

DOCR 2020110346
 11/03/2020 11:54 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2020C P: 0108 Linda Stover, Bernalillo County

Plat of
 Lots 10-A, 10-B, 10-C and 10-D
Los Hermanos Addition

Town of Albuquerque Grant, Projected
 Section 4, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2019

Project No. PR-2019-002939
 Application No. SD-2020-00030

Utility Approvals

[Signature] 1/28/2020
 PNM DATE
[Signature] 2/21/2020
 NEW MEXICO GAS COMPANY DATE
[Signature] 2/21/2020
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
 COMCAST 2/21/20
 DATE

City Approvals

[Signature] 10/28/19
 FOREST N. RICHMOND P.S. DATE
[Signature] 2-26-20
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] 02-26-20
 A.B.C.W.U.A. DATE
[Signature] 02-26-2020
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 2/5/2020
 AMAFCA DATE
 Ernest Arroyo Oct 23, 2020
 CITY ENGINEER DATE
 J. Walker Oct 23, 2020
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
 CODE ENFORCEMENT 2.26.2020
 DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 10/21/19
 LARRY W. MEDRANO
 N.M.P.S. No. 11993 DATE



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. COMPRISING OF ALL OF LOT NUMBERED NINE (9) AND THE NORTH FIFTY (N. 50') FEET OF LOT NUMBERED TEN (10) OF LOS HERMANOS ADDITION, ALBUQUERQUE, NEW MEXICO, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE NO. 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1939, IN PLAT BOOK D, FOLIO 72, LESS AND EXCEPTING THAT PORTION OF LOT NUMBERED NINE (9), CONVEYED TO THE COUNTY OF BERNALILLO, BY WARRANTY DEED FILED MAY 17, 1993 AS DOCUMENT NO. 1993050474, CONTAINING 0.7379 ACRES (32,143 SQ FT ±) NOW COMPRISING OF LOTS 10-A, 10-B, 10-C AND 10-D LOS HERMANOS ADDITION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-015-060-099438 parcel above
 PROPERTY OWNER OF RECORD: *[Signature]*
 DAVID GONZALES
 BERNALILLO COUNTY TREASURER'S OFFICE.
 GEORGE STONE 11-3-2020

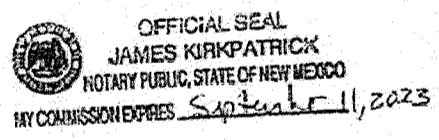
Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
 SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature] 11/4/19
 DAVID XAVIER PEDRO GONZALES DATE
[Signature] 11/4/19
 REBECCA MARIE GONZALES DATE

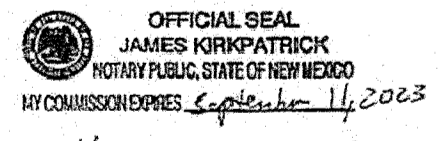
Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2019 BY DAVID XAVIER PEDRO GONZALES
 BY *[Signature]* MY COMMISSION EXPIRES: September 11, 2023
 NOTARY PUBLIC



Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2019 BY REBECCA MARIE GONZALES
 BY *[Signature]* MY COMMISSION EXPIRES: September 11, 2023
 NOTARY PUBLIC



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.7379 ACRES±
 ZONE ATLAS INDEX NO: G-15-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 4
 MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TWO LOTS INTO FOUR NEW LOTS AND TO GRANT EASEMENTS

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Notes:

1. THERE ARE NO EASEMENTS OF RECORD.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 D/B/A 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. 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 HEREON 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION		
STATE PLANE ZONE: NM-C	GRID COORDINATE: GRID	TYPE: STANDARD	LAND GRANT: TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER: DAVID XAVIER PEDRO GONZALES & REBECCA MARIE GONZALES		PRECISION SURVEYS, INC.	CREWTECH: MT/AL	DATE OF SURVEY: 08/26/2019
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD83	ROTATION ANGLE: 0° 00' 00.00" YES	SECTION: 4	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: LOS HERMANOS ADDITION	DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY: ALBUQUERQUE				UPC: 101506010144720415		OFFICE LOCATION: 5200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	PSI JOB NO. 19-2107P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003353099			COUNTY: BERNALILLO				ADDRESS: 4620 & 4622 CARLTON STREET, N.W.				
GROUND TO GRID: 0.9998648025			STATE: NM				ELEVATION TRANSLATION: ±0.00'				

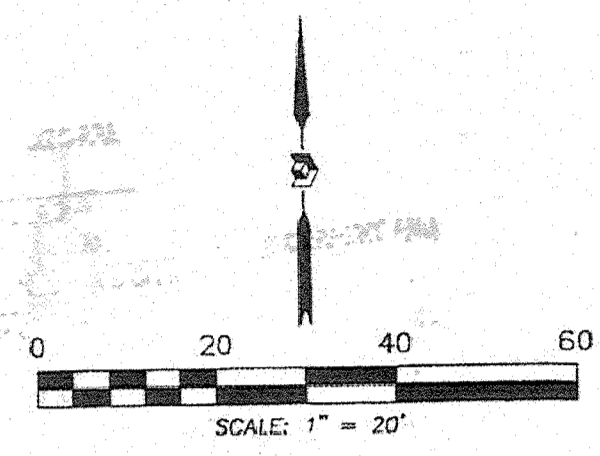
2020C-108

(1)

