



Vicinity Map Zone Atlas G-15-Z

**Purpose of Plat**

- VACATE EASEMENTS SHOWN HEREON AS 2, 4, 5 AND 7.
- GRANT EASEMENTS SHOWN HEREON AS 9, 10 AND 12.
- SUBDIVIDE AS SHOWN HEREON.
- LOT LINES TO BE ELIMINATED SHOWN AS THUS. . . . .

**Notes**

- FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA IN MARCH 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Subdivision Data**

GROSS ACREAGE. . . . . 2.0505 ACRES  
 ZONE ATLAS PAGE NO. . . . . G-15-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 2  
 MILES OF FULL WIDTH STREETS. . . . . 0.00 MILES  
 MILES OF HALF WIDTH STREETS. . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.000 ACRES  
 DATE OF SURVEY. . . . . MARCH 2015

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]*  
 LARRY LEVY, SENIOR VICE PRESIDENT  
 BOKF, NA D/B/A BANK OF OKLAHOMA

11-6-15  
 DATE

**Acknowledgment**

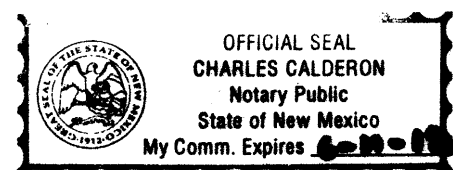
STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6<sup>th</sup> November 2015

BY: LARRY LEVY, SENIOR VICE PRESIDENT, BOKF, NA D/B/A BANK OF OKLAHOMA

*[Signature]*  
 NOTARY PUBLIC

6-11-18  
 MY COMMISSION EXPIRES



**Treasurer's Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**Indexing Information**

Projected Section 4, Township 10 North, Range 3 East,  
 N.M.P.M. Within Town of Albuquerque Grant  
 Subdivision: Campbell's Addition No. 1  
 Owner: Commercial Self Storage, LLC  
 UPC #: 101506003625831523 (Lot B-1)  
 101506005028720121 (Lot A)

**Legal**

LOT LETTERED "A" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1976 IN PLAT BOOK C11, PAGE 132.

AND

LOT LETTERED "B-1" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 29, 2004, IN PLAT BOOK 2004C, PAGE 345.

AND

A CERTAIN PARCEL, BEING A VACATED PORTION OF NM D.O.T. RIGHT-OF-WAY WITHIN THE NM D.O.T. RAILROAD RIGHT-OF-WAY, AS DESCRIBED ON QUITCLAIM DEED FROM THE NM DEPARTMENT OF TRANSPORTATION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON NOVEMBER 4, 2015, AS DOCUMENT NO. 2015096500.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT A, BEING REFERENCED BY A REBAR WITH CAP "LS 4577", USED FOR N-S LINE ONLY, FOUND 0.81 FEET N 09°43'48" E FROM CORNER, WHENCE A TIE TO ACS MONUMENT "NM-47-10" BEARS N 88°42'04" W, A DISTANCE OF 772.99 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 75°50'00" E, A DISTANCE OF 223.96 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF THE NM D.O.T. RAILROAD RIGHT-OF-WAY, MARKED BY A REBAR WITH CAP STAMPED "HALL ENG. 7264";

THENCE, THE FOLLOWING SEVEN COURSES;

S 17°01'32" W, A DISTANCE OF 49.99 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 72°57'37" E, A DISTANCE OF 0.69 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 17°02'23" W, A DISTANCE OF 121.27 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

N 73°09'03" W, A DISTANCE OF 0.66 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 17°01'32" W, A DISTANCE OF 73.84 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 72°49'02" E, A DISTANCE OF 2.16 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 16°59'22" W, A DISTANCE OF 181.27 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 75°48'46" W, A DISTANCE OF 219.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A REBAR WITH CAP "LS 4577", USED FOR E-W LINE ONLY, FOUND 1.52 FEET S 75°48'46" E OF CORNER;

THENCE, N 09°32'47" E, A DISTANCE OF 187.29 FEET TO AN ANGLE POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MESCALERO ROAD NW, REFERENCED BY A REBAR WITH CAP "LS 4577" FOUND 0.17 FEET, N 09°32'47" E FROM CORNER;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

25.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 57°36'15", AND A CHORD BEARING S 47°52'25" E, A DISTANCE OF 24.09 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

165.32 FEET ALONG A CURVE TO LEFT, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 236°48'10", A CHORD BEARING N 42°31'38" E, A DISTANCE OF 70.37 FEET TO A POINT OF TANGENCY, REFERENCED BY A CHISELED "X" FOUND 0.19 FEET, S 00°56'07" E, FROM CORNER;

N 75°51'56" W, A DISTANCE OF 10.93 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 09°43'48" E, A DISTANCE OF 189.19 FEET TO THE POINT OF BEGINNING. CONTAINING 2.0505 ACRES (89,321 SQ. FT.) MORE OR LESS.

Plat for  
**Lots A-1 and B-1-A**  
**Campbell's Addition No. 1**

Being Comprised of  
**Lots A & B-1, Campbell's Addition No. 1**  
**and A Vacated Portion of the NM**  
**D.O.T. Railroad Right-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**November 2015**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City approvals:**

*[Signature]* P.S. 11/6/15  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCIA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*[Signature]* 11/6/15  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

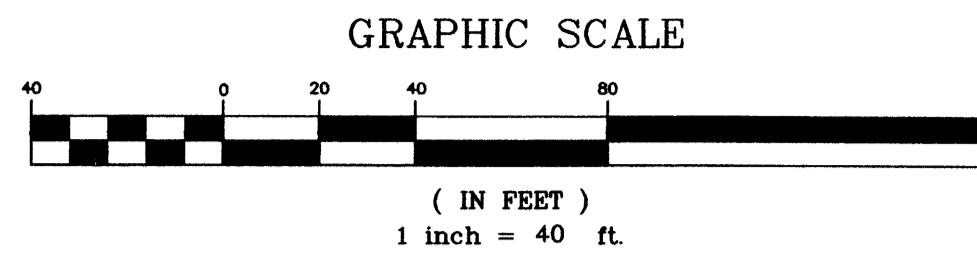
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



Plat for  
**Lots A-1 and B-1-A**  
**Campbell's Addition No. 1**  
 Being Comprised of

**Lots A & B-1, Campbell's Addition No. 1**  
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**D.O.T. Railroad Right-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 November 2015

**This Page Shows All**  
**Existing Easements**



ACS Monument "NM-47-10"  
 NAD 1983 CENTRAL ZONE  
 X=1523633.488  
 Y=1500810.208  
 Z=4970.252 (NAVD 1988)  
 G-G=0.999681770  
 Mapping Angle=-0°13'28.96"

| LINE | LENGTH           | BEARING                         |
|------|------------------|---------------------------------|
| L1   | 10.93' ((9.07')) | N 75°52'17" W ((N 76°08'00" W)) |
| L2   | 14.32'           | S 76°18'16" E                   |
| L3   | 19.42'           | S 83°48'36" E                   |
| L4   | 34.73'           | N 49°00'41" E                   |
| L5   | 49.99'           | S 17°01'32" W                   |
| L6   | 0.69'            | S 72°57'37" E                   |
| L7   | 0.66'            | N 73°09'03" W                   |
| L8   | 73.84'           | S 17°01'32" W                   |
| L9   | 2.16'            | S 72°49'02" E                   |

