

**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.

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

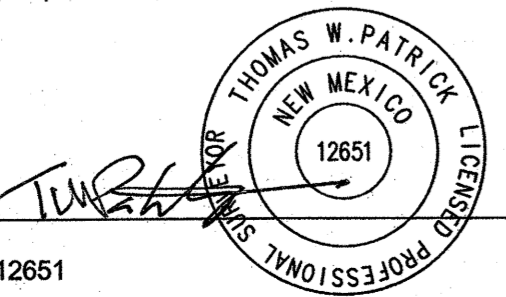
**PUBLIC UTILITY EASEMENTS**  
 Public Utility Easements shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, 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 Century Link 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  
 Date: 9.07.2021

**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

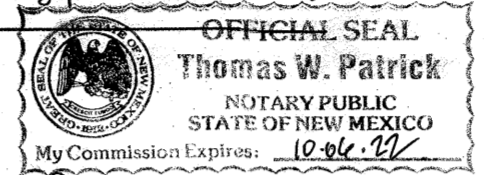
**FREE CONSENT:**  
 The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed.

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

**ACKNOWLEDGEMENT**  
 State of New Mexico)  
 County of Bernalillo ) SS

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

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

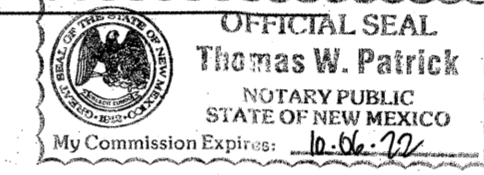


by *[Signature]* 9-9-2021  
 LAWRENCE WILDT Owner/LOT 9, BLOCK ONE Date

**ACKNOWLEDGEMENT**  
 State of New Mexico)  
 County of Bernalillo ) SS

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

*[Signature]*  
 LAWRENCE WILDT  
 Notary Public  
 My Commission Expires: 9-09-2022



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

**ACKNOWLEDGEMENT**  
 State of New Mexico)  
 County of Bernalillo ) SS

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

*[Signature]*  
 NANCY FEHL-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\_L22" 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 in ( ) 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. 2010826556  
 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 Wavier PR-2021-005657, VA-2021-00324, has been approved with no adverse comments at the 08/18/2021 DRB hearing.

**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: \_\_\_\_\_

**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

Project Number: PR-2021-00567  
 Subdivision Application Number: \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date

CITY APPROVALS

Loren N. Risenhoover P.S.	9/7/2021
City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
AMAFCA	date
ABCWUA	date
Environmental Health Department	date
Code Enforcement	date
DRB Chair, Planning Department	date

**FINAL PLAT**  
**LOTS 7-A AND 9-A, BLOCK ONE**  
**WINTERWOOD PARK**

DWG PATH: F:\W2021 - Misc Clients\151- Laura Durr\SURVEY\17-9 WINTERWOOD PARK.dwg  
 GPS VIEJO  
 DATE: 08/14/21  
 SCALE: 1"=30'  
 CREW: RGR/NWM  
 DRAWN: SLN  
 JOB NO.: N2021-151

