



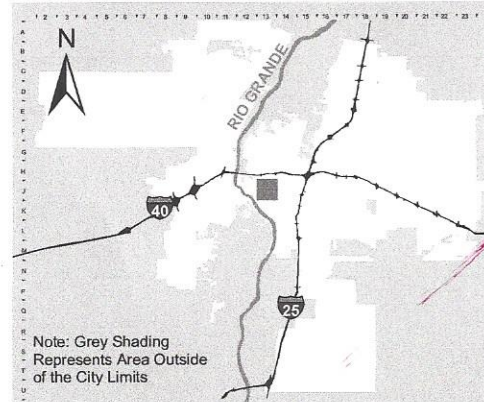
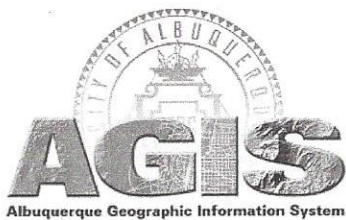
CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande N.W. Albuquerque, New Mexico 87107
Ph: 414-8223 E-mail: dehlersurveying@q.com

July 7, 2017

REQUEST LETTER

Property owner(s) request review of this Lot Line Elimination request. Said owner(s) wish to sell the house and garage at 2214 Dora Ave NW (as shown) which currently sit on three (3) existing lots. As a condition of sale the Mortgage Company has requested that these improvements be replatted onto One (1) Lot.

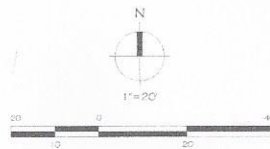


Zone Atlas Page:

Selected Symbols



LOTS 16-B, 17-A, N 1/2 17-B & S 1/2 17-B
DORA A. WILLIAMS FIRST ADDITION



oh power

curb

3.5' sidewalk

37.2

137.87

15.8'

37.2

1.1'

66.9

65.9

0.056 acre

dead filed 6/25/1958

Res #2214

Res #2124

N 1/2 17B

16B

17A

Gar

lot line to be eliminated

37.2

37.2

37.2

66.9

65.9

1.3'

S 1/2 17B

dead filed 6/25/1958

37.2' R/W

EDNA AVENUE N.W.

fire hydrant

curb

3.5' sidewalk

25.5'

4.6' TO CURB

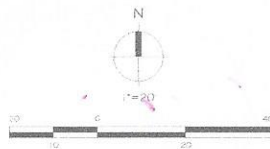
DIMENSIONS SHOWN BASED ON EXISTING RECORDS AND SUBJECT TO VERIFICATION BY A CURRENT BOUNDARY SURVEY.

PROPOSED

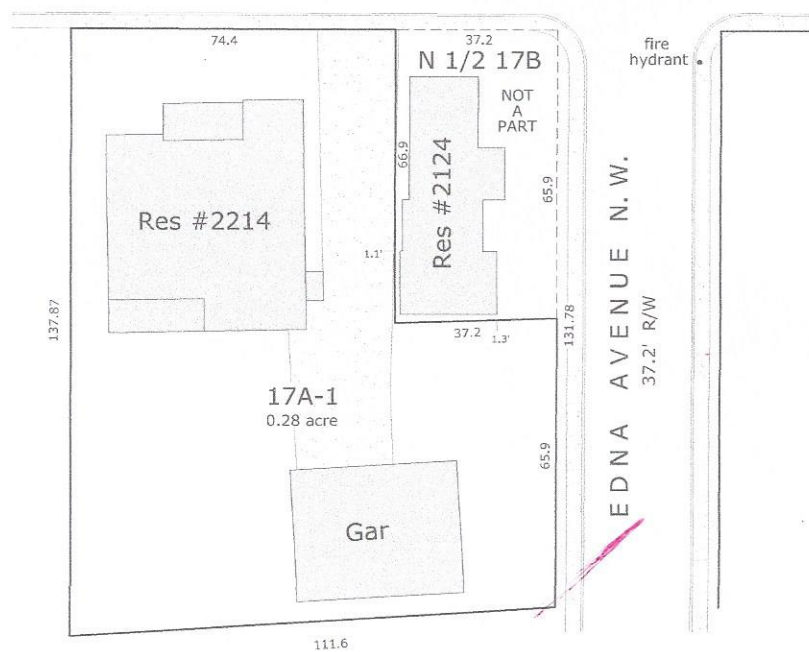
LOT 17-A-1
DORA A. WILLIAMS FIRST ADDITION

BEING A REPLAT OF LOTS 16-B, 17-A & S 1/2 LOT 17-B
DORA A. WILLIAMS FIRST ADDITION

JULY 2017



DORA AVENUE N. W.
40' R/W



PROPOSED: REPLAT 4 EXISTING LOTS INTO 2 LOTS.

