

LEGAL DESCRIPTION
 LOTS 7, 8 AND 9, BLOCK ONE (1), OF WINTERWOOD PARK AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 31, 1980, IN VOLUME C17, FOLIO 33
 CONTAINS 1.5859 ACRES, MORE OR LESS.

FINAL PLAT
LOTS 7-A AND 9-A, BLOCK ONE
WINTERWOOD PARK
 BEING A REPLAT OF
 LOTS 7, 8 AND 9, BLOCK ONE
 WINTERWOOD PARK
 SITUATE WITHIN
 SECTION 26, T.10N., R.4E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2021

SITE DATA:
 FEMA Map Number 35001C0386G
 Zoning R-1D
 Miles of Full Width Streets Created 0 Miles
 No. of Existing Lots 3
 No. of Existing Tracts 0
 No. of Lots Created 2
 No. of Tracts Created 0
 Total Area 1.5859 acres
 Acreage of Dedicated Right-of-Way 0.000 acres

VICINITY MAP NOT TO SCALE
ZONE ATLAS MAP L-23-Z

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 (NMGC)** 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 dba CenturyLink-QC** (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. **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 build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

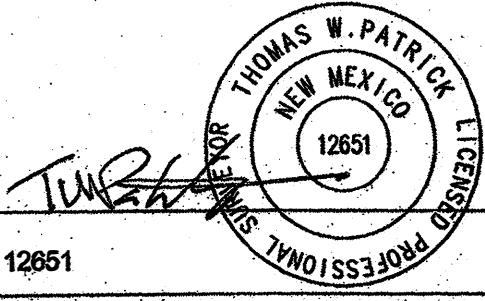
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE:

No property within the area of this plat 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.



Thomas W. Patrick
 New Mexico Professional Surveyor No. 12651

9-07-2021
 Date

INFO FOR COUNTY CLERK:

OWNER: LAURA E DURR
 PROPERTY: WINTERWOOD PARK
 LOT 7, BLOCK ONE
 UPC # 102305621608230338
 LOT 8, BLOCK ONE
 UPC# 102305623508230337

OWNER: LAWRENCE WILDT AND NANCY FEHL-WILDT
 PROPERTY: WINTERWOOD PARK
 LOT 9, BLOCK ONE
 UPC# 102305623309830336

FREE CONSENT:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed.

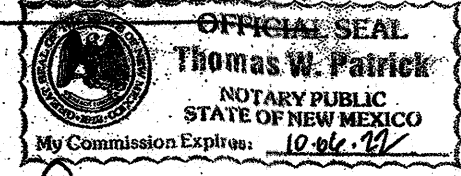
[Signature]
 LAURA E. DURR Owner/LOTS 7 AND 8, BLOCK ONE
 9 Sept 2021 Date

ACKNOWLEDGEMENT

State of New Mexico) SS
 County of Bernalillo)

Acknowledged before me this 9th day of September, 2021 by

[Signature]
 LAURA E. DURR
 Notary Public
 My Commission Expires: 10-06-22



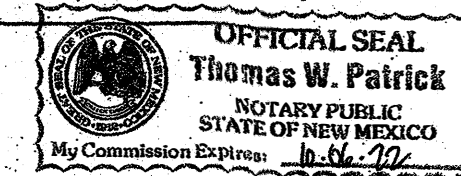
[Signature]
 LAWRENCE WILDT Owner/LOT 9, BLOCK ONE
 9-9-2021 Date

ACKNOWLEDGEMENT

State of New Mexico) SS
 County of Bernalillo)

Acknowledged before me this 9th day of September, 2021 by

[Signature]
 LAWRENCE WILDT
 Notary Public
 My Commission Expires: 9-19-2022



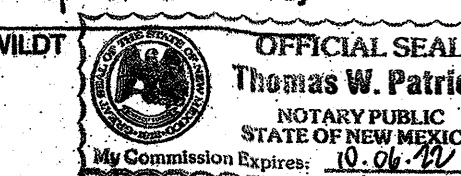
[Signature]
 NANCY FEHL-WILDT Owner/LOT 9, BLOCK ONE
 9/9/2021 Date

