

RECORDING STAMP  
 DOCH 2016101806  
 10/20/2016 09:30 AM Page: 1 of 2  
 PLAT R: \$25.00 B: 2016C P: 0132 N. Toulouse Oliver, Bernalillo County

Bulk Land Plat of  
 Lots 31-A and 32-A, Block 4  
 Tract A, Unit B, North Albuquerque Acres  
 Elena Gallegos Grant, Projected Section 12,  
 Township 11 North, Range 3 East  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2016

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF LOTS NUMBERED THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK NUMBERED FOUR (4), TOGETHER WITH THE EAST HALF OF SAN MATEO BOULEVARD, N.E. AND THE NORTH HALF OF BEVERLY HILLS AVENUE, N.E. ADJACENT TO SAID LOTS, OF TRACT A, UNIT B OF NORTH ALBUQUERQUE ACRES, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILE IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN VOLUME D, FOLIO 130, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATES GRID BEARINGS (CENTRAL ZONE-NAD 83) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, FROM WHENCE A TIE TO A.G.R.S. MONUMENT "NMSHC L\_25\_11" BEARS S 82°54'59" E, A DISTANCE OF 2014.28 FEET.

THENCE FROM SAID POINT OF BEGINNING S 00°29'30" W, A DISTANCE OF 264.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE CENTERLINE OF BEVERLY HILLS AVENUE, N.E.;

THENCE ALONG SAID CENTERLINE, N 89°50'13" W, A DISTANCE OF 329.33 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE CENTERLINE OF BEVERLY HILLS AVENUE, N.E. AND THE CENTERLINE OF SAN MATEO BOULEVARD, N.E.;

THENCE CONTINUING ALONG SAID CENTERLINE, N 00°19'09" E, A DISTANCE OF 265.56 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID CENTERLINE, S 89°43'05" E, A DISTANCE OF 330.12 FEET TO THE POINT OF BEGINNING CONTAINING 2.0076 ACRES (87,449 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 31-A AND 32-A, BLOCK 4, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES.

Project No. 1001648

Application No. 16DRB-70309

**Utility Approvals**

*Leonardo Viji* 8-30-16  
 PNM DATE  
*Elena Gallegos* 8-30-16  
 NEW MEXICO GAS COMPANY DATE  
*[Signature]* 8/30/2016  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
*[Signature]* 8/30/16  
 COMCAST DATE

**City Approvals**

*Jean P. Reinboves P.S.* 8/17/16  
 CITY SURVEYOR DATE  
*[Signature]* 10/5/16  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
*[Signature]* 10-29-16  
 A.B.C.W.U.A. DATE  
*Carol S. Dumont* 10-5-16  
 PARKS AND RECREATION DEPARTMENT DATE  
*[Signature]* 10-5-16  
 AMAFCA DATE  
*[Signature]* 10-5-16  
 CITY ENGINEER DATE  
*[Signature]* 10-28-16  
 DBB CHAIRPERSON, PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THE TAX HAS BEEN PAID AND  
 PAID ON UPC # 101806501122330901  
 PROPERTY OWNER OF RECORD:  
Storage Systems LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
George Stone 10-28-16

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS, TO GRANT RIGHT OF WAY, AND TO GRANT AN EASEMENT.

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**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 GRANOR 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 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 (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC 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.

**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.

**Free Consent and Dedication**

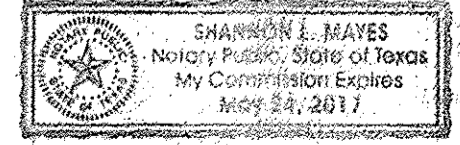
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHICH ARE 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.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Steve Dyer* 8-9-16  
 STEVE DYER DATE  
 MEMBER  
 STORAGE SYSTEMS, LLC

**Acknowledgment**



STATE OF TEXAS )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August, 2016 BY  
 STEVE DYER, MEMBER, STORAGE SYSTEMS, LLC.  
 BY *Jocelyn M. Hayes* MY COMMISSION EXPIRES: May 24, 2017  
 NOTARY PUBLIC

