

- SUBDIVISION DATA**
- 1) DRB PROJECT No. PR-2019-001792
 - 2) ZONE ATLAS INDEX No. C-19
 - 3) GROSS SUBDIVISION AREA: 1.6751 ACRES
 - 4) TOTAL NUMBER OF LOTS CREATED: 10 LOTS
 - 5) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0334

PROPERTY DESCRIPTION

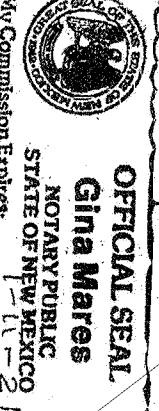
A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., IN THE ELENA GALEGOS LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 31 AND THE REMAINDER OF LOT 32, BLOCK 5 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, TRACT 2, UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY HERIN DESCRIBED, A POINT IN THE SOUTH BOUNDARY OF SOL VITA SUBDIVISION (BERNALILLO COUNTY DOCUMENT NUMBER 2017054834) WHENCE AGRS STATION 9...C18 (N1521497.624, E1542501.428 NWCS CENTRAL ZONE NAD83) BEARS S84°00'35"W AND 2734.97 FEET DISTANT; THENCE S89°46'52"E ALONG SAID SOUTH BOUNDARY OF SOL VITA SUBDIVISION A DISTANCE OF 275.10 FEET TO THE NORTHEAST CORNER OF THE PROPERTY HERIN DESCRIBED BEING ALSO THE NORTHWEST CORNER OF LOT 30, BLOCK 5, TRACT 2, UNIT THREE OF NORTH ALBUQUERQUE ACRES SUBDIVISION; THENCE S00°15'46"W ALONG THE WEST BOUNDARY OF SAID LOT 5 A DISTANCE OF 264.45 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY HERIN DESCRIBED, A POINT IN THE CENTER LINE OF WILSHIRE AVENUE, (NORTHEAST; THENCE N89°43'54"W ALONG THE CENTERLINE OF SAID WILSHIRE AVENUE, NORTHEAST A DISTANCE OF 274.93 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY HERIN DESCRIBED, A POINT IN THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST; THENCE N00°13'33"E ALONG THE EASTERLY RIGHT OF WAY OF SAID LOUISIANA BOULEVARD, NORTHEAST A DISTANCE OF 264.21 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING AND CONTAINING 72,965 SQUARE FEET OR 1.6751 ACRES, MORE OR LESS.

UTILITY NOTE:
PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG SIGNAL AVENUE, N.E. AND LUNA VITA COURT, N.E. AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

CONSENT AND DEDICATION STATEMENT
THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INDEFENSIBLE TITLE THERETO, IN FEE SIMPLE, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT WE ARE DEDICATING THE RIGHTS OF WAY OF LUNA VITA COURT, NORTHEAST IN FEE SIMPLE WITH WARRANTY COVENANTS AND THE NORTHERLY THIRTY FEET OF WILSHIRE VENUE, NORTHEAST IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE AND THAT WE ARE GRANTING ALL EASEMENTS SHOWN, IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS.

SUBHAS SHAH
CHANDRIKA SHAH
SCOTT HENRY, PRESIDENT CLEARBROOK INVESTMENTS, INC.
STATE OF NEW MEXICO
COUNTY OF BERNALILLO



MY COMMISSION EXPIRES 1/11/21

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906402428021402 AND PAID ON UPC # 101906401128121401
PROPERTY OWNER OF RECORD CLEARBROOK INVESTMENTS INC.
BERNALILLO COUNTY TREASURER'S OFFICE

DOCH 2020037018
9/4/21/2020 02:56 PM Page: 1 of 2
PLAT R \$35.00 B: 2020C P: 0046 Linda Stover, Bernalillo County

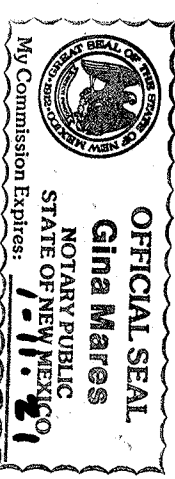
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. PR-2019-001792 APPLICATION NO.