ACKNOWLEDGEMENT

State of New Mexico) SS
 County of Bernalillo)

Acknowledged before me this 9th day of September, 2021 by

[Signature]
 NANCY FEHL-WILDT WILDT
 Notary Public
 My Commission Expires: 10-06-2022



NOTES:

- The purpose of this plat is to replat three existing lots into two new lots.
- The basis of bearings is the tie to ACS Station "8_122" as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- Bearings and distances shown () are per the plat of Winterwood Park, 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 July 31, 1980, Volume C17, Folio 33.
- Documents used (on file at Bernalillo County Clerk (unless otherwise noted):
 4a) Plat of Winterwood Park, filed July 31, 1980, Volume C17, Folio 33.
 4b) Warranty Deed, Lot 7, Block One, Document No. 201082656
 4c) Warranty Deed, Lot 8, Block One, Document No. 2015085565.
 4d) Warranty Deed, Lot 9, Block One, Document No. 2019011532.
- These properties are located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, per FEMA Flood Insurance Rate Map 35001C0386G, effective date 09/26/2008, as shown on this plat.
- All easements of record are shown hereon.
- A Sidewalk Waiver PR-2021-005657, VA-2021-00324, has been approved with no adverse comments at the 08/18/2021 DRB hearing.

Notes continued on Sheet 2

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 7-38-44.1

Lots 7, 8 and 9, Block One Winterwood Park
 UPC #:
 102305621608230338
 102305623508230337
 102305623309830336

Bernalillo County Treasurer's Office: by _____ Date: _____

Project Number: PR-2021-00567
 Subdivision Application Number: 50-2021-00192

PLAT APPROVAL

UTILITY APPROVALS

[Signature] 11-4-21 date
 PNM Electric Services
 Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2021.10.21 15:35:26 -0600
 New Mexico Gas Company date
 Natalia Antonio 10/26/21 date
 Qwest Corporation dba CenturyLink-QC LUMEN TECHNOLOGIES 10/21/21 date
 Comcast date

CITY APPROVALS

Loren N. Risenhoover P.S. 9/7/2021 date
 City Surveyor
[Signature] Nov 9, 2021 date
 Parks & Recreation Department
[Signature] Nov 9, 2021 date
 City Engineer
[Signature] 10/27/2021 date
 AMAFCA
[Signature] Nov 9, 2021 date
 ABCWUA
[Signature] Nov 10, 2021 date
 Transportation
[Signature] Nov 9, 2021 date
 Code Enforcement
[Signature] Nov 18, 2021 date
 DRB Chair, Planning Department

FINAL PLAT LOTS 7-A AND 9-A, BLOCK ONE WINTERWOOD PARK		1 of 2
DWG PATH: P:\2021 - Misc Clients\151 - Laura Durr\SURVEY\17-9 WINTERWOOD PARK.dwg DATE: 08/14/21 SCALE: 1"=30' CREW: RGR/NWM DRAWN: SLN JOB NO: N2021-151		

