

Land Description:

Lot Fourteen (14) and the North Half of Lot Fifteen (N1/2 L15) in Block One (1) of the SUNSHINE ADDITION, as the same are shown and designated on the Amended and Supplemental Plat of said SUNSHINE ADDITION, files for record in the office of the County Clerk of Bernalillo County, New Mexico on May 26, 1921 (Document No. 1921052621).

Owner's Consent, Dedication and Acknowledgement:

The boundary survey hereon described is with the free consent and in accordance with the wishes of the undersigned owner and proprietor thereof, and said owner and proprietor do hereby grant easements shown hereon, if any, for the purposes stated. The undersigned owner and proprietor do hereby freely consent to all of the foregoing and do hereby represent that we are authorized to so act.

Owner: Socorro Arnoldo Najera Marquez

County of Bernalillo )  
State of New Mexico ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_ did appear before me and executed this instrument as his free act and deed.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Plat for  
LOT 14-A in BLOCK 1  
SUNSHINE ADDITION  
Zone Atlas Map L-14-Z  
Albuquerque, New Mexico  
April 2025

Purpose Statement:

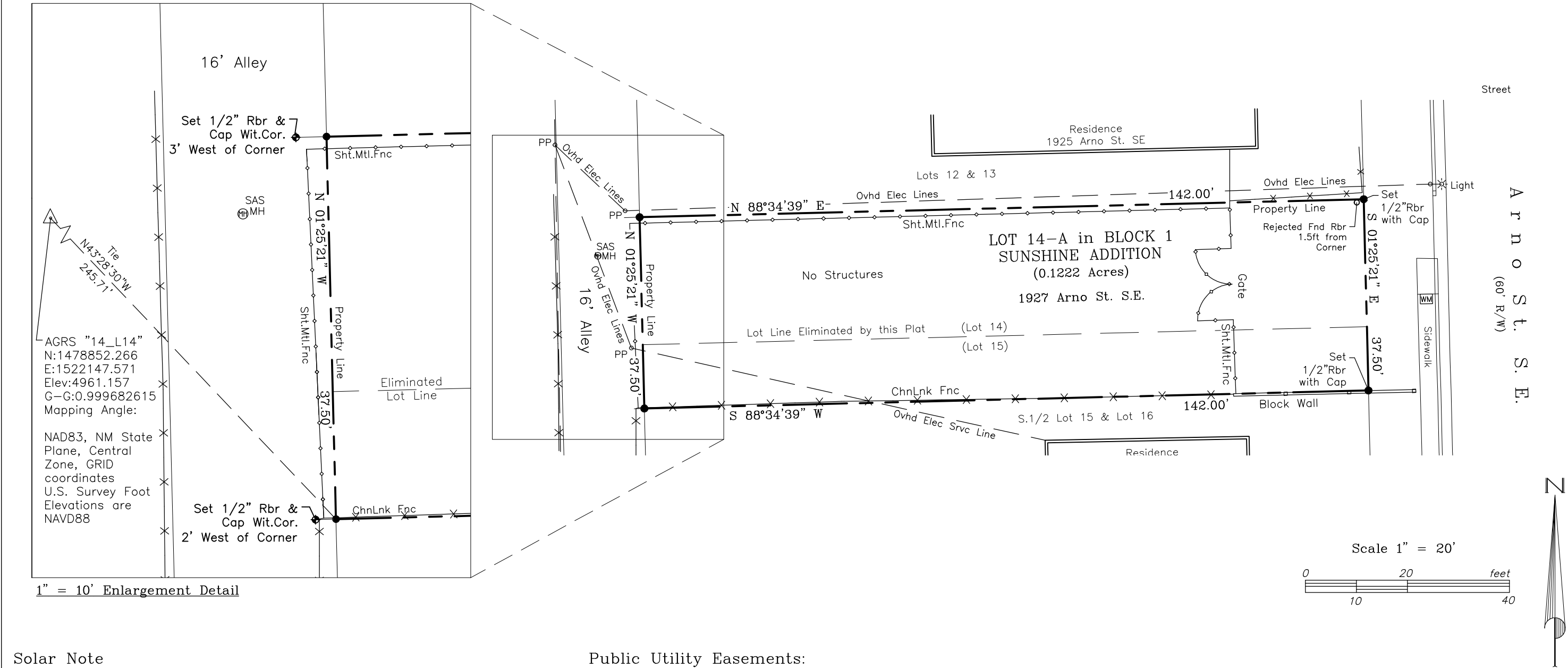
The purpose of this plat is to eliminate an internal remannt lot line to make one lot for residential development and grant easements as shown, if any.

Project Number: PR-2025-

Application Number: PS-2025-

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link	Date
Comcast	Date
City Approvals:	
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date



Solar Note

Persuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinance, "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 tracts within the area of this proposed plat."

Notes:

- Bearings shown hereon are New Mexico State Plane GRID bearings, based on static GPS observation.
- Lot line dimensions are record and measured.
- Number of existing Tracts:1.5 Number of proposed Tracts: 1.
- Contains 0.1222 acres more or less.
- The subject property is shown as Zone 'X' (Area of Minimal Flood Hazard) on FEMA FIRM Map No.35001C0334G effective date 09/26/2008.
- Field survey completed August 2024

County Treasurer's Certificate

This is to certify that the taxes are current and paid on

UPC # \_\_\_\_\_

Property Owner of Record \_\_\_\_\_

Bernalillo Co. Treasurer's Office \_\_\_\_\_

Public Utility Easements:

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

- 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.
- 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.
- QWEST d/b/a CenturyLink for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 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 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), New Mexico Gas Company (NMGC) and QWEST d/b/a CenturyLink did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and QWEST d/b/a CenturyLink do not waive or release any easement rights which may have been granted by prior plat, replat or other document an which are not specifically described and shown on this plat.