

PROJECT #: 1007470
DATE: 11-5-14 (P.F.)

PLAT OF
LOTS A, B & C, BLOCK 4
LUNA PLACE

(A REPLAT OF LOTS 4 THRU 10, BLOCK 4, LUNA PLACE)

WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
N.M.P.M.

TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2014

Project Number 1007470
Application Number 14DRB-70327

PLAT APPROVAL

City Approvals:

DRB Chairperson, Planning Department _____ Date _____

Real Property Division _____ Date _____

Environmental Health _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

A.M.A.F.C.A. _____ Date _____

Forest M. Amador, PLS
City Surveyor

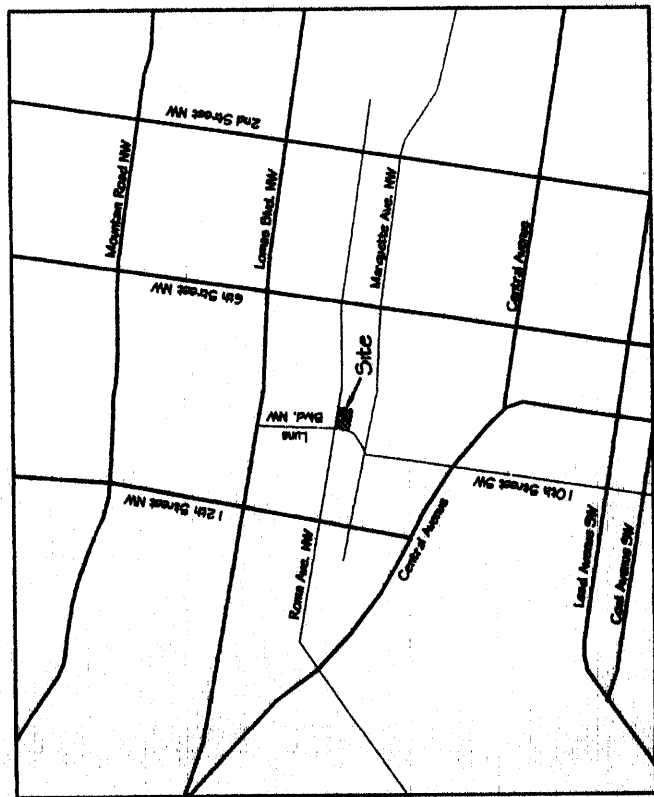
Utility Approvals: _____ Date _____

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

QWest Corporation dba CenturyLink QC _____ Date _____

Comcast Inc. _____ Date _____



VICINITY MAP Zone Atlas Page J-14-Z

GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Gnd bearings, Central Zone, NAD 1983. Unless indicated otherwise, all distances shown are ground.
- 2) Unless indicated otherwise, all property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 7923".
- 3) Total gross acreage = 0.4751 acres.
- 4) Total number of existing lots = 7. Total number of proposed lots = 3.
- 5) There are no new publicly dedicated street right of way nor private access easements granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) City Water and Sewer is currently available to these properties. Individual Water and Sanitary Sewer Accounts for Lots A, B and C shown hereon will be required by the Albuquerque Bernalillo County Water Utility Authority.
- 8) No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.

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 dba 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. 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, 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 on constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the 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 (NMGCC) and Qwest Corporation dba CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCC and QWEST 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.

PURPOSE

The purpose of this plat is to create 3 lots from 7 existing lots.

LEGAL DESCRIPTION

Lots numbered Four (4) through Ten (10), inclusive, of Block numbered Four (4) of LUNA PLACE, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 16, 1913 in Volume D1, Folio 16.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Jon Anderson _____ Date 10/28/14
Jon Anderson
Laura Daby _____ Date 10/28/14
Laura Daby

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Jon Anderson & Laura Daby on the 28 day of October, 2014.

