

DOC# 2016085652
 09/09/2016 09:09 AM Page: 1 of 2
 PLAT R: 526.00 B: 2016085652 P: 011174 Toulouse Oliver, Bernalillo Co

**TRACT E
 BEING A REPLAT
 OF
 TRACT A-1 of Village Center North Subdivision
 AS RECORDED ON APRIL 23, 2002 IN BOOK 2002C, PAGE 132
 AND
 TRACT C of Village Center North Bulk Land Plat
 AS RECORDED ON DECEMBER 19, 2001 IN BOOK 2001C, PAGE 336
 SITUATE WITHIN
 Projected Section 2, T.11N., R.2E., N.M.P.M.
 Town of Alameda Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 DATE OF SURVEY: JULY 2016**

PURPOSE OF THIS PLAT

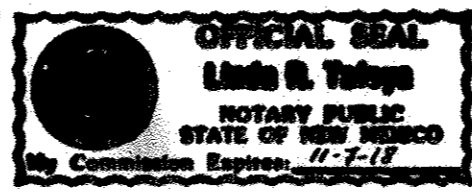
THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING TRACTS "A-1" AND "C" INTO ONE (1) TRACT.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

GUARDIAN STORAGE II, LLC
 PAUL HEDGES, MANAGING MEMBER



(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug. 18, 2016 BY PAUL HEDGES, MANAGING MEMBER OF GUARDIAN STORAGE II, LLC WHO SIGNED THIS INSTRUMENT ON BEHALF OF GUARDIAN STORAGE II, LLC.

BY: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-7-18

SHEET 1 of 2

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN.

SAID TRACT BEING THE COMBINATION OF TRACT A-1, VILLAGE CENTER NORTH SUBDIVISION, AS SHOWN ON THE PLAT OF TRACTS A-1 AND B-1, VILLAGE CENTER NORTH SUBDIVISION RECORDED IN THE OFFICE OF THE BERNALILLO CLERK ON APRIL 23, 2002 AS DOCUMENT NUMBER 2002051752, IN BOOK 2002C, PAGE 132 AND TRACT C, VILLAGE CENTER NORTH SUBDIVISION AS SHOWN ON THE BULK LAND PLAT OF VILLAGE CENTER NORTH SUBDIVISION RECORDED IN THE OFFICE OF THE BERNALILLO CLERK ON DECEMBER 19, 2001 AS DOCUMENT 2001151262, IN BOOK 2001C, PAGE 336, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SAID TRACT CONTAINING 2.6110 ACRES MORE OR LESS.

PROJECT NO. 1002132
 APPLICATION NO. 16DRB-70310

SUBDIVISION DATA

DRB NO. <u>16DRB-70310</u>	PLAT ACRES	<u>2.6110</u>
NO. OF LOTS <u>0</u>	LOT ACRES	<u>0</u>
NO. OF PARCELS <u>0</u>	PARCEL ACRES	<u>0</u>
NO. OF TRACTS <u>1</u>	TRACT ACRES	<u>2.6110</u>
STREET MILES (FULL) <u>0</u>	STREET ACRES	<u>0</u>

NOTES

- EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "8-A11" ELEVATION = 5283.03
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
- PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN 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.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 TRACT A-1 UPC # 101106639844210103
 TRACT C UPC # 101106641943710135
 BERNALILLO COUNTY TREASURERS OFFICE:
 BY: [Signature] DATE: 9-8-16

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 Kim C. Stelzer, N.M.P.L.S. NO. 7482

8/11/2016
 DATE



PLAT APPROVALS

UTILITY APPROVALS

<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>8-29-16</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>8/19/16</u> DATE
<u>[Signature]</u> QWEST CORPORATION d/b/a CenturyLink QC	<u>8/24/2016</u> DATE
<u>[Signature]</u> COMCAST	<u>8/18/16</u> DATE

CITY APPROVALS

<u>[Signature]</u> CITY SURVEYOR	<u>8/15/16</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION	<u>9-6-16</u> DATE
<u>[Signature]</u> ENVIRONMENTAL HEALTH DEPARTMENT	<u>9-6-16</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>8/31/16</u> DATE
<u>[Signature]</u> A.B.C.W.U.A.	<u>08/31/16</u> DATE
<u>[Signature]</u> DEPARTMENT OF PARKS & REC.	<u>8/31/16</u> DATE
<u>[Signature]</u> AMAFQA	<u>8-31-16</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>8-31-16</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>9-6-16</u> DATE

HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

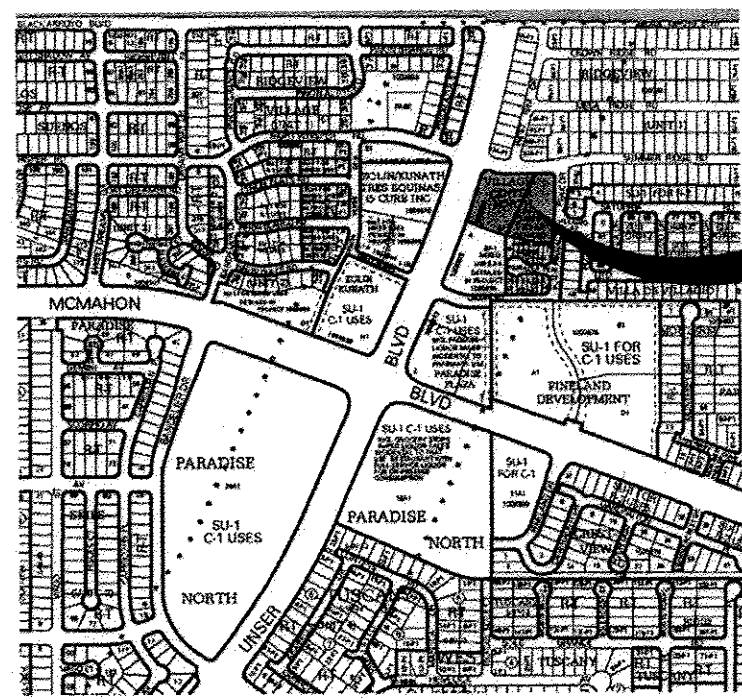
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 SHEET 2 of 2

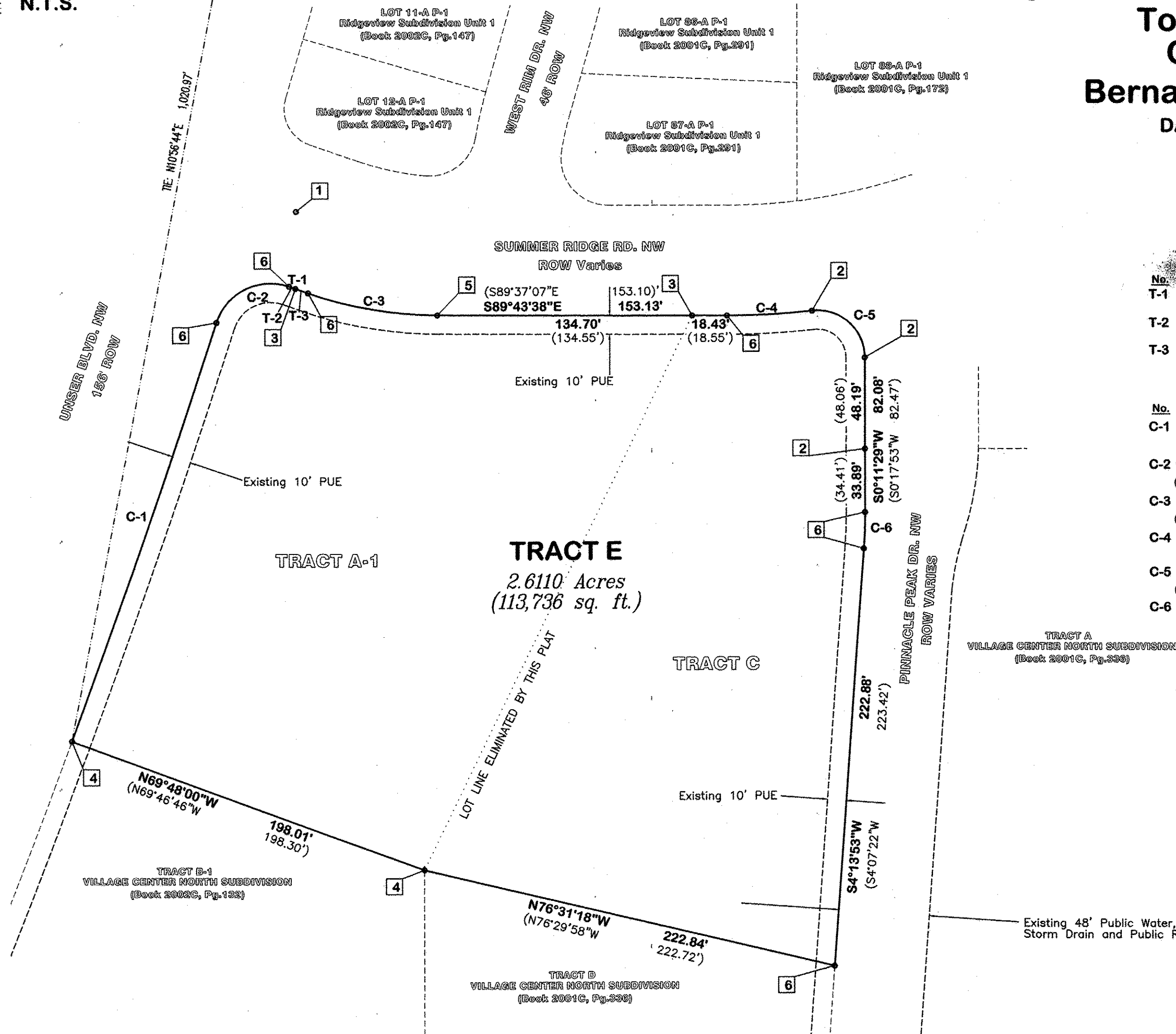
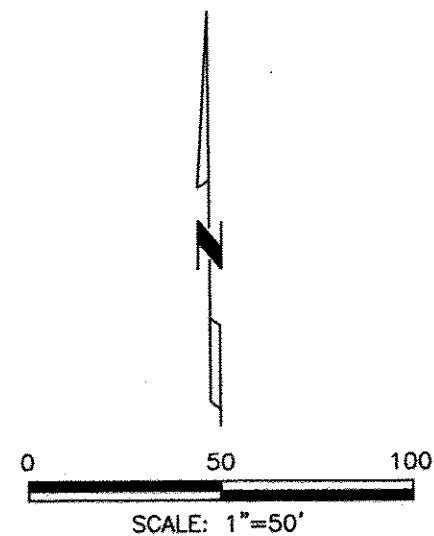