LUNA VITA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2020

DRB CHAIRPERSON, PLANNING DEPARTMENT
CITY ENGINEER
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
APR 16, 2020
APR 17, 2020
APR 16, 2020
APR 15, 2020
APR 14, 2020

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE
CITY SURVEYOR, CITY OF ALBUQUERQUE
PNM ELECTRIC SERVICES COMPANY
NEW MEXICO GAS COMPANY
QUEST CORPORATION d/b/a CENTURYLINK QC
COMCAST CABLE
DATE 2/25/2020
DATE 3/13/2020
DATE 3/2/2020
DATE 3/2/2020
DATE 3/2/2020
DATE 3/2/2020

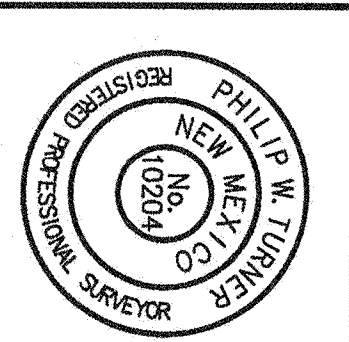
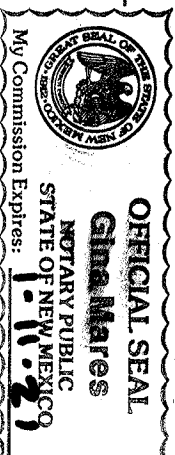
PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON OCTOBER 5, 2015, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.
PHILIP W. TURNER
N.M.P.S. 10204
DATE 2-24-20



MY COMMISSION EXPIRES 1/11/21
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF February 2020, BY SCOTT HENRY, PRESIDENT OF CLEARBROOK INVESTMENTS, INC., A NEW MEXICO CORPORATION.

MY COMMISSION EXPIRES 1/11/21



PLAT AND SURVEY BY:
TERRAMETRICS NM LLC
PROFESSIONAL LAND SURVEYING
3009 LOUISIANA BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 881-2903

2020c-46

UTILITY EASEMENT NOTE RIGHTS, CONDITIONS AND DISCLAIMER

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 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.

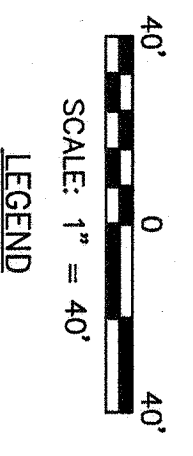
Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCo) and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCo and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

DOC# 2020037018
04/27/2020 09:35 AM Page: 3 of 2
PLAT # 2020-06-83
09/10/2020 09:35 AM
Linda Stover, Bernalillo County