**Legend**

|                   |   |
|-------------------|---|
| N 90°00'00" E     | MEASURED BEARING AND DISTANCES                          |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B"          |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A"          |
| [N 90°00'00" E]   | RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD        |
| ●                 | FOUND AS INDICATED                                      |
| ○                 | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED |

**Easement Notes**

- EXISTING 25' EASEMENT (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393). SHOWN HEREON AS [Symbol].
- EXISTING DITCH & UTILITY EASEMENT SCALED FROM PLAT-NO WIDTH PROVIDED (03/01/1946 VOL. C1, FOL. 7) **VACATED** BY DRB CASE # 1010404.
- INTENTIONALLY OMITTED.
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND US COMMUNICATION EASEMENT PORTIONS THEREOF-AERIAL EASEMENTS ONLY (10/05/1998, BK. 9816, PG. 5614, DOC. #1998127449) **VACATED** BY DRB CASE # 1010404.
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO & TELECOMMUNICATIONS EASEMENT (10/05/1998, BK. 9816, PG. 5632) **VACATED** BY DRB CASE # 1010404.
- EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264).
- RESERVED AS EASEMENT FROM VACATION (V-76-22, MARCH 16, 1977, MISC. 524, PAGE 998 DOC. 7714542) **VACATED** BY DRB CASE # 1010404.
- EXISTING 25' UTILITY EASEMENT (BK. C11, FOL. 132).

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A 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.

**Middle Rio Grande Conservancy District**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

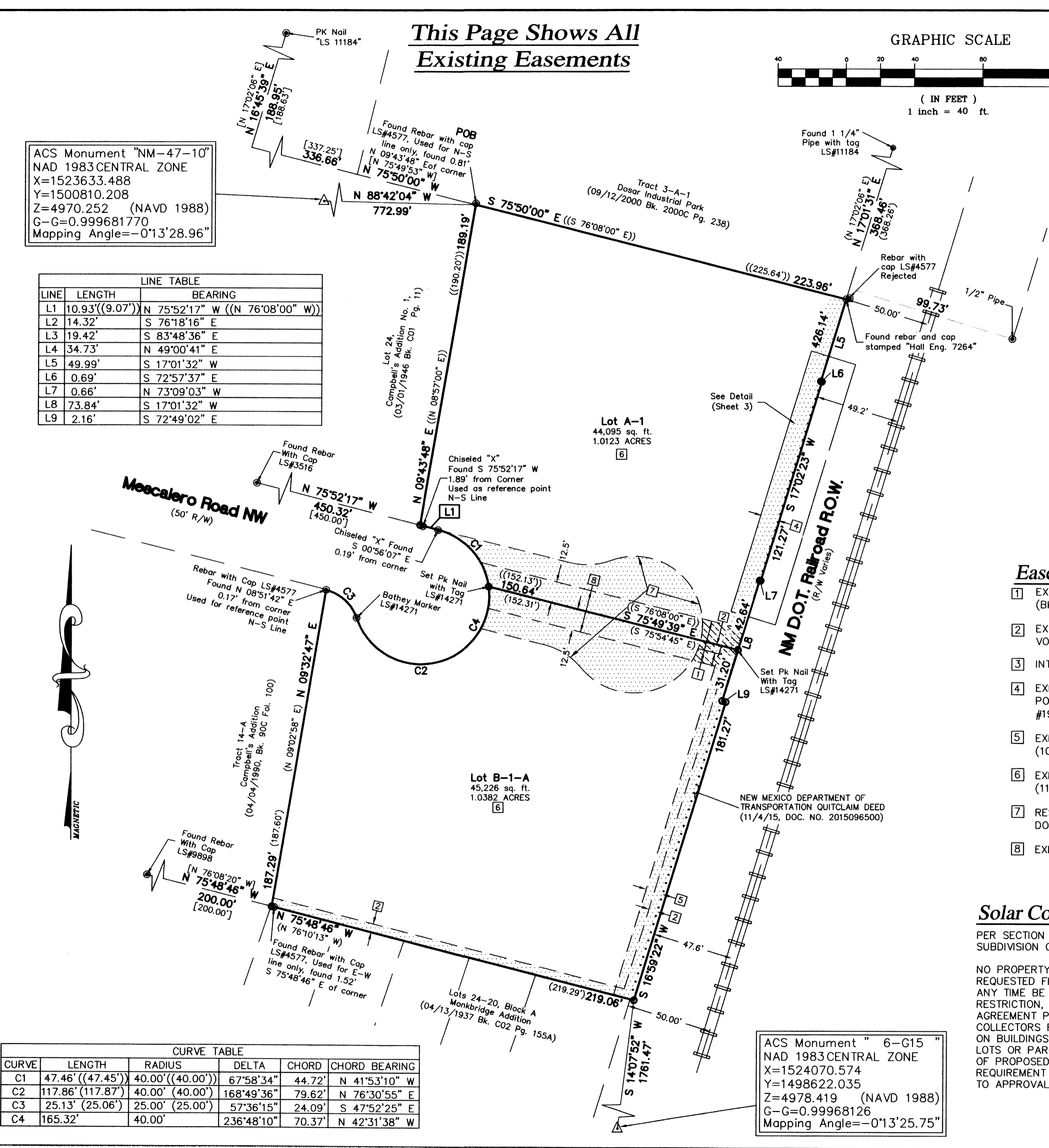
**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 3  
 102167

| CURVE | LENGTH            | RADIUS            | DELTA      | CHORD  | CHORD BEARING |
|-------|-------------------|-------------------|------------|--------|---------------|
| C1    | 47.46' ((47.45')) | 40.00' ((40.00')) | 67°58'34"  | 44.72' | N 41°53'10" W |
| C2    | 117.86' (117.87') | 40.00' (40.00')   | 168°49'36" | 79.62' | N 76°30'55" E |
| C3    | 25.13' (25.06')   | 25.00' (25.00')   | 57°36'15"  | 24.09' | S 47°52'25" E |
| C4    | 165.32'           | 40.00'            | 236°48'10" | 70.37' | N 42°31'38" W |

ACS Monument " 6-G15 "  
 NAD 1983 CENTRAL ZONE  
 X=1524070.574  
 Y=1498622.035  
 Z=4978.419 (NAVD 1988)  
 G-G=0.99968126  
 Mapping Angle=-0°13'25.75"



**This Page Shows All Remaining  
and Granted Easements**

**Legend**

|                   |   |
|-------------------|---|
| N 90°00'00" E     | MEASURED BEARING AND DISTANCES                          |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B"          |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A"          |
| [N 90°00'00" E]   | RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD        |
| ●                 | FOUND AS INDICATED                                      |
| ○                 | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED |

Plat for  
**Lots A-1 and B-1-A**  
**Campbell's Addition No. 1**  
Being Comprised of  
**Lots A & B-1, Campbell's Addition**  
**No. 1 and A Vacated Portion of the**  
**NM D.O.T. Railroad Right-of-Way**  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2015