Community Sciences Corporation  
 Land Surveying  
 (505) 897.0000

1 of 2

LAURA DURR - SIGNATURES

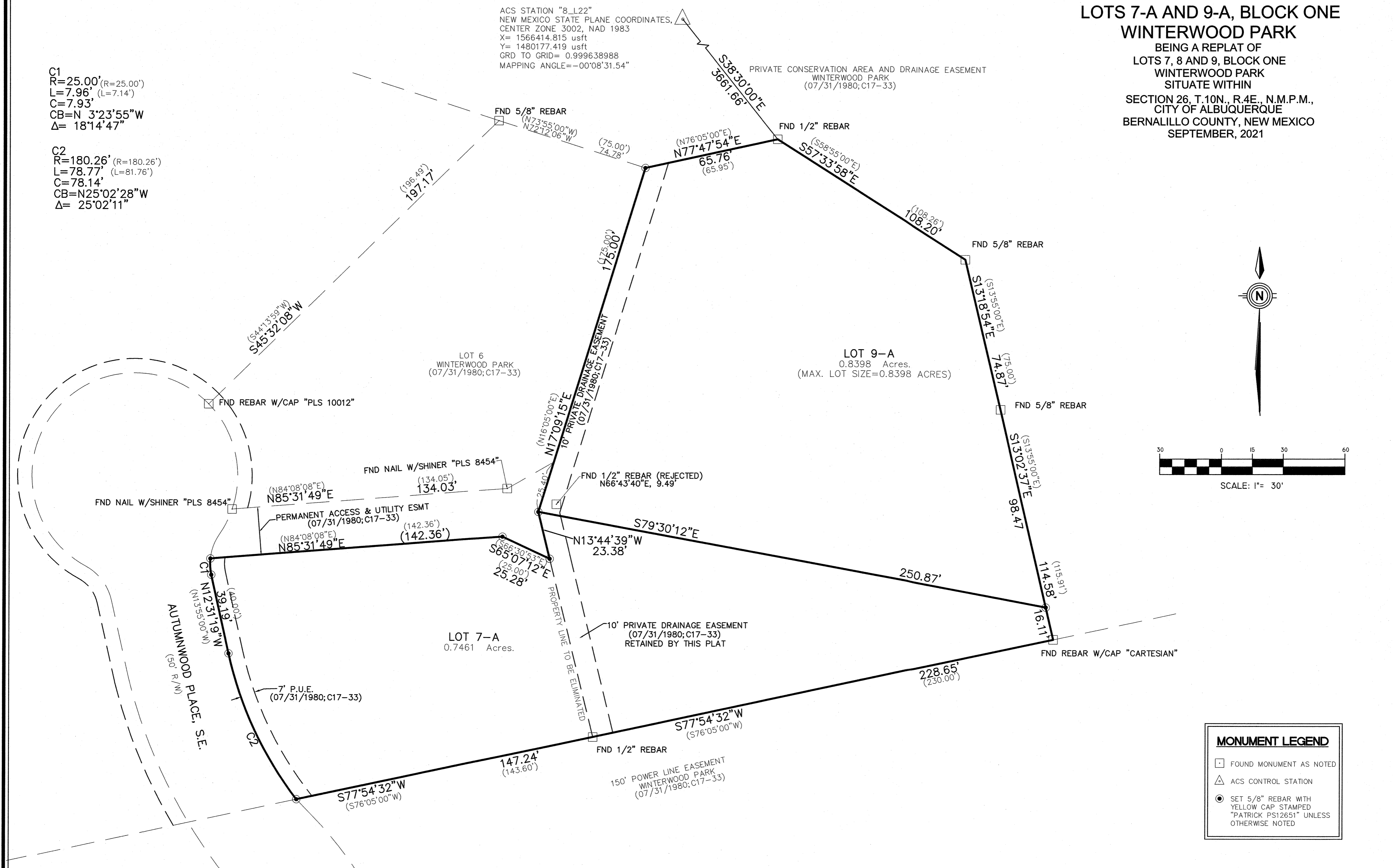
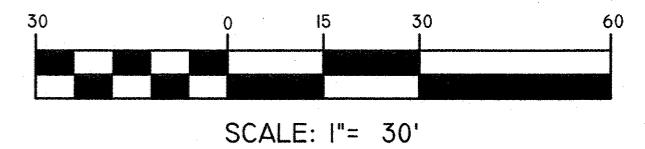
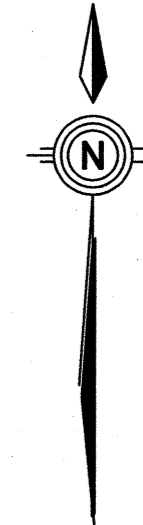
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 SEPTEMBER, 2021

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"

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"

PRIVATE CONSERVATION AREA AND DRAINAGE EASEMENT  
 WINTERWOOD PARK  
 (07/31/1980; C17-33)



MONUMENT LEGEND	
<input type="checkbox"/>	FOUND MONUMENT AS NOTED
<input type="checkbox"/>	ACS CONTROL STATION
<input checked="" type="checkbox"/>	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

REVISIONS		DESCRIPTION		BY
NO.	DATE	1	2	4

**FINAL PLAT**  
**LOTS 7-A AND 9-A, BLOCK ONE**  
**WINTERWOOD PARK**

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GPS:	VIEJO
DATE:	08/14/21
SCALE:	1"=30'
CREW:	RGR/NWM
DRAWN:	SLN
JOB NO.:	N2021-151

