

Vicinity Map - Zone Atlas L-15-Z

Indexing Information

Section 28, Township 10 North, Range 3 East, N.M.P.M.,
 Projected in the Town of Albuquerque Grant
 Subdivision: Sunshine Terrace Addition
 Owner: Eric C. and Maria H. Woodards
 UPC #: 101505647918740810 (Lot A)
 101505647818140809 (Lot B)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.3650 ACRES
 ZONE ATLAS PAGE NO.....L-15-Z
 NUMBER OF EXISTING LOTS.....2
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0 MILES
 MILES OF HALF-WIDTH STREETS.....0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0017 ACRES
 DATE OF SURVEY.....MARCH 2020

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101505647918740810
 101505647818140809

PROPERTY OWNER OF RECORD
Woodards Eric Maria
 BERNALILLO COUNTY TREASURER'S OFFICE
 12/23/2020

**Plat for
 Lot A-1, Block K
 Sunshine Terrace Addition
 Being Comprised of
 Lots A and B, Block K
 Sunshine Terrace Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2020**

Project Number: PR-2019-003083

Application Number: SD-2020-0011

Plat Approvals:

Ryba 6/18/2020
 PNM Electric Services
 Don Davalos Digitally signed by Don Davalos
 Date: 2020.06.22 15:47:26 -06'00'
 West Corp. d/b/a CenturyLink QC
Alf 6/22/2020
 New Mexico Gas Company
 Comcast 6/22/20

City Approvals:

Tom N. Reinboer P.S. 6/18/2020
 City Surveyor
Jeanne Wolfenbarger Jul 8, 2020
 Traffic Engineer
Christina Jul 10, 2020
 ABCWUA
Christina Jul 8, 2020
 Parks and Recreation Department
Charlene Labadie Jul 10, 2020
 Code Enforcement
David Friede 6/22/2020
 N/A
 City Engineer
 N/A
 Real Property
Shirley Jul 10, 2020
 DRB Chairperson, Planning Department

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

LOT LETTERED "A" AND "B", IN BLOCK LETTERED "K", OF THE SUNSHINE TERRACE ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID SUNSHINE TERRACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 21, 1964, IN BOOK B4, PAGE 27.

Documents

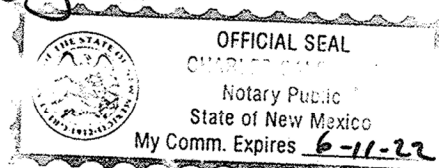
1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 0-SP000018552 AND AN EFFECTIVE DATE OF SEPTEMBER 26, 2017.
2. REPLAT FOR LOTS 9 AND 10 IN BLOCK K OF SUNSHINE TERRACE ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1964 IN BOOK B4, PAGE 27.
3. PLAT FOR SUNSHINE TERRACE ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1950 IN BOOK C1, PAGE 91.
4. WARRANTY DEED FOR SUBJECT PROPERTY, LOTS LETTERED "A" AND "B", IN BLOCK LETTERED "K", SUNSHINE TERRACE ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 30, 2018, AS DOCUMENT NO. 2018066085.
5. PORTION OF THE UNPLATTED LANDS OF THE BOARD OF EDUCATION AND LOTS 1-12, INCLUSIVE, BLOCK J, SUNSHINE TERRACE A.K.A. LOWELL ELEMENTARY SCHOOL, AS SHOWN ON BOUNDARY SURVEY BY CHARLES CALA, "LS 11184" WITH HIGH MESA CONSULTING GROUP, PROJECT NO. 2016.185.6 (VF-101).

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR THE SOUTHWEST CORNER OF SUNSHINE TERRACE AVE. AND BUENA VISTA DR. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Eric C. Woodards 19 JUN 2020
 ERIC WOODARDS, OWNER DATE
Maria H. Woodards 19 June 2020
 MARIA WOODARDS, OWNER DATE



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th June 2020
 BY: ERIC & MARIA WOODARDS, HUSBAND AND WIFE, OWNERS

By: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 11, 2022

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER 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.

Will Plotner 6/17/2020
 Will Plotner Jr.
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