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| LINE | LENGTH          | BEARING                         |
|------|-----------------|---------------------------------|
| L1   | 10.93'((9.07')) | N 75°52'17" W ((N 76°08'00" W)) |
| L2   | 14.32'          | S 76°18'16" E                   |
| L3   | 19.42'          | S 83°48'36" E                   |
| L4   | 34.73'          | N 49°00'41" E                   |
| L5   | 49.99'          | S 17°01'32" W                   |
| L6   | 0.69'           | S 72°57'37" E                   |
| L7   | 0.66'           | N 73°09'03" W                   |
| L8   | 73.84'          | S 17°01'32" W                   |
| L9   | 2.16'           | S 72°49'02" E                   |

**Easement Notes**

- 11 EXISTING 25' EASEMENT (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393). SHOWN HEREON AS [Symbol].
- 12 EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264).
- 13 EXISTING 25' UTILITY EASEMENT (BK. C11, FOL. 132).
- 14 7' AERIAL EASEMENT TO PNM AND CENTURYLINK GRANTED WITH THE FILING OF THIS PLAT.
- 15 CROSS LOT DRAINAGE EASEMENT BENEFITING LOTS A-1 AND B-1-A, TO BE MAINTAINED BY THE OWNERS OF EACH INDIVIDUAL LOT.
- 16 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. ABCWUA IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEWER/WATER INFRASTRUCTURE, WHILE THE OWNER IS RESPONSIBLE FOR THE GROUND SURFACE MAINTENANCE
- 17 CENTERLINE OF 5' GAS LINE EASEMENT, BENEFITING LOT A-1, GRANTED WITH THE FILING OF THIS PLAT.

**Public Utility Easements:**

Public utility easements shown on this plat are granted for the common and 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 Corp. 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 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 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/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

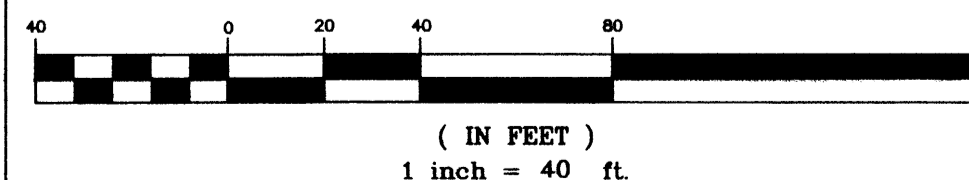
**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

| CURVE  | LENGTH             | RADIUS           | DELTA      | CHORD  | CHORD BEARING |
|--------|--------------------|------------------|------------|--------|---------------|
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| C4     | 165.32'            | 40.00'           | 236°48'10" | 70.37' | N 42°31'38" W |
| C5-TIE | 19.16'             | 39.65'           | 27°41'34"  | 18.98' | N 05°49'31" E |

ACS Monument " 6-G15 "  
NAD 1983 CENTRAL ZONE  
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Y=1498622.035  
Z=4978.419 (NAVD 1988)  
G-G=0.99968126  
Mapping Angle=-0°13'25.75"

**GRAPHIC SCALE**



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

Site Sketch for  
**Lots A-1 and B-1-A**  
**Campbell's Addition No. 1**  
 Being Comprised of  
**Lots A & B-1, Campbell's Addition**  
**No. 1 and A Vacated Portion of the**  
**NM D.O.T. Railroad Right-of-Way**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 November 2015

**Legend**

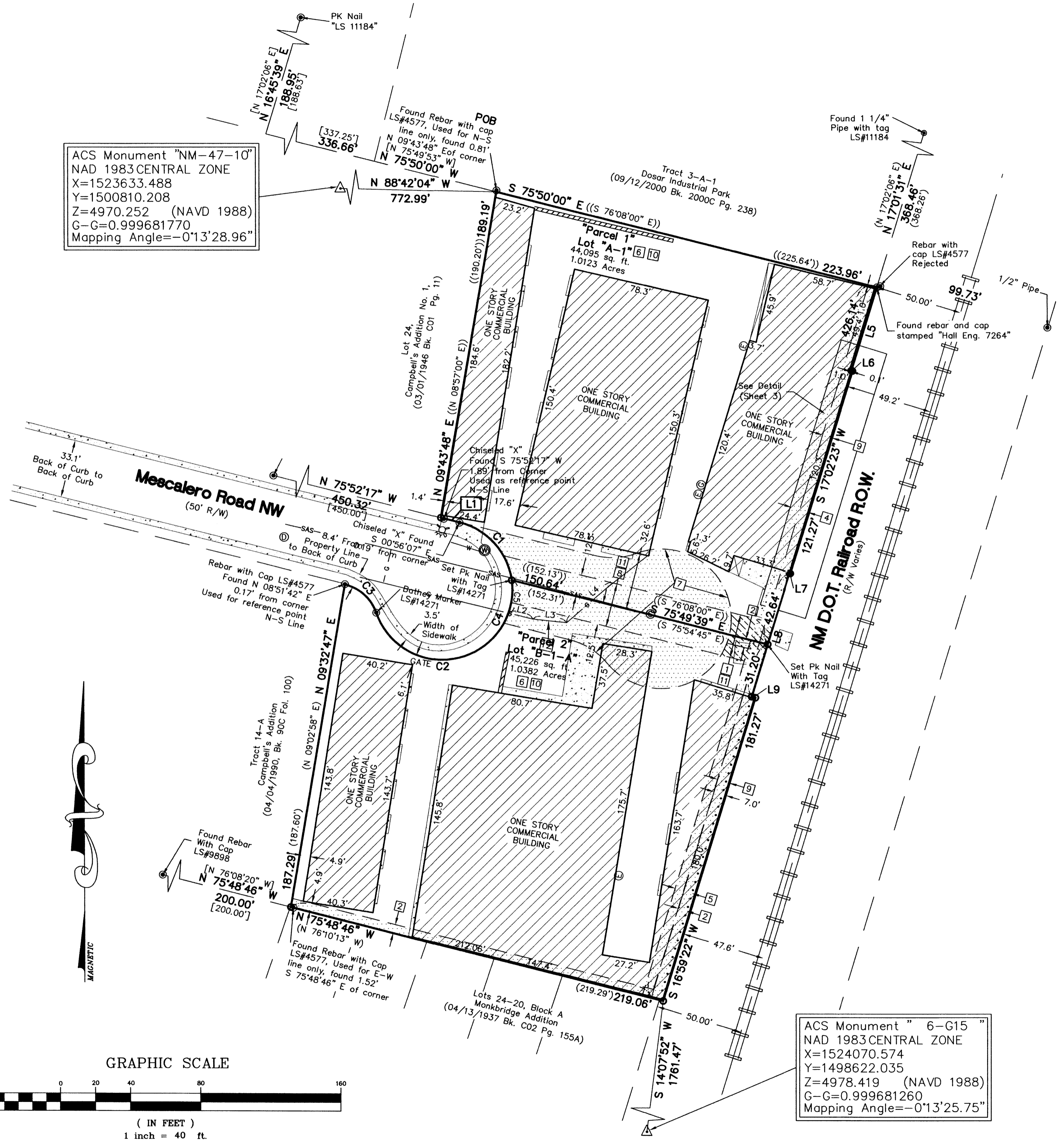
|                   |  |
|-------------------|--|
| N 90°00'00" E     | MEASURED BEARING AND DISTANCES                   |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B"   |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A"   |
| [N 90°00'00" E]   | RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD |
| ⊙                 | FOUND AS INDICATED                               |
| ○                 | SET BATHYEMARKER UNLESS OTHERWISE INDICATED      |
| ⊠                 | COVERED AREA                                     |
| ▨                 | CONCRETE AREA                                    |
| ▩                 | BLOCK WALL                                       |
| ⊙                 | GAS METER  |
| ⊙                 | ELECTRIC METER                                   |
| ⊙                 | STORM DRAIN MANHOLE                              |
| ⊙                 | FIRE HYDRANT                                     |
| ⊙                 | WATER METER                                      |
| ⊙                 | SANITARY SEWER MANHOLE                           |
| ⊎                 | RAILROAD TRACKS                                  |