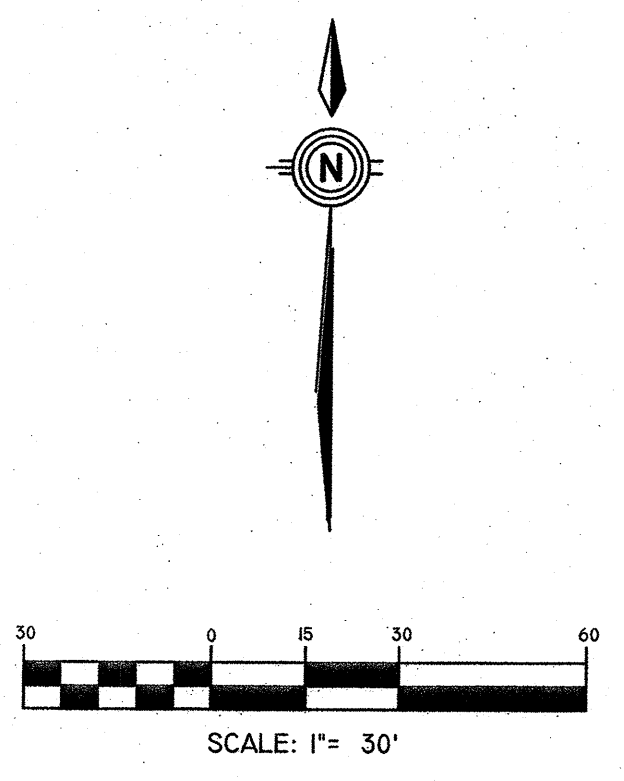
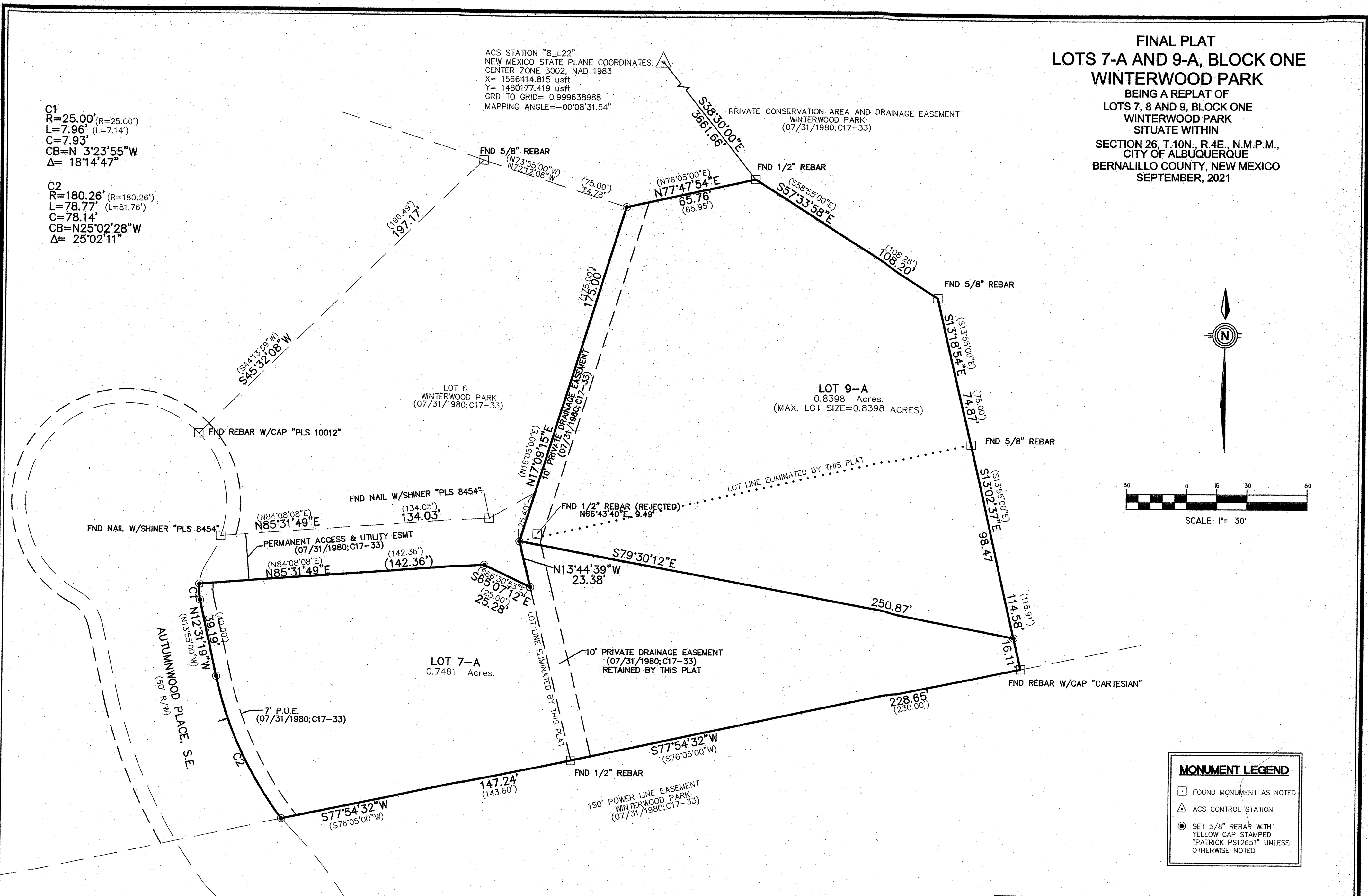
LAURA DURR - Signatures