**Community Sciences Corporation**  
 Land Surveying  
 (505) 897.0000

2 of 2

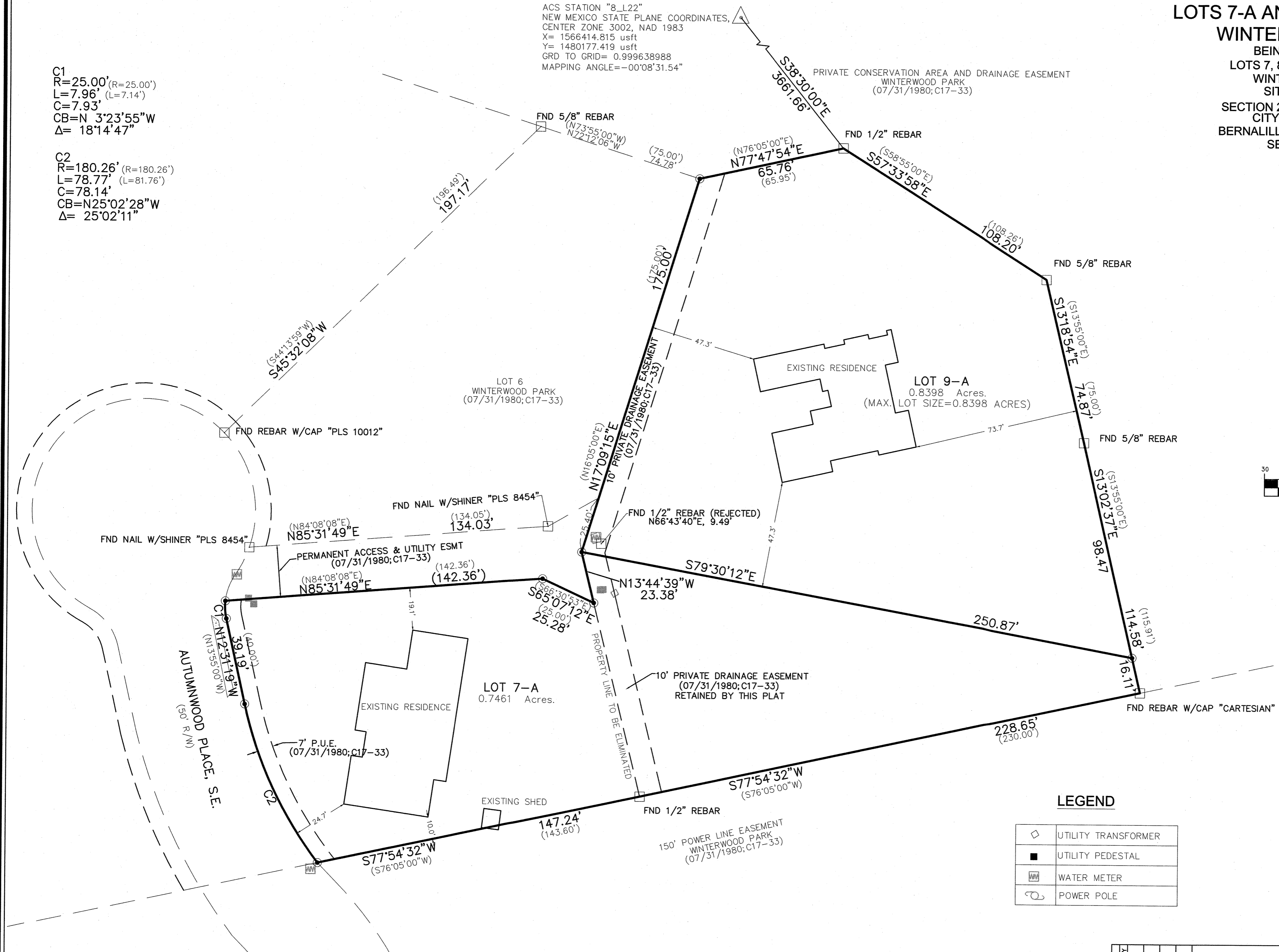
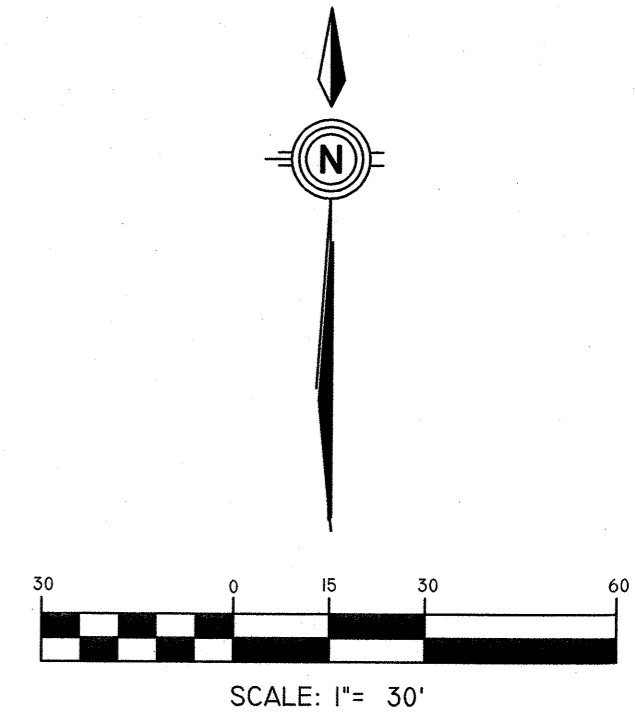
**SITE PLAN**  
**LOTS 7-A AND 9-A, BLOCK ONE**  
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PRIVATE CONSERVATION AREA AND DRAINAGE EASEMENT  
 WINTERWOOD PARK  
 (07/31/1980; C17-33)



**LEGEND**

	UTILITY TRANSFORMER
	UTILITY PEDESTAL
	WATER METER
	POWER POLE

**MONUMENT LEGEND**

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

**LEGAL DESCRIPTION**

LOTS 7, 8 AND 9, BLOCK 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

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