| LINE TABLE |                 |                                 |
|------------|-----------------|---------------------------------|
| LINE       | LENGTH          | BEARING                         |
| L1         | 10.93'((9.07')) | N 75°52'17" W ((N 76°08'00" W)) |
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| L9         | 2.16'           | S 72°49'02" E                   |

| CURVE TABLE |                    |                  |            |        |               |
|-------------|--------------------|------------------|------------|--------|---------------|
| CURVE       | LENGTH             | RADIUS           | DELTA      | CHORD  | CHORD BEARING |
| C1          | 47.46'((47.45'))   | 40.00'((40.00')) | 67°58'34"  | 44.72' | N 41°53'10" W |
| C2          | 117.86'((117.87')) | 40.00' (40.00')  | 168°49'36" | 79.62' | N 76°30'55" E |
| C3          | 25.13' (25.06')    | 25.00' (25.00')  | 57°36'15"  | 24.09' | S 47°52'25" E |
| C4          | 165.32'            | 40.00'           | 236°48'10" | 70.37' | N 42°31'38" W |
| C5-TIE      | 19.16'             | 39.65'           | 27°41'34"  | 18.98' | N 05°49'31" E |

ACS Monument "NM-47-10"  
 NAD 1983 CENTRAL ZONE  
 X=1523633.488  
 Y=1500810.208  
 Z=4970.252 (NAVD 1988)  
 G-G=0.999681770  
 Mapping Angle=-0°13'28.96"

ACS Monument " 6-G15 "  
 NAD 1983 CENTRAL ZONE  
 X=1524070.574  
 Y=1498622.035  
 Z=4978.419 (NAVD 1988)  
 G-G=0.999681260  
 Mapping Angle=-0°13'25.75"



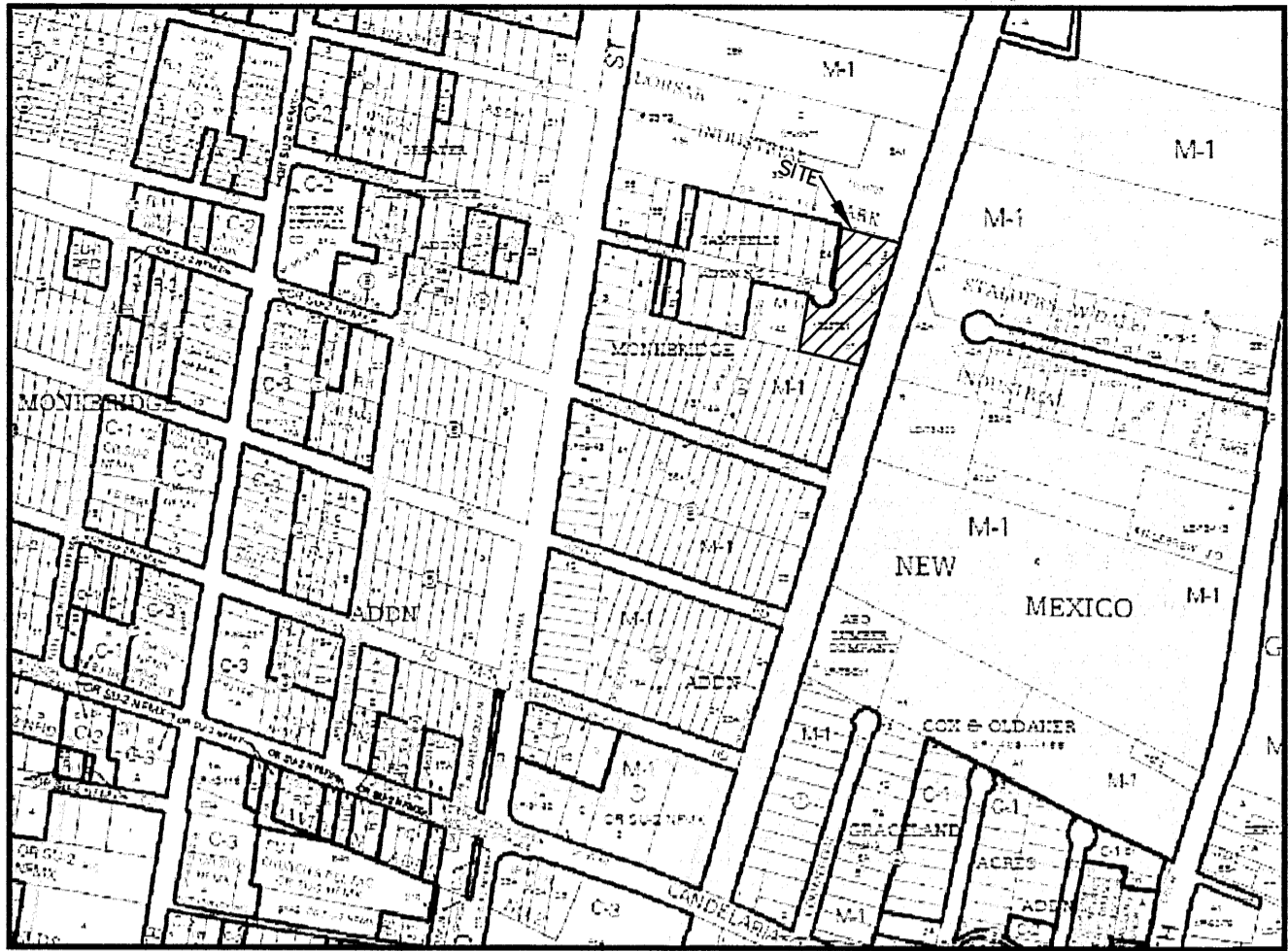
GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas G-15-Z

**Indexing Information**

Projected Section 4, Township 10 North, Range 3 East, N.M.P.M.  
 Within Town of Albuquerque Grant  
 Subdivision: Campbell's Addition No. 1  
 Owner: Commercial Self Storage, LLC  
 UPC #: 101506003625831523 (Lot B-1)  
 101506005028720121 (Lot A)

**Treasurer's Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AS OF

PAID ON UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**PROJECT: 1010404**  
**DATE: 4-15-15**  
**APP: 15-7041**

**Subdivision Data**

GROSS ACREAGE. . . . . 2.0315 ACRES  
 ZONE ATLAS PAGE NO. . . . . G-15-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 2  
 MILES OF FULL WIDTH STREETS. . . . . 0.00 MILES  
 MILES OF HALF WIDTH STREETS. . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . 0.000 ACRES  
 DATE OF SURVEY. . . . . MARCH 2015

**Legal**

LOT LETTERED "A" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1976 IN PLAT BOOK C11, PAGE 132.