DIMENSIONS SHOWN BASED ON EXISTING RECORDS AND SUBJECT TO VERIFICATION BY A CURRENT BOUNDARY SURVEY

DORA A. WILLIAMS FIRST ADDITION

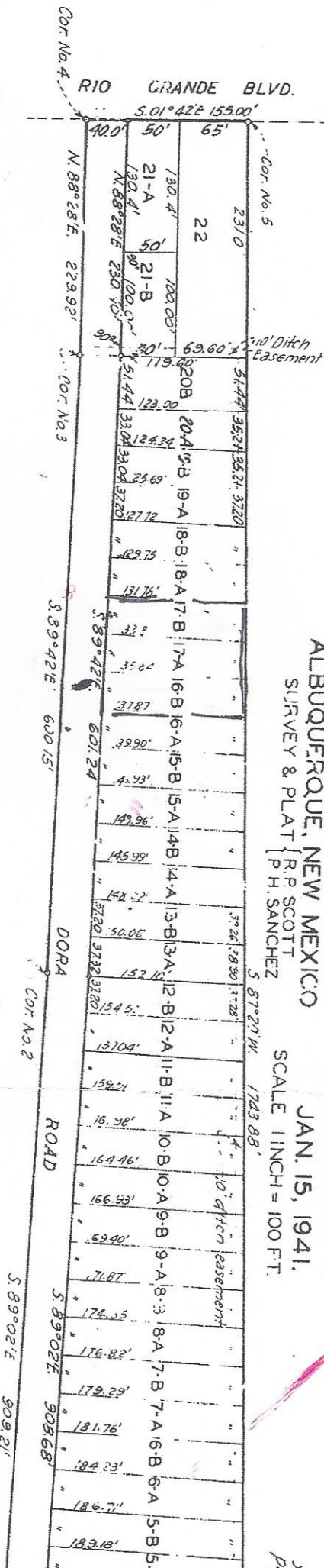
ALBUQUERQUE, NEW MEXICO

SURVEY & PLAT

R.P. SCOTT
P.H. SANCHEZ

SCALE 1 INCH = 100 FT.

JAN. 15, 1941.



The foregoing subdivision of that certain tract of land situate in School Dist. 13, Bernalillo County, New Mexico; originally shown as tract no. 270 on the Middle Rio Grande Conservancy District property map no. 38, and being more particularly described as follows: Beginning at the northwest corner of Cor. No. 1, which point bears S. 23°44'W. a distance of 1445 feet and S. 0°17'E. a distance of 315.90 feet from the Section Corner common to Sections 12 and 13 of T. 10N. R. 2E. and Sections 7 and 18 of T. 10N. R. 3E., N.M.P.M., thence S. 89°02'E. a distance of 909.21 feet to a point Cor. No. 2; thence S. 89°42'E. a distance of 155.00 feet to a point Cor. No. 3; thence N. 88°28'E. a distance of 223.92 feet to a point Cor. No. 4; thence N. 0°22'W. a distance of 231.45 feet to a point Cor. No. 5; thence S. 87°20'W. a distance of 1743.88 feet to a point Cor. No. 6, thence N. 0°22'W. a distance of 231.45 feet to a point Cor. No. 1 the place of beginning, and surveyed and subdivided as the same appears hereon, comprising 43 lots of DORA A. WILLIAMS FIRST ADDITION, is by the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

State of New Mexico }
County of Bernalillo } S.S.
On this 23rd day of January, 1941, before me, a Notary Public in and for said County, personally appeared Dora A. Williams, a widow woman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed. In witness whereof I have hereunto set my hand and seal the day and year first above written.

My Commission expires Nov. 21st 1943.
Dora A. Williams, Notary Public
Dora A. Williams, Owner and Proprietor

I, Edna Morahan, County Clerk of Bernalillo County, N.M., do hereby certify that the foregoing plat of Dora A. Williams First Addition was approved and accepted for filing by the Board of County Commissioners of Bernalillo County, N.M. at its regular meeting of Jan. 1, 1941.