Plat of
Los Hermanos Addition

Lots 10-A, 10-B, 10-C and 10-D
 Town of Albuquerque Grant, Projected
 Section 4, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 January 2020

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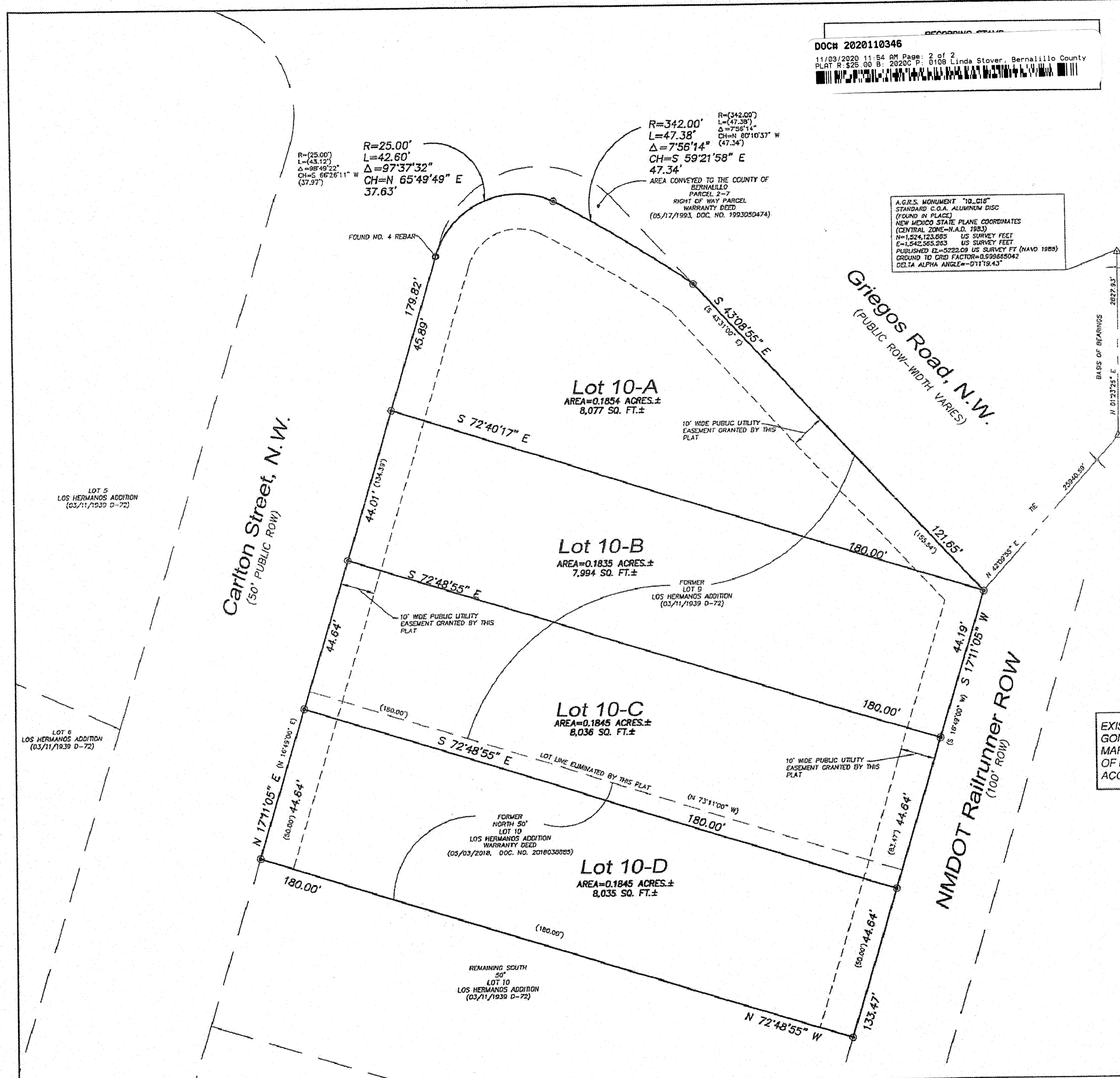


Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "B_C18"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,521,497.624 US SURVEY FEET
 E=1,542,501.428 US SURVEY FEET
 PUBLISHED EL=5232.47 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999664563
 DELTA ALPHA ANGLE=-0°11'19.69"

EXISTING DRAINAGE COVENANT BETWEEN DAVID AND REBECCA GONZALES AND THE CITY OF ALBUQUERQUE RECORDED ON MARCH 06, 2020, AS DOCUMENT NUMBER 2020021573, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. LOTS MUST BE GRADED IN ACCORDANCE WITH APPROVED GRADING AND DRAINAGE PLAN.



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER DAVID XAVIER PEDRO GONZALES & REBECCA MARIE GONZALES				CREW/TECH: MT/JAL	DATE OF SURVEY 08/26/2019
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 4	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME LOS HERMANOS ADDITION		DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101506010144720415 101506009943820414	ADDRESS 4620 & 4622 CARLTON STREET, N.W.	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		PSI JOB NO. 19-2107P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003353099 GROUND TO GRID: 0.9996648025				DISTANCE ANNOTATION: GROUND BEARINGS ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO						

2020C-108

(2)