2020C-128

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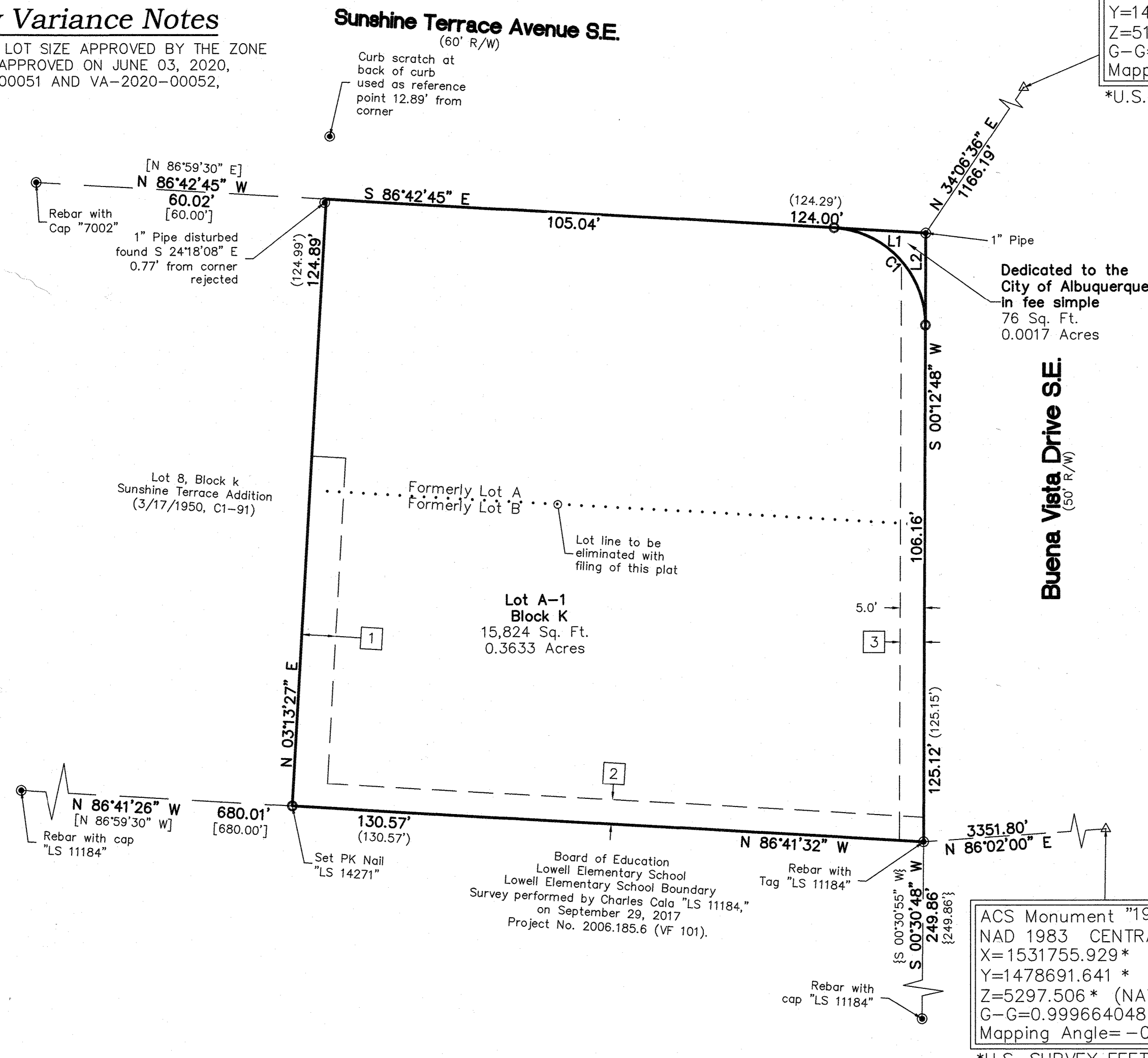
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Easement Notes

- 1 EXISTING 7' UTILITY EASEMENT (02/21/1964, B4-27)
- 2 EXISTING 5' UTILITY EASEMENT (02/21/1964, B4-27)
- 3 EXISTING 5' UTILITY EASEMENT (07/08/1960, AS DOC. NO. 76895)

Zoning and City Variance Notes

1. A ZONING VARIANCE FOR LOT SIZE APPROVED BY THE ZONE HEARING EXAMINER WAS APPROVED ON JUNE 03, 2020, APPLICATION #VA-2020-00051 AND VA-2020-00052, PROJECT #2020-003083.



Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (02/21/1964 B4-27)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (03/17/1950, C1-91)
(N 90°00'00" E)	BOUNDARY SURVEY PERFORMANCE BY CHARLES CALA "LS 11184" (09/29/2017)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

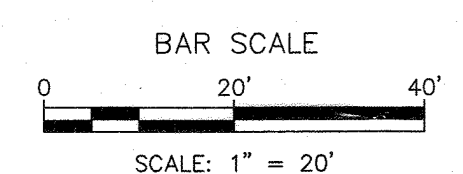
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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, and 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 Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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 build, 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 easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the 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 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 structure shall be erected 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 pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/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.



Line Table		
Line #	Direction	Length (ft)
L1	S 86°42'45" E	18.95'
L2	S 00°12'48" W	18.95'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	30.34'	20.00'	86°55'33"	27.52'	N 43°14'58" W