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR DOCUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT 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]* 8/9/16  
 LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER STORAGE SYSTEMS, LLC.  
 SECTION 12, TOWNSHIP 11 N, RANGE 3 E,  
 SUBDIVISION TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 UPC TRACT 32-A 101806501122330901  
 UPC TRACT 31-A 101806502522430902

# Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS 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 11983" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

# Notice of Subdivision Plat Conditions

THE PLAT OF LOTS 31-4 AND 32-A, BLOCK 4 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

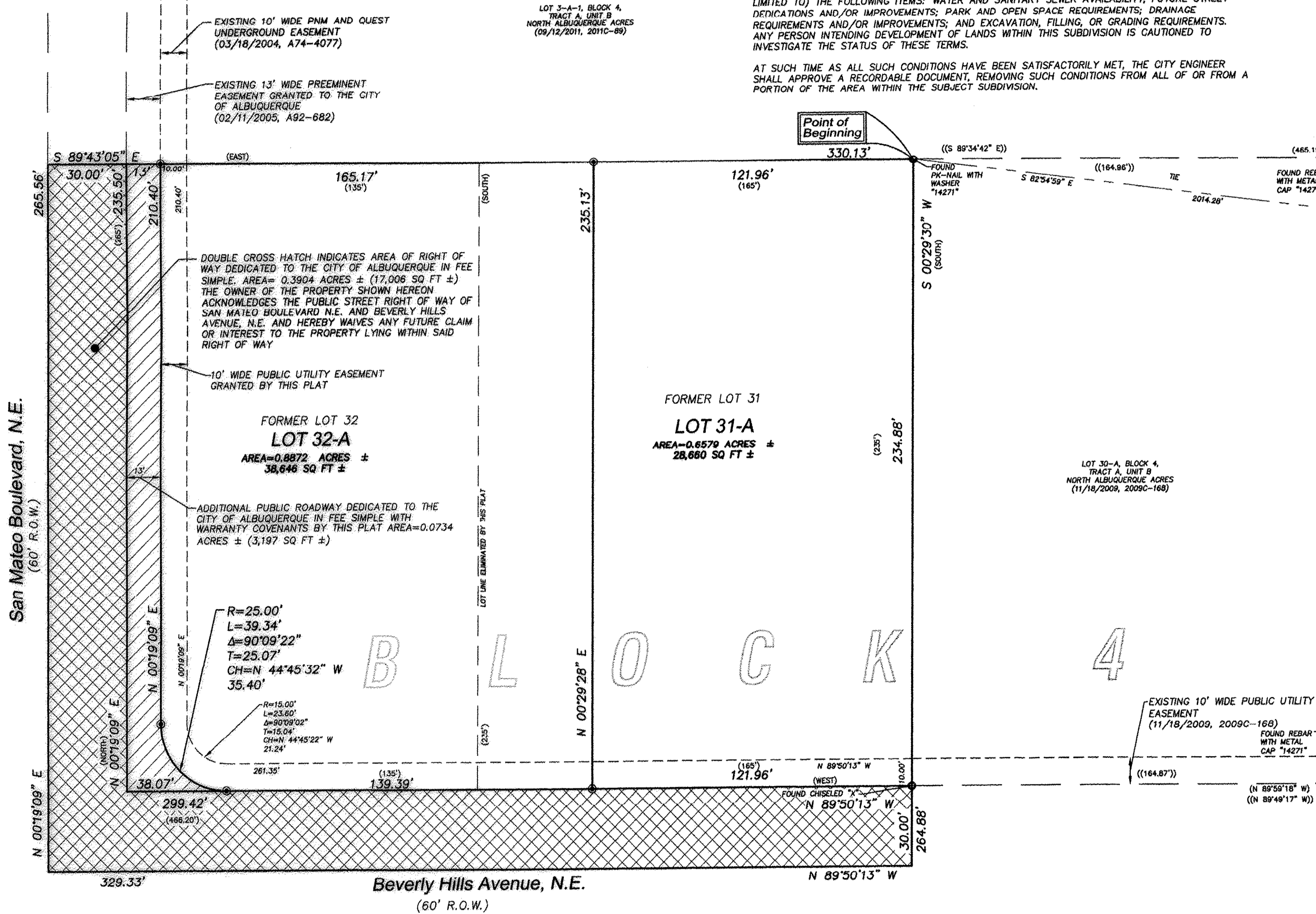
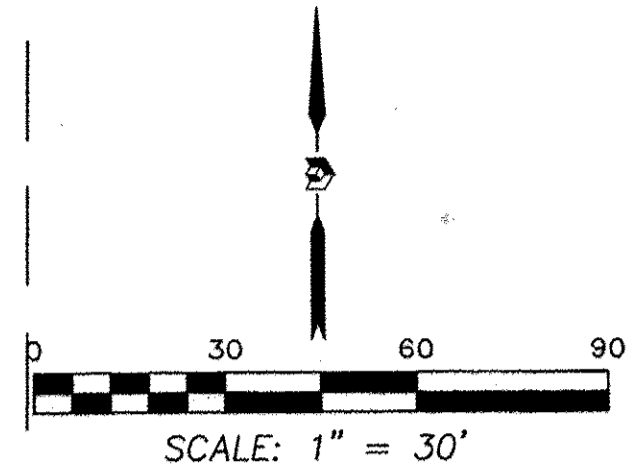
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY, FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING, OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE TERMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OF OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