Alina J. Chavez
Notary Public
OFFICIAL SEAL
DIANA L. CHAVEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12-31-2016

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101405901307131013
(908 & 912 Roma Ave. NW)

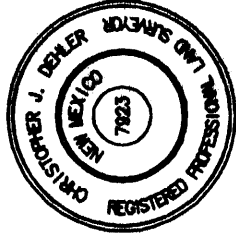
This is to certify that taxes are current and paid on UPC# 101405800606931014
(416 Luna Blvd. NW)

Property owner(s) of record Jon Anderson & Laura Daby

County Treasurer _____ Date _____

SURVEYOR'S CERTIFICATION

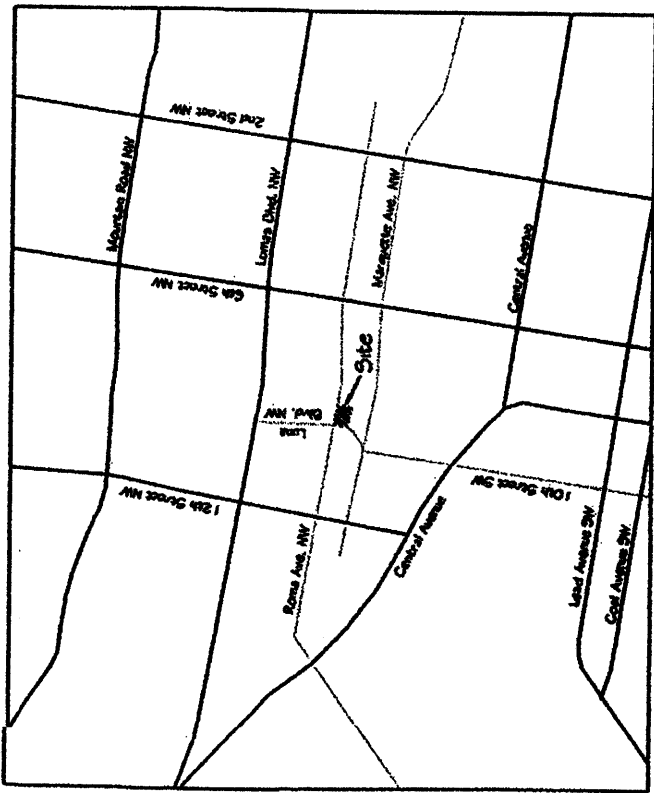
I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.



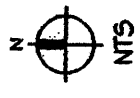
Christopher J. Dehler
dated: 10/28/2014
New Mexico Registered Land Surveyor No. 7923

CHRISTOPHER J. DEHLER P.L.S.

3927 Camino Del Rio Grande NW
Albuquerque, NM 87107
Ph: 414-9223
dehlercrj@qwest.net



VICINITY MAP Zone Atlas Page J-14-2



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Project Number 1007470
 Application Number 14DRB-70327

PLAT APPROVAL

- City Approvals:
- DRB Chairperson, Planning Department: [Signature] Date 6-3-15
 - Real Property Division: NA Date 6-3-15
 - Environmental Health: NA Date 6-3-15
 - Traffic Engineering, Transportation Division: [Signature] Date 11-05-14
 - ABCWUA: [Signature] Date 05/28/15
 - Parks and Recreation Department: Carol S. Dumont Date 11-5-14
 - City Engineer: [Signature] Date 1-5-14
 - A.M.A.F.C.A.: [Signature] Date 1-5-14
 - Surveyor: [Signature] Date 10/28/14

Utility Approvals:

- PNM Electric Services: [Signature] Date 11-4-14
- New Mexico Gas Company: [Signature] Date 11/4/14
- QWest Corporation d/b/a CenturyLink QC: [Signature] Date 11/4/14
- Comcast Inc.: [Signature] Date 11/5/14



DOCH 2015047085
 06/03/2015 09:09:58 AM
 PLAT # 14DRB-70327

**PLAT OF
 LOTS A, B & C, BLOCK 4
 LUNA PLACE**

(A REPLAT OF LOTS 4 THRU 10, BLOCK 4, LUNA PLACE)

WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2014

PURPOSE

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LEGAL DESCRIPTION

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FREE CONSENT

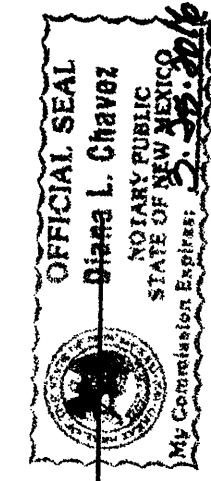
This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

[Signature] Date 10/29/14
 Jon Anderson Date 10-29-14
[Signature] Date 10-29-14
 Laura Daby Date 10-29-14

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me by Jon Anderson & Laura Daby on the 28 day of October, 2014.



