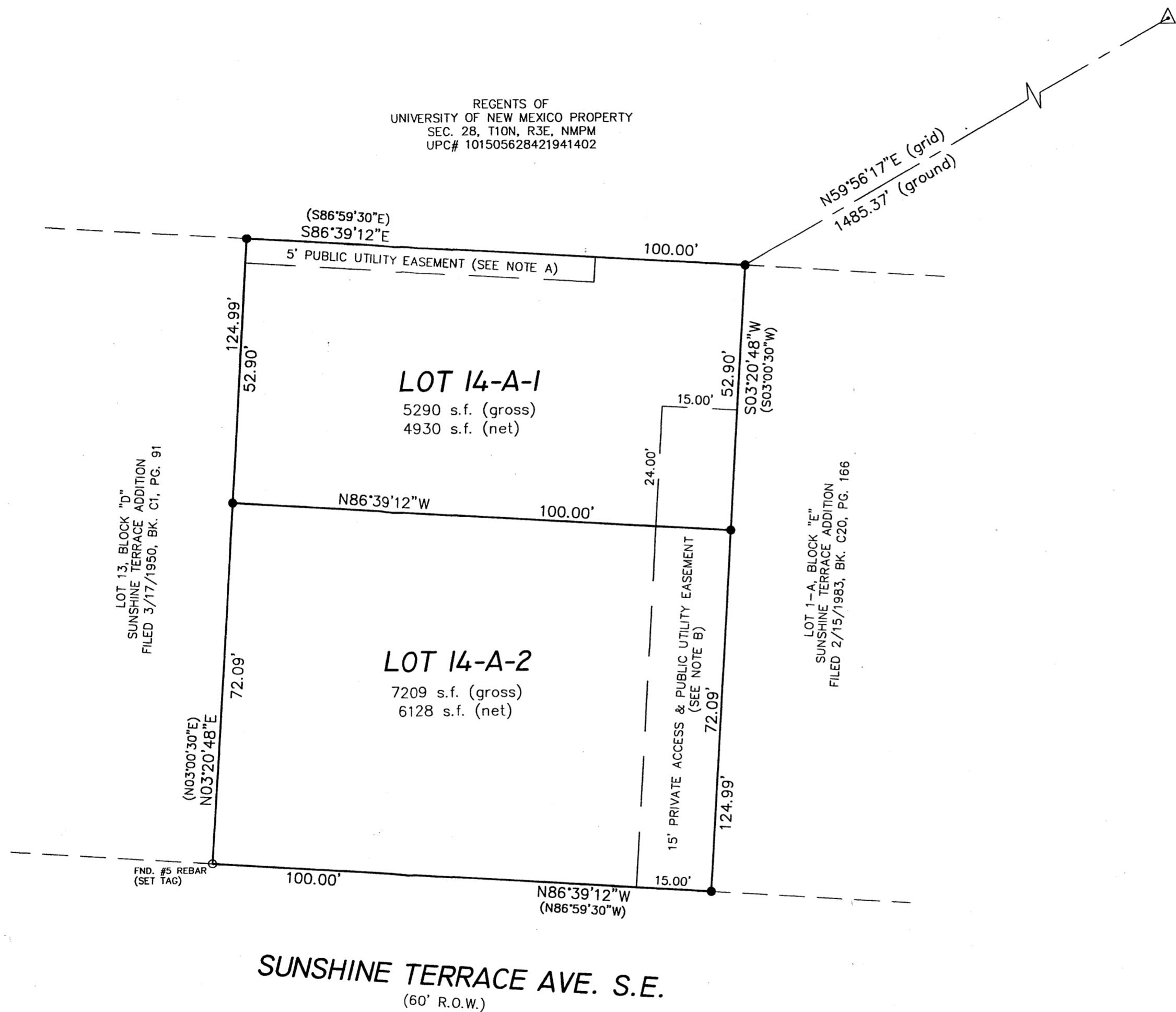


COUNTY CLERK RECORDING STAMP

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REGENTS OF
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SEC. 28, T10N., R3E., NMPM
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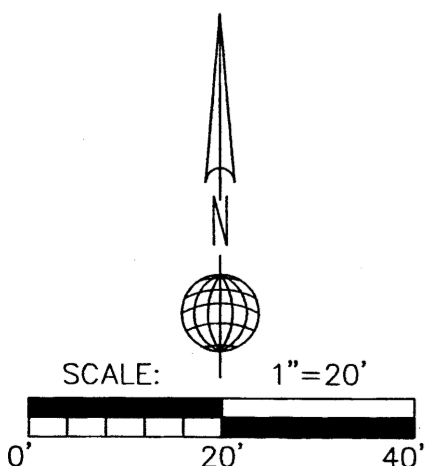
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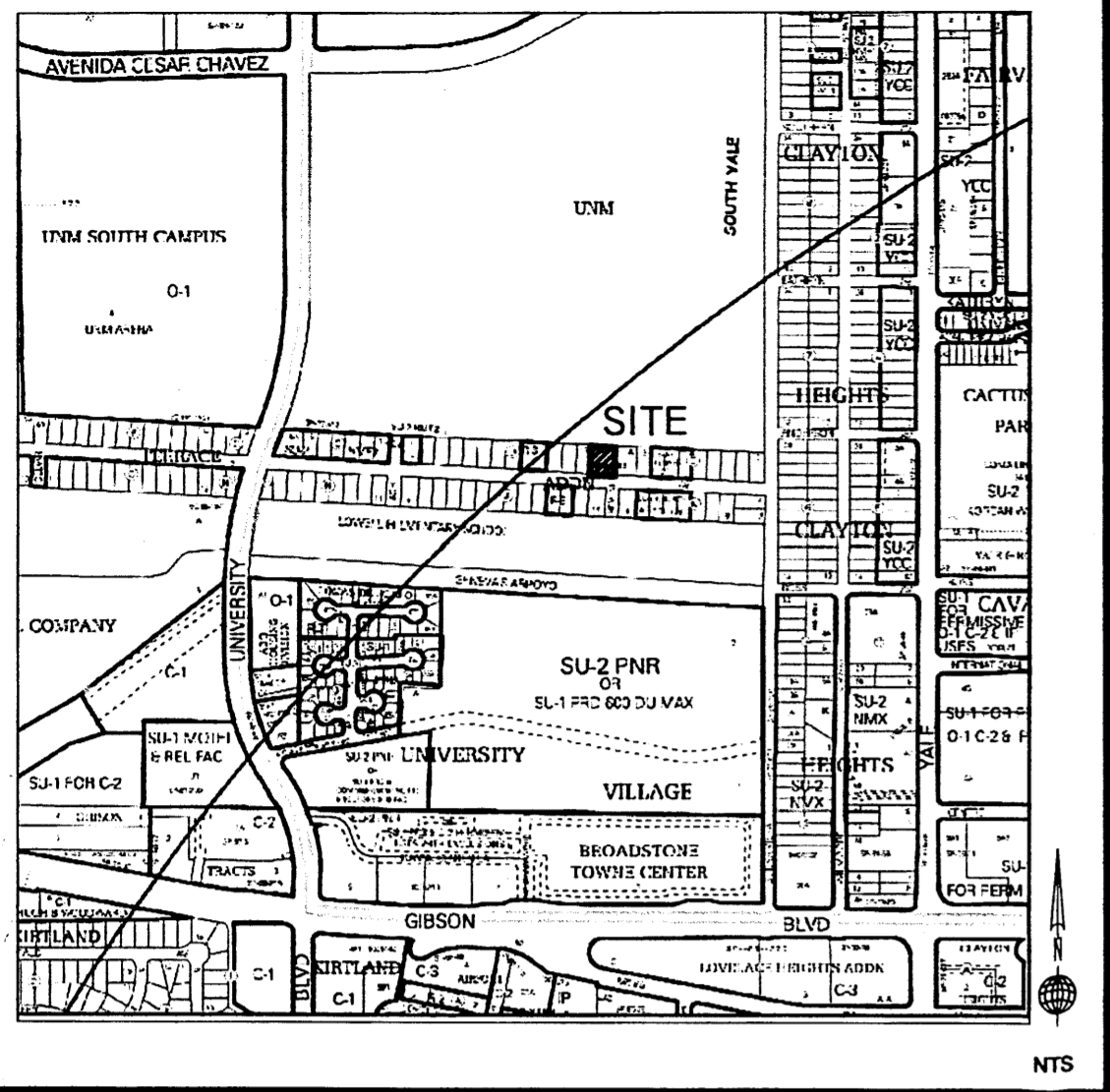
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SHEET 2 OF 2

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: II-004





VICINITY MAP ZONE ATLAS PAGE L-15

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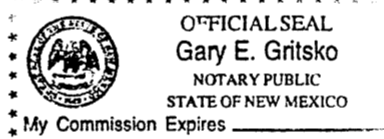
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My Commission expires: 7/27/2012 *Gary E. Gritsko*
Notary Public



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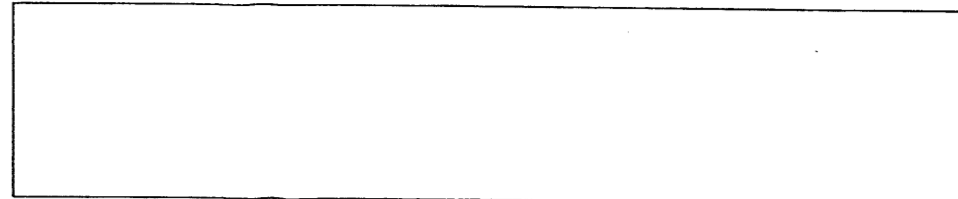
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SURVEYOR'S CERTIFICATION

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 July 20, 2011
Gary E. Gritsko Date
New Mexico Professional Surveyor No. 8686

