

SCALE: 1" = 30'
 CREW: CFS
 DRAWN: SLN
 JOB NO. N884-02

community sciences corporation
 LAND PLANNING - LAND SURVEYING
 P.O. BOX 1328, CORRALES, NEW MEXICO 87048
 505.897.0000 ~ 505.898.5195 (fax)

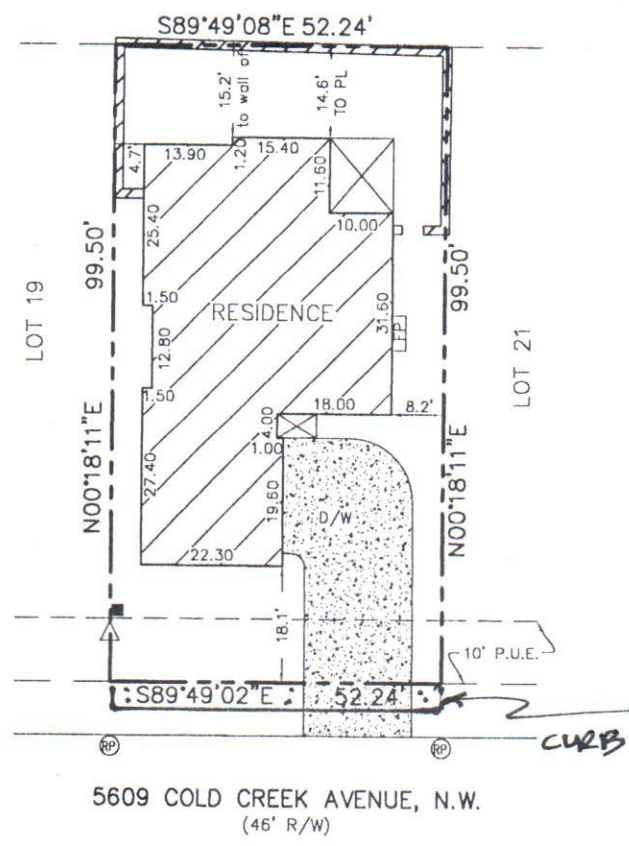
TWILIGHT HOM

LOT 20
SUNDANCE ESTATES UNIT 1-B
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



- NOTES:**
1. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN THE NOTES ON THE RECORDED PLAT.
 2. THIS IS NOT A BOUNDARY SURVEY.
 3. NO PORTION OF THIS PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 26, 2008, MAP NO. 35001C0104-G).

- LEGEND**
- ⊙ FND REFERENCE POINT
 - △ ELECTRIC TRANSFORMER
 - UTILITY PEDESTAL
 - ▭ COVERED AREA
 - ▨ BLOCK WALL (HT VARIES) (TYP.)



SITE PLAN FOR LOT 20



Community Sciences Corporation
 N.M. Professional Surveyor # 4972
 Date: 03/21/12

LEGAL DESCRIPTION

LOT NUMBERED TWENTY (20) OF THE PLAT OF SUNDANCE ESTATES UNIT 1-B, BEING A REPLAT OF LOTS 3-9, 12, 23, 24 AND TRACT A, UNIT 1 BLOCK 5, SUNDANCE ESTATES AND TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES, AUGUST 2006, 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 OCTOBER 27, 2006, IN BOOK 2006C, PAGE 324, DOCUMENT NO. 2006164051.

THIS IS TO CERTIFY:
 TO TITLE COMPANY: FIDELITY NATIONAL TITLE COMPANY; TO UNDERWRITER: FIDELITY NATIONAL TITLE INSURANCE COMPANY;
 TO LENDER: US NEW MEXICO FEDERAL CREDIT UNION that on MARCH 19, 2012, I, CLIFFORD A. SPIROCK, N.M.P.S. No. 4972, made an inspection of the premises situated at 5609 COLD CREEK AVENUE, NW, CITY OF ALBUQUERQUE, BERNALILLO County, New Mexico briefly described as LOT 20, SUNDANCE ESTATES UNIT 1
 PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).
 SEE LEGAL DESCRIPTION