[Signature]
 Notary Public

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UFC# 101405801307131013 (908 & 912 Roma Ave. NW)
 This is to certify that taxes are current and paid on UFC# 101405900606931014 (416 Luna Blvd. NW)

Property owner(s) of record Jon Anderson & Laura Daby

County Treasurer [Signature] Date 6/3/2015

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] dated: 10/20/2014
 New Mexico Registered Land Surveyor No. 7923



CHRISTOPHER J. DEHLER P.L.S.

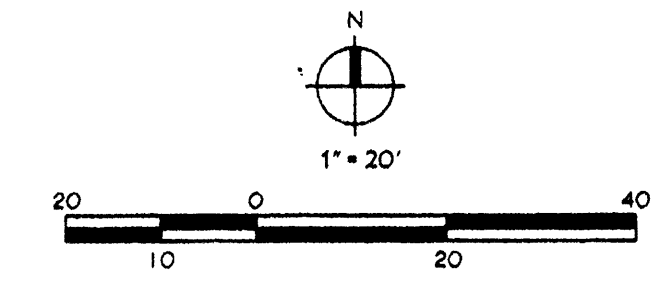
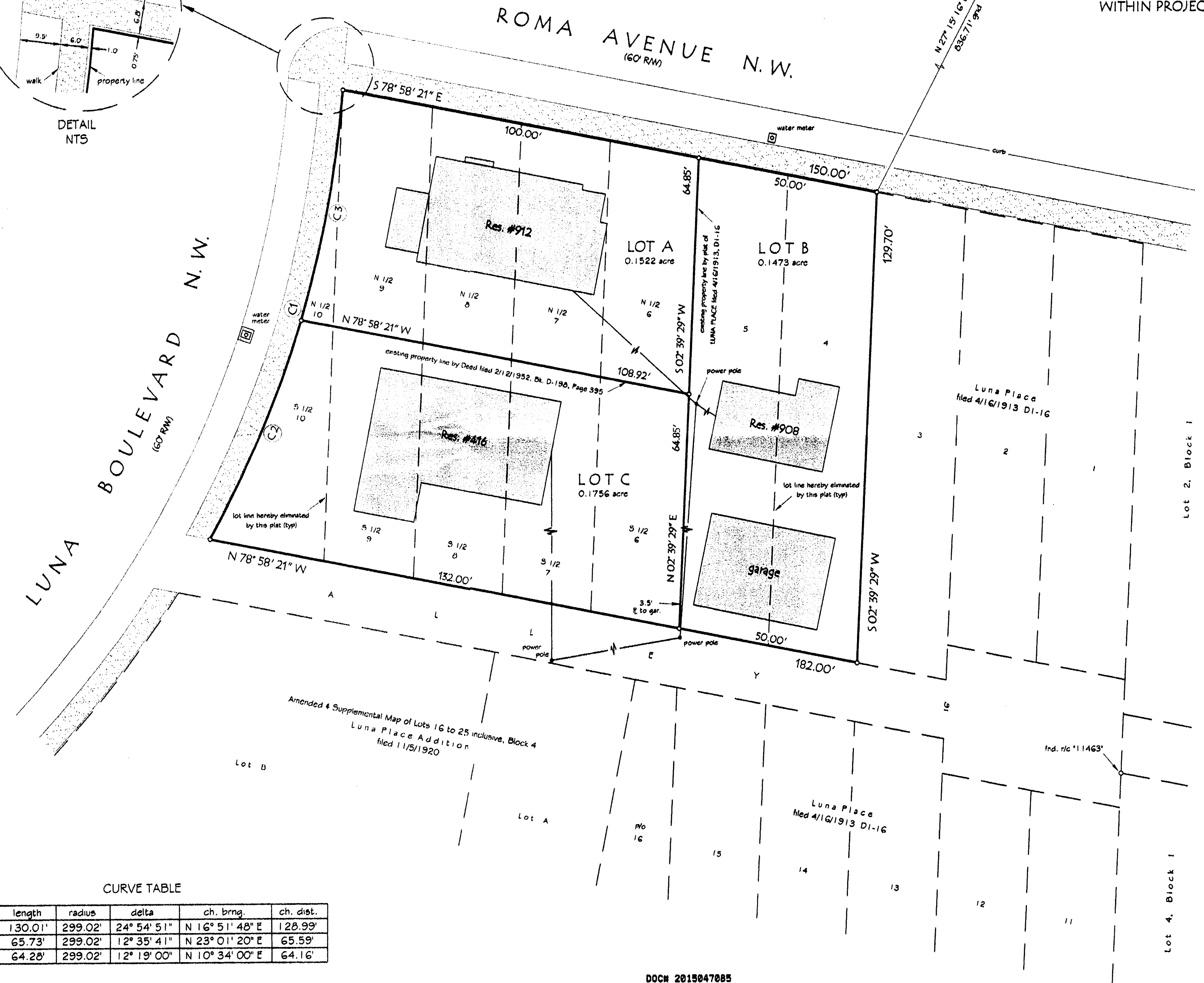
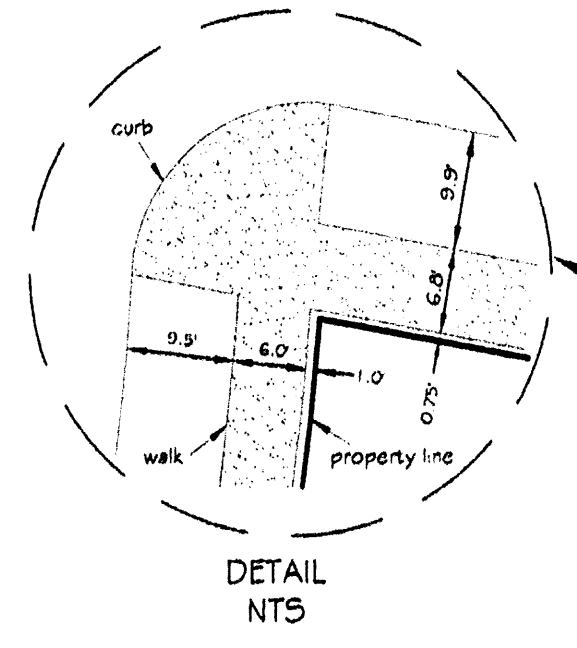
3027 Palomo Del Rio Grande NW
 Albuquerque, NM 87107