Bulk Land Plat of  
**Lots 31-A and 32-A, Block 4**  
 Tract A, Unit B, North Albuquerque Acres  
 Elena Gallegos Grant, Projected Section 12,  
 Township 11 North, Range 3 East  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2016



A.G.R.S. MONUMENT "MUSHC L25\_11"  
 STANDARD A.G.R.S. BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,528,302.141  
 E=1,542,232.59  
 PUBLISHED EL=5209.617 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999865711  
 DELTA ALPHA ANGLE=-0°11'21.89"

A.G.R.S. MONUMENT "10\_018"  
 STANDARD A.G.R.S. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,524,133.805  
 E=1,542,565.283  
 PUBLISHED EL=5222.09 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99985042  
 DELTA ALPHA ANGLE=-0°11'19.43"

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 PLAT R-325-00 B: 2016C P: 0132 N. Toulouse Oliver, Bernalillo Cou

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER STORAGE SYSTEMS, LLC.  
 SECTION 12, TOWNSHIP 11 N, RANGE 3 E,  
 SUBDIVISION TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 UPC TRACT 32-A 101806501122330901  
 UPC TRACT 31-A 101806502522430902

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

**NOTICE OF SUBDIVISION PLAT CONDITIONS**  
**Lot 31-A and 32-A, Block 4 Tract A, Unit B, North Albuquerque Acres**

The plat of Lot 31-A and 32-A, Block 4 Tract A, Unit B, North Albuquerque Acres, list blocks and/or lots contained therein) has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

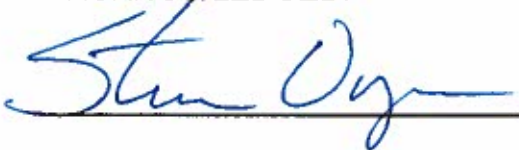
Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

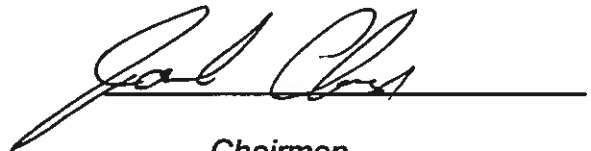
By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

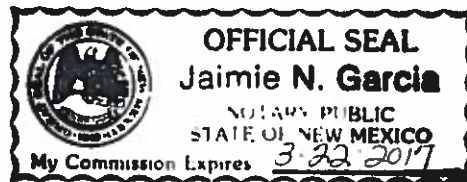


Land Owner(s)  
(NOTARY REQUIRED)



Chairman  
Development Review Board

State of New Mexico)  
County of Bernalillo)                      SS



This instrument was acknowledged before me this 27<sup>th</sup> Day of October, 2016

By Jaimie Garcia My commission expires: 3-22-2017  
Notary Public

Doc# 2016102697

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NOT R: \$25.00 M. Toulouse Oliver, Bernalillo County  