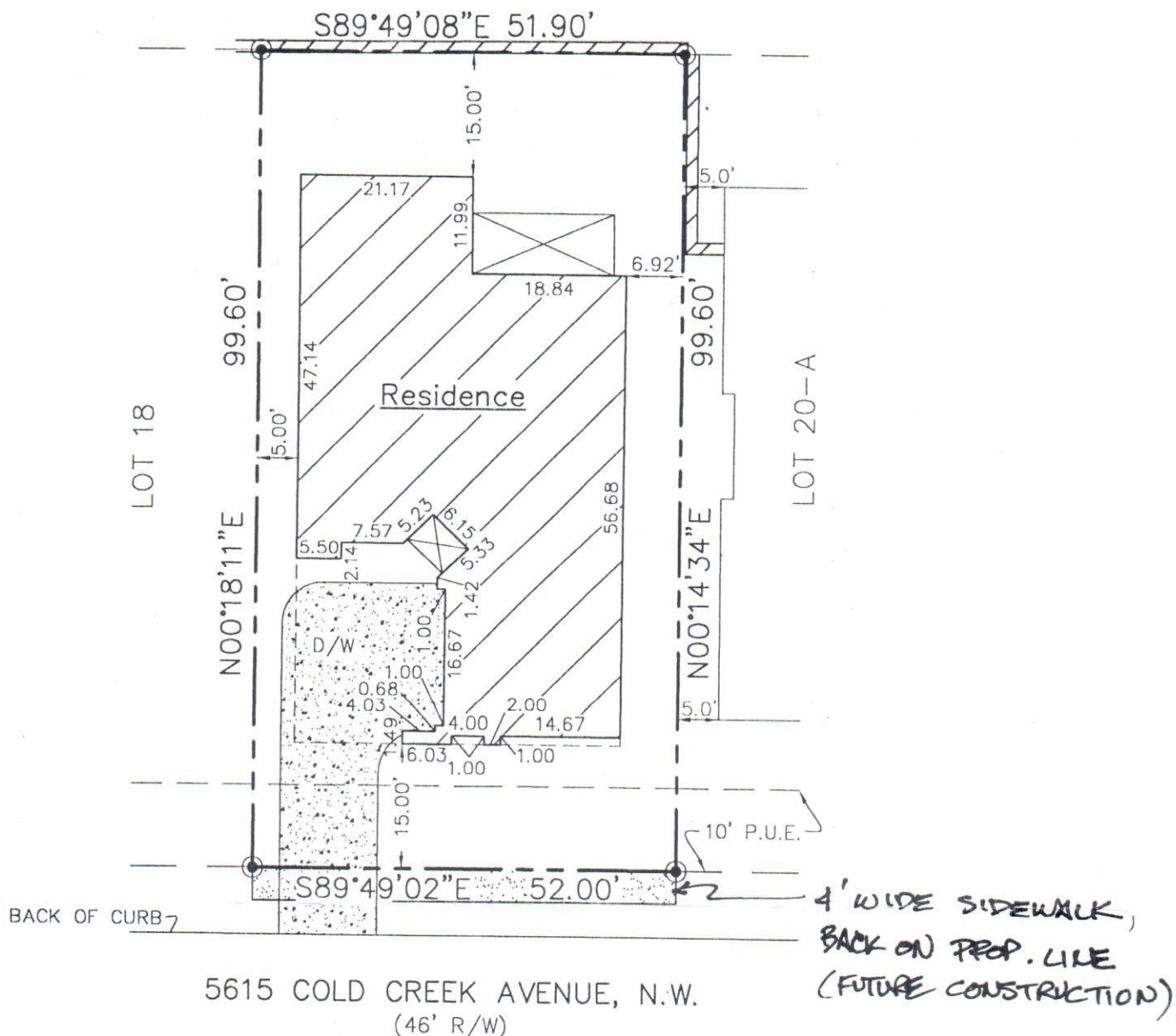
NOTE: Easements shown hereon are as listed in the Title Commitment provided by the Title Company. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT TO REMOVE THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate):
 2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:
 3. Evidence of cemeteries or family burial grounds located on said premises (show location):
 4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):
 5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:
 6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):
 7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 8. Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances): YES
 9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH
- * NOT APPLICABLE, UNLESS SO INDICATED ON THE ABOVE SKETCH

TRACT A-1



SITE PLAN FOR LOT 19
RESIDENCE UNDER CONSTRUCTION

AREA= SQ FT
PLOT PLAN

LOT 19-A (PROPOSED)
SUNDANCE ESTATES UNIT 1-B
5615 COLD CREEK AVENUE, N.W.

- NOTE:
1. THERE SHALL BE A DISTANCE OF NOT LESS THAN TEN (10) FEET BETWEEN RESIDENTIAL BUILDINGS.
 2. PROVIDE 12' WIDE DRIVEWAY WITH 18' WIDE CURB CUT.
 3. A 4' SIDEWALK WILL BE CONSTRUCTED ALONG THE PROPERTY LINE.



TWILIGHT

5/11/12 dks/sln,rev. 05/21/12,sln