AND

LOT LETTERED "B-1" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 29, 2004, IN PLAT BOOK 2004C, PAGE 345.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT A, BEING MARKED BY A REBAR WITH CAP "LS 4577", WHENCE A TIE TO ACS MONUMENT "NM-47-10" BEARS N 88°45'52" W, A DISTANCE OF 772.91 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 75°57'31" E, A DISTANCE OF 223.77 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF THE AT & ST RAILROAD, REFERENCED BY A REBAR WITH CAP "LS 4577" FOUND 1.98 FEET, S 76°08'00" E OF CORNER;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 16°58'05" W, A DISTANCE OF 426.41 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A BATHEY MARKER WITH CAP "LS 14271" SET 10 FEET, S 76°10'45" E FROM CORNER;

THENCE, N 76°10'45" W, A DISTANCE OF 215.10 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 4577";

THENCE, N 09°02'11" E, A DISTANCE OF 187.42 FEET TO AN ANGLE POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MESCALERO ROAD NW, REFERENCED BY A REBAR WITH CAP "LS 4577" FOUND 0.17 FEET, N 08°51'42" E FROM CORNER;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

25.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 57°36'15", AND A CHORD BEARING S 47°52'25" E, A DISTANCE OF 24.09 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

165.32 FEET ALONG A CURVE TO LEFT, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 236°48'10", A CHORD BEARING N 42°31'38" E, A DISTANCE OF 70.37 FEET TO A POINT OF TANGENCY, REFERENCED BY A CHISELED "X" FOUND 0.19 FEET, S 00°56'07" E, FROM CORNER;

N 75°51'56" W, A DISTANCE OF 9.07 FEET TO AN ANGLE POINT, REFERENCED BY A CHISELED "X" FOUND 0.21 FEET, S 08°56'56" W, FROM CORNER;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 09°07'25" E, A DISTANCE OF 190.15 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0315 ACRES (88,493 SQ. FT.) MORE OR LESS.

**Plat for  
 Lots A-1 and B-1-A  
 Campbell's Addition No. 1  
 Being Comprised of**

**Projected Section 4, Township 10 North  
 Range 3 East, New Mexico Principal Meridian  
 Within The Town of Albuquerque Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2015**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City approvals:**

*Soren M. Kuehner P.S.* \_\_\_\_\_ **3/27/15**  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*Will Plotner Jr.* \_\_\_\_\_ **3/26/15**  
 WILL PLOTNER JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Purpose of Plat**

- VACATE EASEMENTS SHOWN HEREON AS [2][4][5] AND [7].
- GRANT EASEMENTS SHOWN HEREON AS [9][10] AND [11].
- SUBDIVIDE AS SHOWN HEREON.

**Notes**

- FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA IN MARCH 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A 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.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Jennifer S. Thomas* \_\_\_\_\_ **3-27-15**  
 JENNIFER S. THOMAS, EXECUTIVE VICE PRESIDENT  
 BOKF, NA D/B/A BANK OF OKLAHOMA \_\_\_\_\_ DATE \_\_\_\_\_

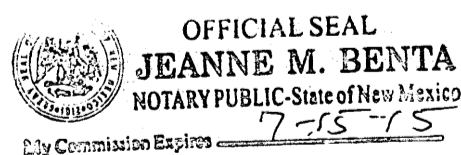
**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON **3-27-15**

BY: JENNIFER S. THOMAS, EXECUTIVE VICE PRESIDENT, BOKF, NA D/B/A BANK OF OKLAHOMA

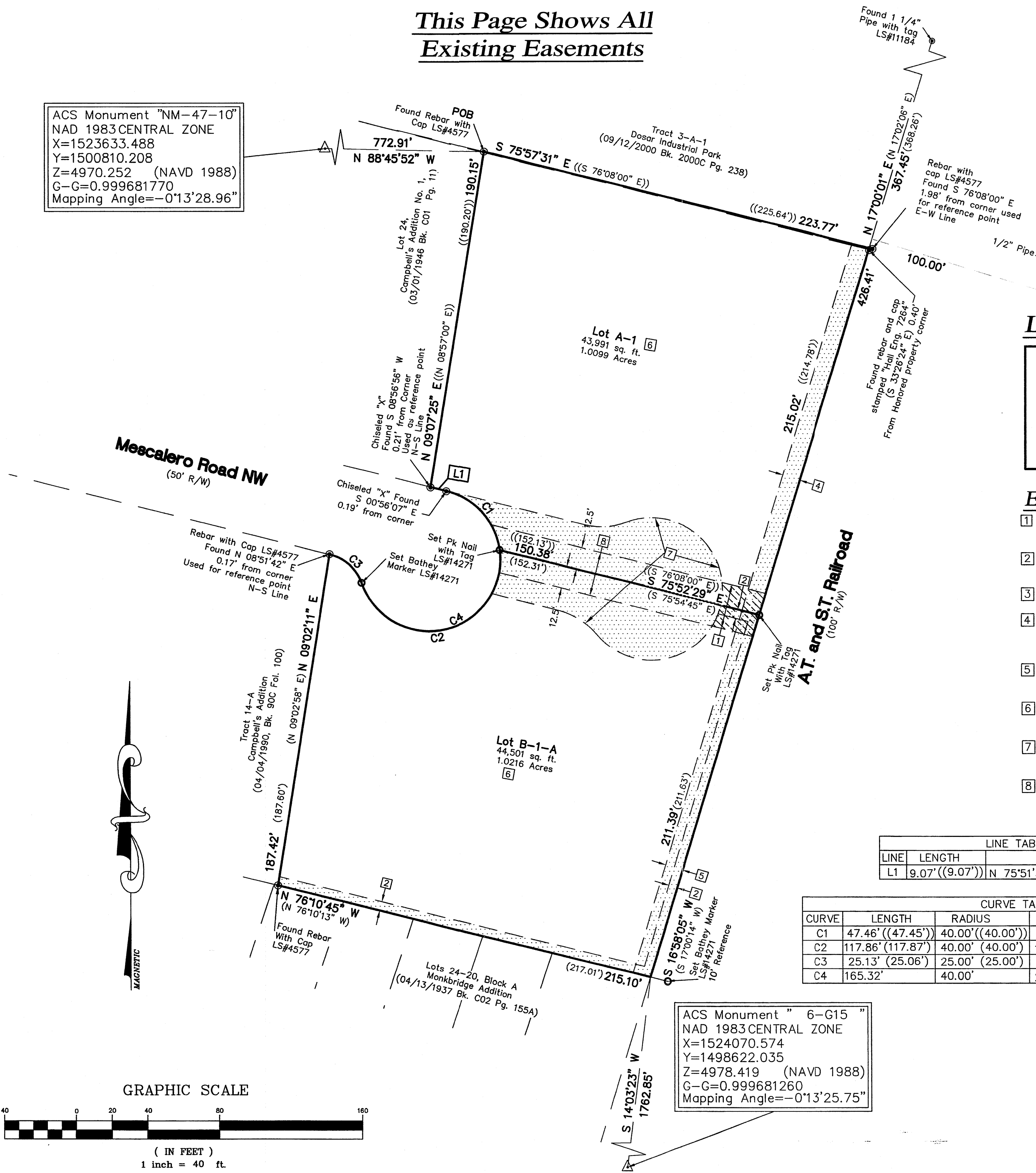
*Jeanne M. Benta* \_\_\_\_\_ **7-15-15**  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