FINAL PLAT
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2021

ACS STATION "8_L22"
 NEW MEXICO STATE PLANE COORDINATES,
 CENTER ZONE 3002, NAD 1983
 X= 1566414.815 usft
 Y= 1480177.419 usft
 GRD TO GRID= 0.999638988
 MAPPING ANGLE=-00°08'31.54"

C1
 R=25.00' (R=25.00')
 L=7.96' (L=7.14')
 C=7.93'
 CB=N 3°23'55"W
 Δ= 18°14'47"

C2
 R=180.26' (R=180.26')
 L=78.77' (L=81.76')
 C=78.14'
 CB=N25°02'28"W
 Δ= 25°02'11"



MONUMENT LEGEND	
	FOUND MONUMENT AS NOTED
	ACS CONTROL STATION
	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

NOTES (continued):

- A cross-lot drainage easement benefiting Lots 7-A and 9-A is granted by this plat. Maintenance responsibilities will be shared equally by the owners of Lots 7-A and 9-A.
- An Official Notification of Decision granting Sidewalk Waiver VA-2021-00324 was issued by the Development Review Board approving said waiver request at the August 18, 2021 public meeting. This decision waives the requirement for construction of sidewalk on Autumnwood Place SE.

REVISIONS NO. DATE DESCRIPTION		BY	
FINAL PLAT LOTS 7-A AND 9-A, BLOCK ONE WINTERWOOD PARK			
DWG PATH: P:\N2021 - Misc Clients\151 - Laura Durr\SURVEY\7-9 WINTERWOOD PARK.dwg			
DATE: 08/14/21			
SCALE: 1"=30'			
CREW: RGR/NWM			
DRAWN: SLN			
JOB NO: N2021-151			
			2 of 2
Community Sciences Corporation Land Surveying (505) 897.0000			










DRB PR2021-005657 FINAL PLAT FOR LOTS 7A and 9A BLOCK ONE WINTERWOOD PARK (002)


Final Audit Report


2021-11-18


Created:	2021-11-09
By:	Maggie Gould (mgould@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC6Rd9jSxLPOVwNEXI1CtiFTjegP1vbd


"DRB PR2021-005657 FINAL PLAT FOR LOTS 7A and 9A BLOCK ONE WINTERWOOD PARK (002)" History


-  Document created by Maggie Gould (mgould@cabq.gov)
2021-11-09 - 8:56:11 PM GMT- IP address: 143.120.132.84
-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature
2021-11-09 - 8:59:51 PM GMT
-  Email viewed by Blaine Carter (bcarter@abcwua.org)
2021-11-09 - 11:36:01 PM GMT- IP address: 142.202.67.2
-  Document e-signed by Blaine Carter (bcarter@abcwua.org)
Signature Date: 2021-11-09 - 11:36:56 PM GMT - Time Source: server- IP address: 142.202.67.2
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2021-11-09 - 11:36:59 PM GMT
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2021-11-09 - 11:38:21 PM GMT- IP address: 143.120.132.57
-  Document e-signed by Ernest Armijo (earmijo@cabq.gov)
Signature Date: 2021-11-09 - 11:38:50 PM GMT - Time Source: server- IP address: 143.120.132.57
-  Document emailed to Robert Webb (rwebb@cabq.gov) for signature
2021-11-09 - 11:38:52 PM GMT
-  Email viewed by Robert Webb (rwebb@cabq.gov)
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 Document e-signed by Robert Webb (rwebb@cabq.gov)
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2021-11-10 - 9:54:12 PM GMT

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2021-11-18 - 2:54:47 PM GMT

 Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)
Signature Date: 2021-11-18 - 2:55:47 PM GMT - Time Source: server

 Agreement completed.
2021-11-18 - 2:55:47 PM GMT