WARRANTY DEED

(JOINT TENANTS)

THIS INDENTURE, Made this 23rd day of June, 1958, between Antonia Zamora Padilla, formerly Antonia Zamora, and Salomon Padilla, husband & Wife, party of the first part, and Philip Hubbell and Lucy Hubbell, husband and wife,

and the survivor of them, parties of the second part;

WITNESSETH: That the part V of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations, do hereby bargain, grant, sell and convey unto the said parties of the second part, not in tenancy in common, but in joint tenancy, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever, all the following described real estate situate in the County of Bernalillo, State of New Mexico, to-wit:

The South one-half (S. $\frac{1}{2}$) of Lot numbered 17-B of the DORA A. WILLIAMS FIRST ADDITION, a Subdivision of a tract of land in School District No. 13, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, February 12, 1941



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all of the right, title, and interest of the said parties of the first part in and to said premises either in law or in equity.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever:

And the of the first part, for themselves and their heirs and assigns, covenant to and with the said parties of the second part, the survivor of them, their assigns,

and the heirs of such survivor, that at the time of encasing and delivery of these presents, are well seized of the above conveyed premises, of a good, sure, perfect, absolute and indefeasible estate in fee simple, and good right, full power and lawful authority to grant, bargain, sell and convey the same in manner

STATE OF NEW MEXICO,

County of Bernalillo } ss.

On this 23rd day of June, 1958, before me personally appeared:
Antonia Zamora Padilla, formerly Antonia Zamora, and Salomon Padilla, husband and
wife,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that
 they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Winifred R. Cooper
 Notary Public.

My commission expires June 16, 1961

WARRANTY DEED

JOINT TENANTS

Antonia Zamora Padilla, formerly
Antonia Zamora, and Salomon
Padilla, husband and wife,

TO

Philip Hubbell and Lucy Hubbell,
husband and wife
and the survivor of them.

STATE OF NEW MEXICO, } ss.

County of BERNALILLO

I hereby certify that this instrument was
 filed for record on the 25th day of
June, A. D. 1958, at
8:41 o'clock A. M., and was duly
 recorded in Book 12-432 of Records of
 Deeds and Conveyances, page 353
 on this 25th day of June

A. D. 1958
Winifred R. Cooper
 County Clerk

By Winifred R. Cooper
 Deputy.



P.O. Box 1313
Albuquerque NM 87103-1313

Owner, Current
Account Number: 4830039560
Billing Date: 06/02/2017
Due Date: 06/19/2017

Water Authority: (505) 842-WATR (9287)
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm
To Pay on-line: <http://www.abcwua.org>

Bill Number: 483004703020

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

THE SOLID WASTE DEPARTMENT NOW OFFERS COMMERCIAL RECYCLING. CALL 761-8134 TO SEE IF YOUR BUSINESS QUALIFIES FOR OUR 90 DAY FREE TRIAL PILOT PROGRAM

WaterSmart Workshops, Xeriscape, Treebate and Outdoor Rebates available! Contact (505) 842-WATR (option 4) for information on Water Conservation.

Account Summary as of 06/02/2017

Previous Balance	\$232.58
Payment Received	-100.00
Balance Forward	132.58
Total Adjustments (Billed & Unbilled)	2.25
Current Charges	106.26
Total Amount Due	\$241.09

Past Due Balance
Pay Immediately

Service Address: 2124 DORA AVE NW - 87104

Water Residential City

Service 2017-05-02 - 2017-06-02 ID 4830039669

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
13268078	1	15	17	06/02/2017	710 Reg	05/02/2017	693 Reg	17	12,716

Reg = Regular Reading Est = Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	9.77
Commodity Charge (Units x \$1.626)	27.64
State Surcharge (Units x \$0.024)	0.41
Facility Rehab	12.04
Franchise Fee	1.98
Tax	2.59
Subtotal	54.43

Adjustment

2017-06-02 Delinquency Fee	0.15
2017-06-02 Delinquency Fee	1.10

Wastewater Residential City

Service 2017-05-02 - 2017-06-02 ID 4830039675

Base Charge	3.91
Commodity Charge (Units x \$1.181)	19.07
Facility Rehab	10.06
Franchise Fee	1.32
Tax	1.72
Subtotal	36.08

See reverse for additional charges

Please detach and return the coupon with your payment. See important information on the other side.



P.O. Box 1313 • Albuquerque NM 87103-1313

Please make your check payable to ABCWUA
To pay online please visit: <http://www.abcwua.org>

Service Address: 2124 DORA AVE NW			
Account Number	Total Due	Due Date	Amount Paid
4830039560	\$241.09	06/19/2017	

☐ Check here to contribute \$1.00 to the Living River Fund
(Be sure to add \$1 to your payment.)



P: 001480 - ID: 009782 - I: NNNYNN
Owner, Current
2124 Dora Ave NW
Albuquerque NM 87104-1505

010 000000000000000048300395604 0000024109