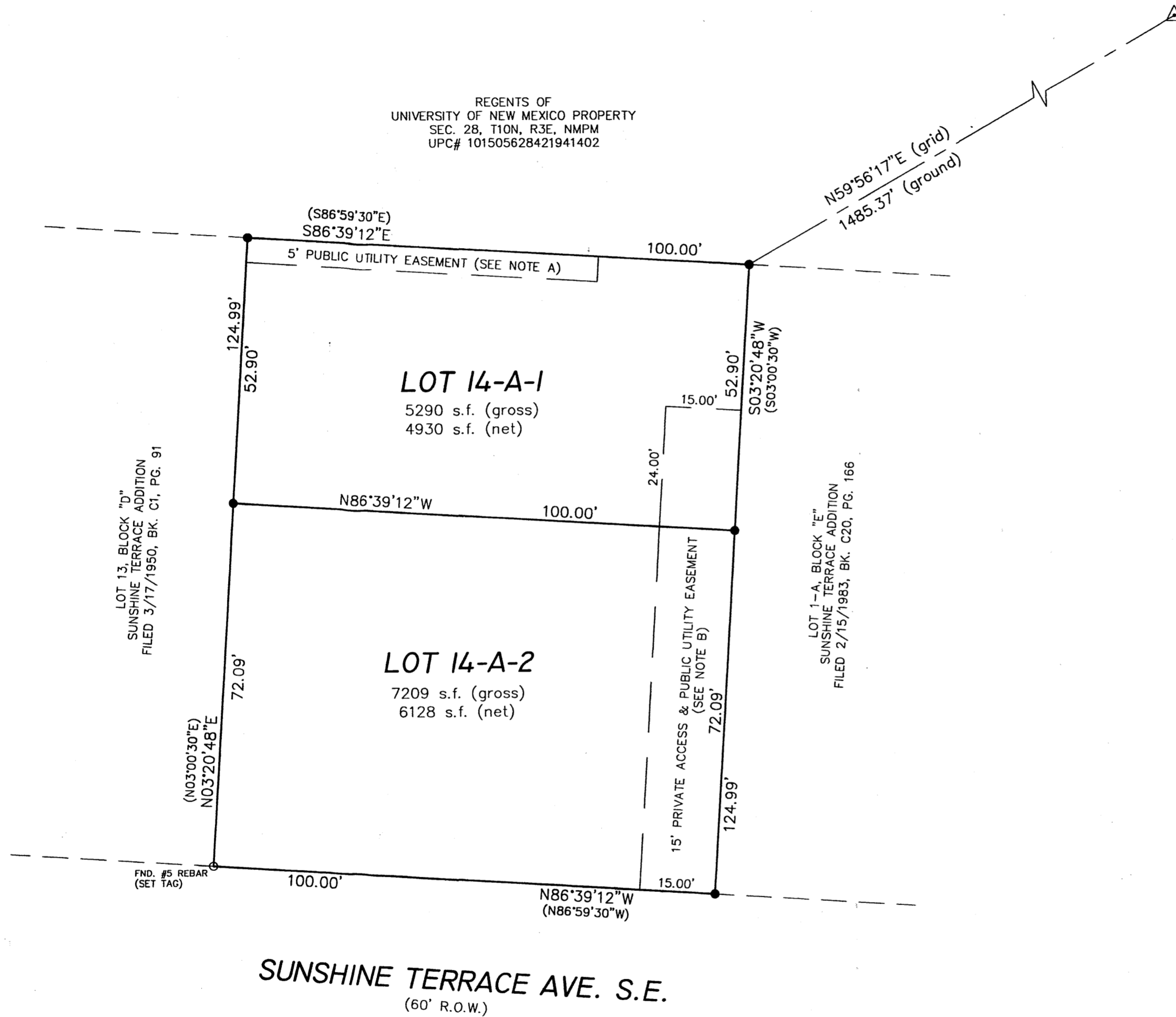


COUNTY CLERK RECORDING STAMP

PLAT OF
Lots 14-A-1 & 14-A-2, Block D
SUNSHINE TERRACE ADDITION
Town of Albuquerque Grant
Projected Section 28, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
July 2011

AGRS STATION "7-L15"
NM STATE PLANE COORDINATES
N=1479550.205, E=1529067.366
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999671093
MAPPING ANGLE: -0°12'49.65"

REGENTS OF
UNIVERSITY OF NEW MEXICO PROPERTY
SEC. 28, T10N, R3E, NMPM
UPC# 101505628421941402



SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, derived from GPS observations tied to AGRS Control Station 7-L15.
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis () are record measurements, where record data differs from measured data.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 0.2869 acre, more or less
6. Number of existing lots: 1
7. Number of lots created: 2
8. FLOOD ZONE: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 26, 2008.
9. 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)

EASEMENT NOTES:

- A. 5' wide Public Utility Easement granted by the plat of Sunshine Terrace, filed on 3/17/1950 in Plat Bk. C1, Page 91.
- B. 15' wide Private Access and Public Utility Easement granted by this plat. This easement is for the benefit of the owners of Lot 14-A-1 shown hereon. The road within this easement shall be maintained by the owners of said Lot 14-A-1.
- C. These lots are subject to the reservation of easement rights contained in the Vacation Ordinance No. V519-1, dated June 18, 1982.

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PLS8686", UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: II-004