PLAT OF

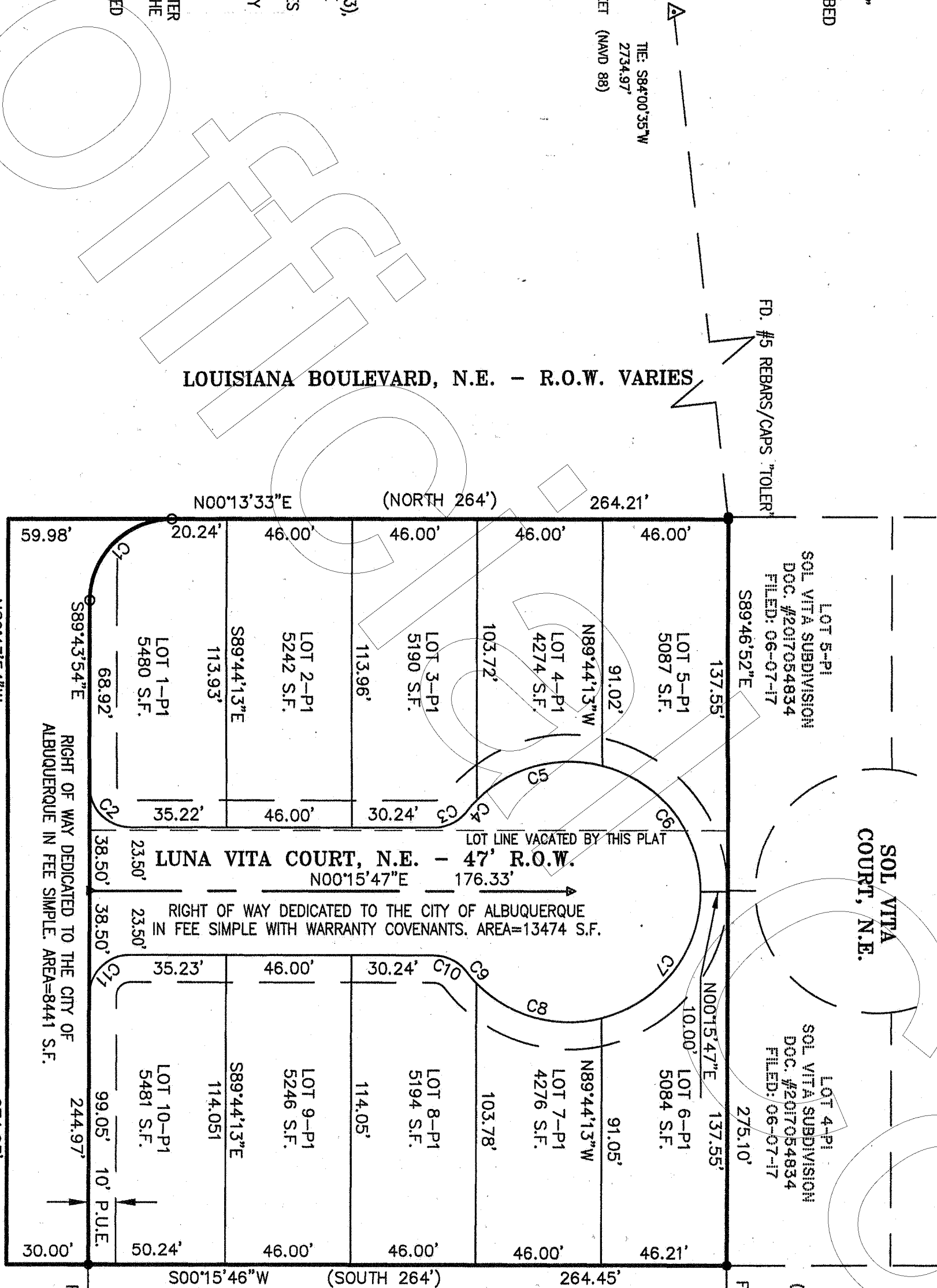
LUNA VITA SUBDIVISION
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ELENA GALEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2020



- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT

AGCS CONTROL STATION "9", CURB
X=152497.824 US SURVEY FEET
Y=112050.742 US SURVEY FEET
MAPPING NODE = 30711.968"
COMBINED FACTOR=0.999664563
(NEW MEXICO COORDINATE SYSTEM
CENTRAL ZONE-NAD83)
ORTHO HGT.: 5232.47 US SURVEY FEET (NAVD 88)

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE NOW INOPERATIVE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
 - 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABQWA) A LETTER OF WATER AVAILABILITY; ABQWA WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
 - 5) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
 - 6) USABLE OPEN SPACE PER THE PROVISIONS OF SECTION 2-4(A)(2) Table 2-4-1: MX-1 Zone District Dimensional Standards Summary:
 - ≤1 BR: 200 sq. ft./unit
 - 2 BR: 250 sq. ft./unit
 - ≥3 BR: 300 sq. ft./unit
 - 7) THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED BERNALILLO COUNTY DOCUMENT # _____



Curve #	Length	Radius	Delta	Chord Bearing	Length
C8	49.95'	48.00'	59°37'33"	S15°43'45"W	47.73'
C7	63.38'	48.00'	75°39'11"	S51°54'38"S	58.87'
C6	63.38'	48.00'	75°39'11"	N52°26'11"E	58.87'
C5	49.95'	48.00'	59°37'33"	S15°12'11"E	47.73'
C4	5.91'	48.00'	7°03'04"	N48°52'30"W	5.90'
C1	47.10'	30.00'	89°57'28"	S44°45'11"E	42.41'
C9	5.91'	48.00'	7°03'04"	S49°04'03"W	5.90'
C3	13.70'	15.00'	52°19'48"	N25°54'07"W	13.23'
C10	13.70'	15.00'	52°19'48"	S26°25'41"W	13.23'
C11	23.56'	15.00'	90°01'19"	S44°44'04"E	21.21'
C2	23.56'	15.00'	89°59'41"	N45°15'56"E	21.21'

LOT 30
BLOCK 5
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
(09/10/1931; D-121)

ALL 10' PUBLIC UTILITIES EASEMENTS SHOWN HEREON ARE GRANTED WITH THE FILING OF THIS PLAT.

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

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