Ph: 414-9223
 dch@surveys.com

PLAT OF
LOTS A, B & C, BLOCK 4
LUNA PLACE
 (A REPLAT OF LOTS 4 THRU 10, BLOCK 4, LUNA PLACE)

WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2014

ACS Control Monument '17_J14'
 New Mexico State Plane Central Zone
 NAD 1983
 N 1,488,866.762
 E 1,519,149.317
 ground to grid factor: 0.999683611
 mapping angle: -00° 13' 59.00"



LUNA BOULEVARD N.W.
 (60' R/W)

ROMA AVENUE N.W.
 (60' R/W)

Lot 2, Block 1
 Quiketail Addition
 filed 5/17/1915 B-19

Lot 4, Block 1

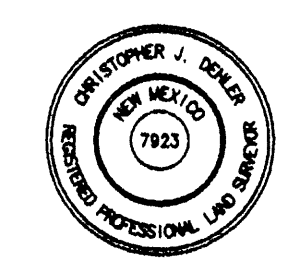
Amended & Supplemental Map of Lots 16 to 25 inclusive, Block 4
 Luna Place Addition
 filed 11/5/1920

Luna Place
 filed 4/16/1913 DI-16

CURVE TABLE

curve	length	radius	delta	ch. brng.	ch. dist.
C1	130.01'	299.02'	24° 54' 51"	N 16° 51' 48" E	128.99'
C2	65.73'	299.02'	12° 35' 41"	N 23° 01' 20" E	65.59'
C3	64.28'	299.02'	12° 19' 00"	N 10° 34' 00" E	64.16'

DOC# 2015047085
 08/03/2015 02:09 PM Page: 2 of 2
 PLAT #: 225.00 B: 2015C P: 0060 M: Toulouse Oliver, Bernalillo Cour



CHRISTOPHER J. DEHLER P.L.S.
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 dehlersurveying@a.com