**This Page Shows All Existing Easements**

Plat for  
**Lots A-1 and B-1-A**  
**Campbell's Addition No. 1**  
 Being Comprised of  
 Projected Section 4, Township 10 North  
 Range 3 East, New Mexico Principal Meridian  
 Within The Town of Albuquerque Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2015

ACS Monument "NM-47-10"  
 NAD 1983 CENTRAL ZONE  
 X=1523633.488  
 Y=1500810.208  
 Z=4970.252 (NAVD 1988)  
 G-G=0.999681770  
 Mapping Angle=-0°13'28.96"



**Legend**

|                   |  |
|-------------------|--|
| N 90°00'00" E     | MEASURED BEARING AND DISTANCES                 |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B" |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A" |
| ●                 | FOUND AS INDICATED                             |
| ○                 | SET AS INDICATED                               |

**Easement Notes**

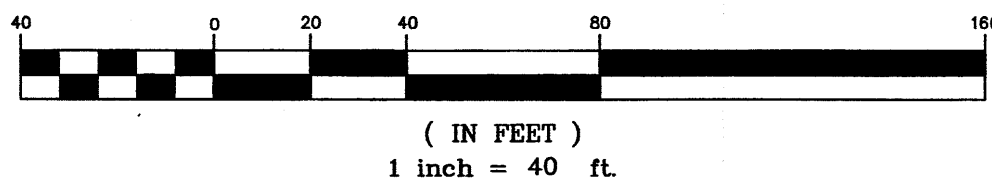
- EXISTING 25' EASEMENT 12.5' (TYP) (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393). SHOWN HEREON AS [Symbol].
- EXISTING DITCH & UTILITY EASEMENT SCALED FROM PLAT-NO WIDTH PROVIDED (03/01/1946 VOL. C1, FOL. 7) **VACATED** BY DRB CASE # 1010404.
- INTENTIONALLY OMITTED.
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND US COMMUNICATION EASEMENT PORTIONS THEREOF-AERIAL EASEMENTS ONLY (10/05/1998, BK. 9816, PG. 5614, DOC. #1998127449) **VACATED** BY DRB CASE # 1010404.
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO & TELECOMMUNICATIONS EASEMENT (10/05/1998, BK. 9816, PG. 5632) **VACATED** BY DRB CASE # 1010404.
- EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264).
- RESERVED AS EASEMENT FROM VACATION (V-76-22, MARCH 16, 1977, MISC. 524, PAGE 998 DOC. 7714542) **VACATED** BY DRB CASE # 1010404.
- EXISTING 25' UTILITY EASEMENT 12.5' (TYP) (BK. C11, FOL. 132).

| LINE TABLE |                 |                                 |
|------------|-----------------|---------------------------------|
| LINE       | LENGTH          | BEARING                         |
| L1         | 9.07' ((9.07')) | N 75°51'56" W ((N 76°08'00" W)) |

| CURVE TABLE |                   |                   |            |        |               |
|-------------|-------------------|-------------------|------------|--------|---------------|
| CURVE       | LENGTH            | RADIUS            | DELTA      | CHORD  | CHORD BEARING |
| C1          | 47.46' ((47.45')) | 40.00' ((40.00')) | 67°58'34"  | 44.72' | N 41°53'10" W |
| C2          | 117.86' (117.87') | 40.00' (40.00')   | 168°49'36" | 79.62' | N 76°30'55" E |
| C3          | 25.13' (25.06')   | 25.00' (25.00')   | 57°36'15"  | 24.09' | S 47°52'25" E |
| C4          | 165.32'           | 40.00'            | 236°48'10" | 70.37' | N 42°31'38" W |

ACS Monument "6-G15"  
 NAD 1983 CENTRAL ZONE  
 X=1524070.574  
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 G-G=0.999681260  
 Mapping Angle=-0°13'25.75"

**GRAPHIC SCALE**



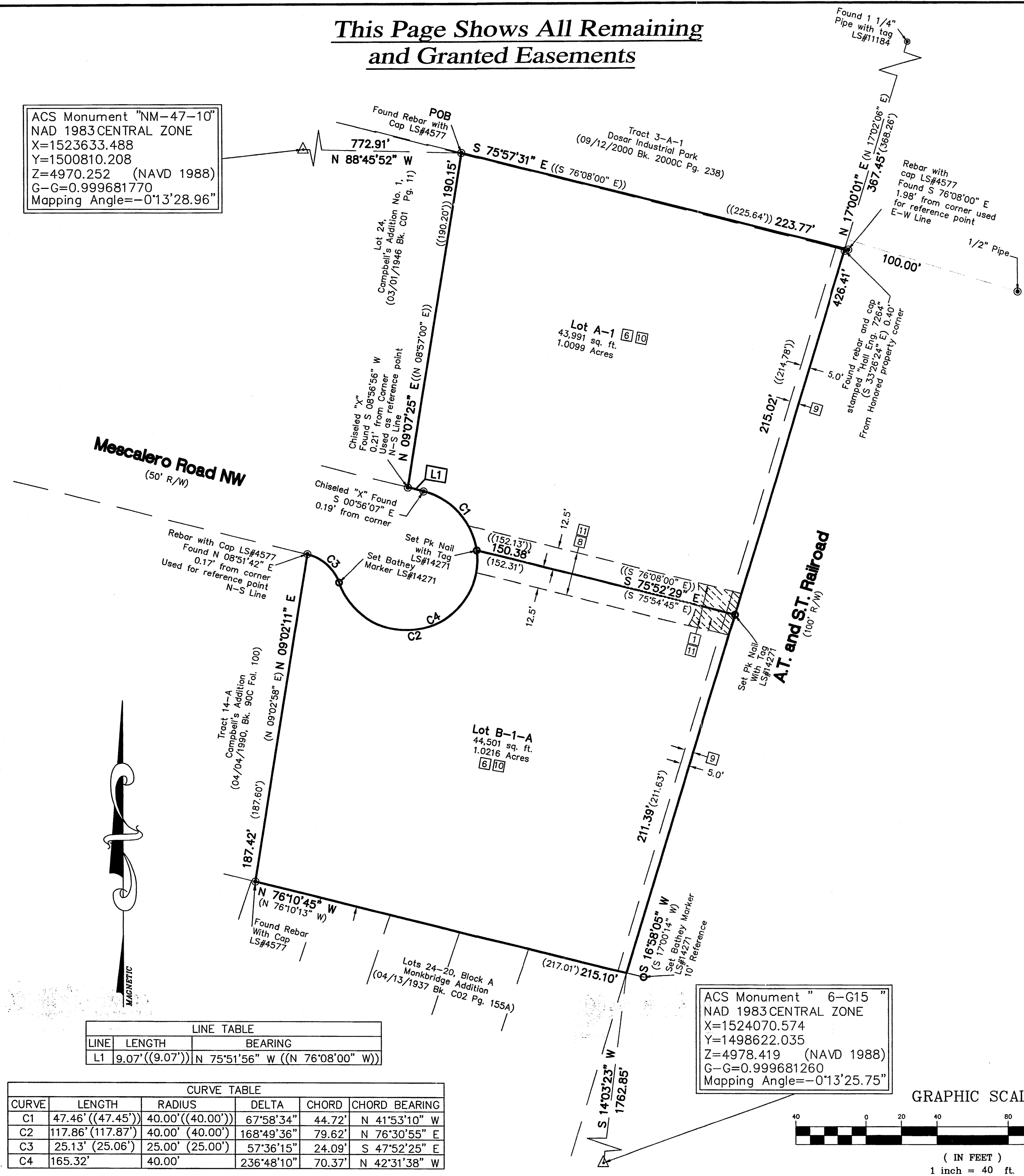
**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**This Page Shows All Remaining  
and Granted Easements**

