

Land Description:

A tract of land within Section 29, Township 10 North, Range 3 East, NMPM, being 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, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 26, 1921 as Document No. 1921052621.

Owner's Consent, Dedication and Acknowledgement:

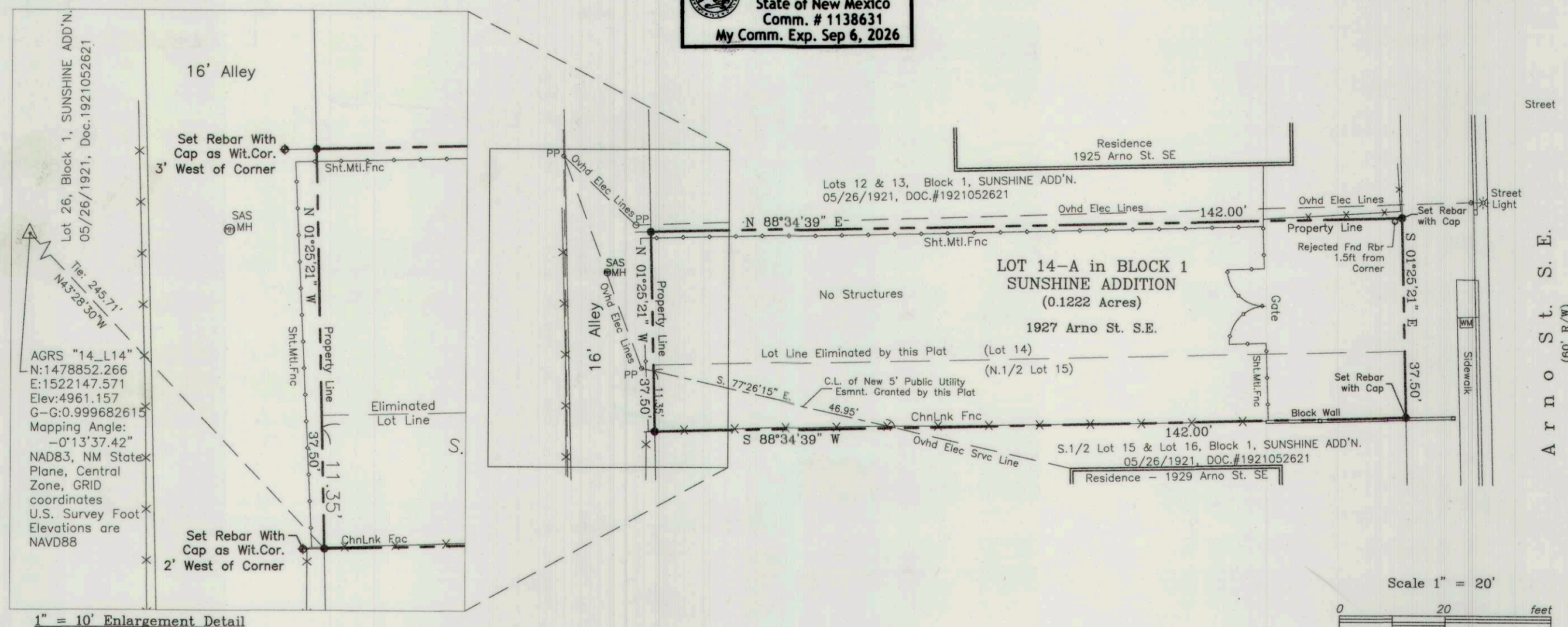
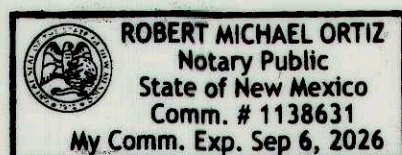
The land plat shown and described hereon is done with the free consent and in accordance with the wishes of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby grant easements shown hereon, if any, for the purposes stated. The undersigned owner and proprietor do hereby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

Socorro A. Najera
Owner: Socorro Arnoldo Najera Marquez

County of Bernalillo) ss
State of New Mexico)

On this 7 day of November, 2025, Socorro A. Najera did appear before me and executed this instrument as his free act and deed.

Notary Public Robert Michael Ortiz My Commission Expires Sep 6, 2026



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 observations.
- 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.
- All easements, if any, made known to this surveyor by the owner or other parties expressing an interest are shown or noted hereon.

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 on which are not specifically described and shown on this plat.

Plat for

LOT 14-A in BLOCK 1

SUNSHINE ADDITION

Zone Atlas Map L-14-Z

Within Section 29, T.10N., R.3E., NMPM
Albuquerque, Bernalillo County, New Mexico
April 2025

Purpose Statement:

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

Project Number: PR-2025-020054

Application Number: PA-2025-00019

Address 1927 Arno St. SE

Utility Approvals:

Daniel Aragon 10/22/2025
PNM Electric Services Date

TH EAB 10/22/2025
New Mexico Gas Company Date

Thomas McClafflin 10/24/2025
Century Link Date

Todd Schnuelle 10/23/2025
Comcast Date

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWJA _____ Date _____

Parks and Recreation Department _____ Date _____

Ray M. Rinneover P.S. 11/14/25
City Engineer Date

11/18/2025

Hydrology _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Surveyor's Certification:

I, Rex J. Vogler, a duly licensed Professional Surveyor under the laws of the State of New Mexico, certify that this plat and the field survey on which it is based was prepared under my direct supervision and responsibility; that it meets the Minimum Standards for Land Surveying in New Mexico; that it meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance; that all easements made known to me by the Owner or others expressing an interest are shown and noted hereon, and that all of the foregoing is true and correct to the best of my knowledge and belief.

Rex J. Vogler
NM PS #10466

Rio Grande Surveying Co., Inc.
POB 7155, Abq., NM 87194
505-379-4579 m
rgsc360@gmail.com