THIS PLAT

N.T.S.

ZONE ATLAS A-11-Z

FOUND NGS MONUMENT "8-A11"
 N.M. STATE PLANE COORDINATES
 X=1,507,071.174 Y=1,534,934.957
 CENTRAL ZONE NAD 1983
 DELTA ALPHA = -00'15"26.89"
 GRID TO GROUND = 0.99967159
 ELEV. = 5,283.03 (NAVD88)



BOUNDARY TANGENT TABLE

No.	CHORD BEARING	CHORD LENGTH
T-1	S70°40'44"E (S70°39'14"E)	10.57' (10.70')
T-2	S70°40'44"E (S70°39'14"E)	3.55' (3.69')
T-3	S70°40'44"E (S70°39'14"E)	7.02' (7.01')

BOUNDARY CURVE TABLE

No.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	2°19'48" (2°19'40")	5807.58' (5807.58')	N19°08'21"E (N19°04'28"E)	236.16' (235.94')	236.17' (235.95')
C-2	91°20'49" (91°26'08")	30.00' (30.00')	N63°38'51"E (N63°37'42"E)	42.92' (42.95')	47.83' (47.88')
C-3	18°57'54" (18°57'53")	210.00' (210.00')	S80°09'41"E (S80°08'11"E)	69.19' (69.19')	69.51' (69.51')
C-4	07°06'02" (7°05'44")	364.00' (364.00')	N87°05'39"E (N86°50'01"E)	45.08' (45.05')	45.11' (45.08')
C-5	96°38'52" (97°00'32")	25.00' (25.00')	S48°07'57"E (S48°12'23"E)	37.35' (37.45')	42.17' (42.33')
C-6	04°02'24" (3°49'28")	276.00' (276.00')	S2°12'41"W (S2°12'37"W)	19.46' (18.42')	19.46' (18.42')

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- 1 Found Nail with Tag LS5978
- 2 Found No. 5 rebar w/cap LS5978
- 3 Found No. 5 rebar w/cap "illegible"
- 4 Found No. 5 rebar w/cap RAF PS6126
- 5 Found No. 5 rebar Bent South, Accepted
- 6 Set No. 5 rebar w/cap HZI LS 7482 or Nail with Washer, HZI LS 7482



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