**Plat for  
Lots A-1 and B-1-A  
Campbell's Addition No. 1  
Being Comprised of  
Projected Section 4, Township 10 North  
Range 3 East, New Mexico Principal Meridian  
Within The Town of Albuquerque Grant  
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March 2015**

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**Easement Notes**

- 1 EXISTING 25' EASEMENT 12.5' (TYP) (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393). SHOWN HEREON AS [Symbol].
- 6 EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264).
- 8 EXISTING 25' UTILITY EASEMENT 12.5' (TYP) (BK. C11, FOL. 132).
- 9 5' AERIAL EASEMENT TO PNM AND CENTURYLINK GRANTED WITH THE FILING OF THIS PLAT.
- 10 CROSS LOT DRAINAGE EASEMENT BENEFITING LOTS A-1 AND B-1-A, TO BE MAINTAINED BY THE OWNERS OF EACH INDIVIDUAL LOT.
- 11 25' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

**Public Utility Easements:**

- Public utility easements shown on this plat are granted for the common and 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 Corp. 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 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 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/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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

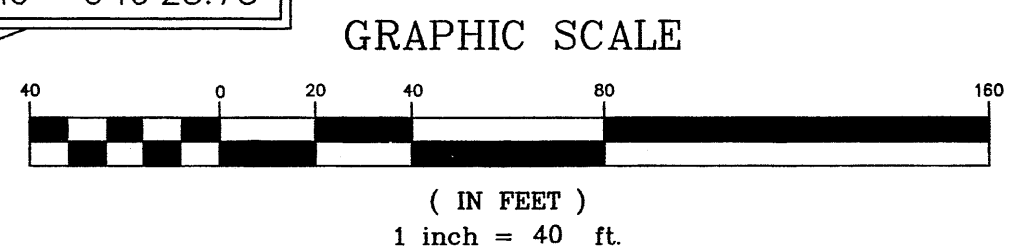
**LINE TABLE**

| LINE | LENGTH          | BEARING                         |
|------|-----------------|---------------------------------|
| L1   | 9.07' ((9.07')) | N 75°51'56" W ((N 76°08'00" W)) |

**CURVE TABLE**

| CURVE | LENGTH              | RADIUS            | DELTA      | CHORD  | CHORD BEARING |
|-------|---------------------|-------------------|------------|--------|---------------|
| C1    | 47.46' ((47.45'))   | 40.00' ((40.00')) | 67°58'34"  | 44.72' | N 41°53'10" W |
| C2    | 117.86' ((117.87')) | 40.00' ((40.00')) | 168°49'36" | 79.62' | N 76°30'55" E |
| C3    | 25.13' (25.06')     | 25.00' (25.00')   | 57°36'15"  | 24.09' | S 47°52'25" E |
| C4    | 165.32'             | 40.00'            | 236°48'10" | 70.37' | N 42°31'38" W |

ACS Monument "6-G15"  
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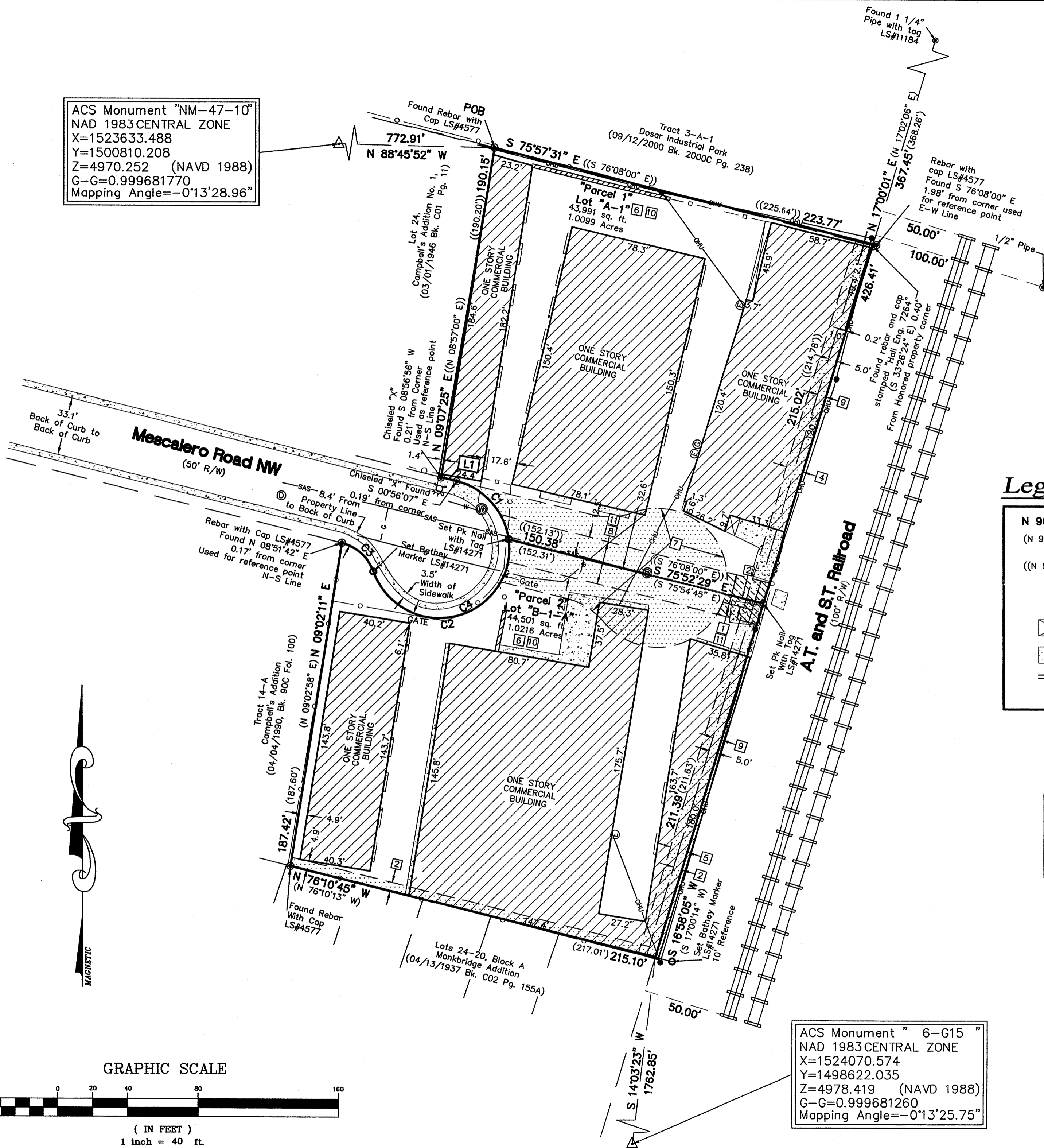
# Site Sketch for Lots A-1 and B-1-A Campbell's Addition No. 1

Being Comprised of  
Projected Section 4, Township 10 North  
Range 3 East, New Mexico Principal Meridian  
Within The Town of Albuquerque Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2015

PROJECT: 1010404  
DATE: 4-15-15  
APP: 15-70141

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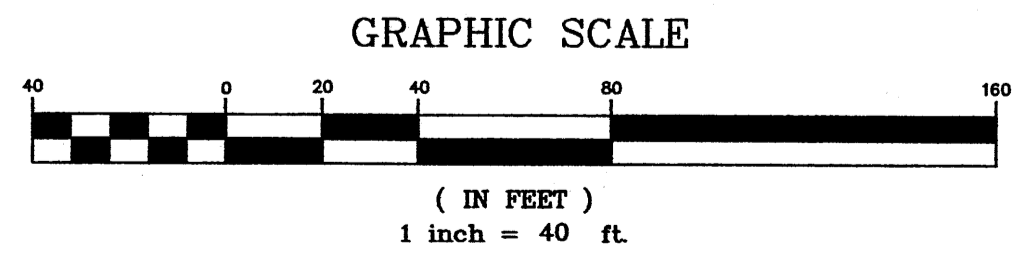


### Legend

|                                  |   |     |                        |
|----------------------------------|---|-----|------------------------|
| N 90°00'00" E<br>(N 90°00'00" E) | MEASURED BEARING AND DISTANCES                    | OHU | OVERHEAD UTILITY LINES |
| ((N 90°00'00" E))                | RECORD BEARINGS AND DISTANCES<br>PLAT FOR LOT "B" | —○— | CHAIN LINK FENCE       |
| ⊙                                | RECORD BEARINGS AND DISTANCES<br>PLAT FOR LOT "A" | —□— | METAL FENCE            |
| ⊙                                | FOUND AS INDICATED                                | ⊙   | GAS METER              |
| ⊙                                | SET AS INDICATED                                  | ⊙   | ELECTRIC METER         |
| ⊙                                | COVERED AREA                                      | ⊙   | STORM DRAIN MANHOLE    |
| ⊙                                | CONCRETE AREA                                     | ⊙   | FIRE HYDRANT           |
| ⊙                                | BLOCK WALL  | ⊙   | WATER METER            |
| ⊙                                | UTILITY POLE                                      | ⊙   | SANITARY SEWER MANHOLE |
|                                  |   | ⊙   | RAILROAD TRACKS        |

| LINE | LENGTH          | BEARING                         |
|------|-----------------|---------------------------------|
| L1   | 9.07' ((9.07')) | N 75°51'56" W ((N 76°08'00" W)) |

| CURVE | LENGTH              | RADIUS            | DELTA      | CHORD  | CHORD BEARING |
|-------|---------------------|-------------------|------------|--------|---------------|
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C1-7

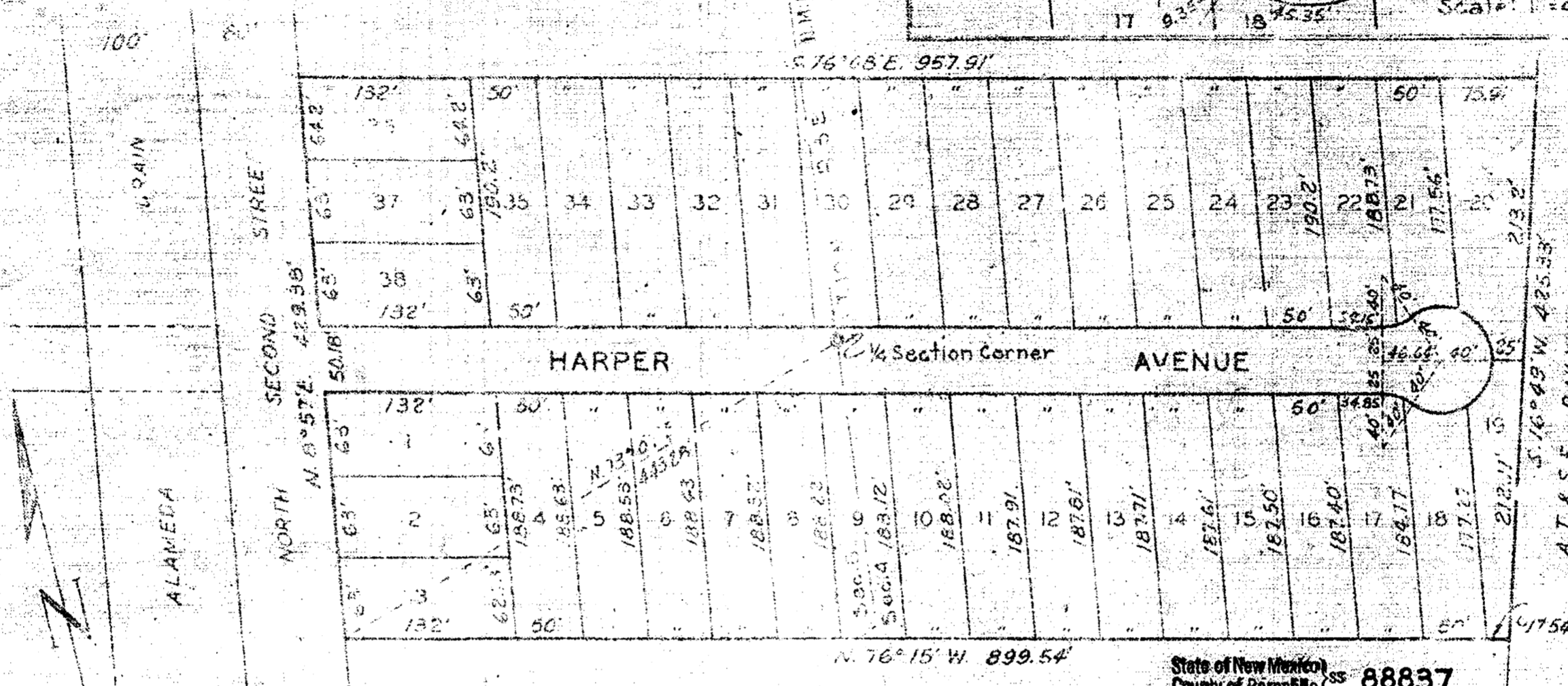
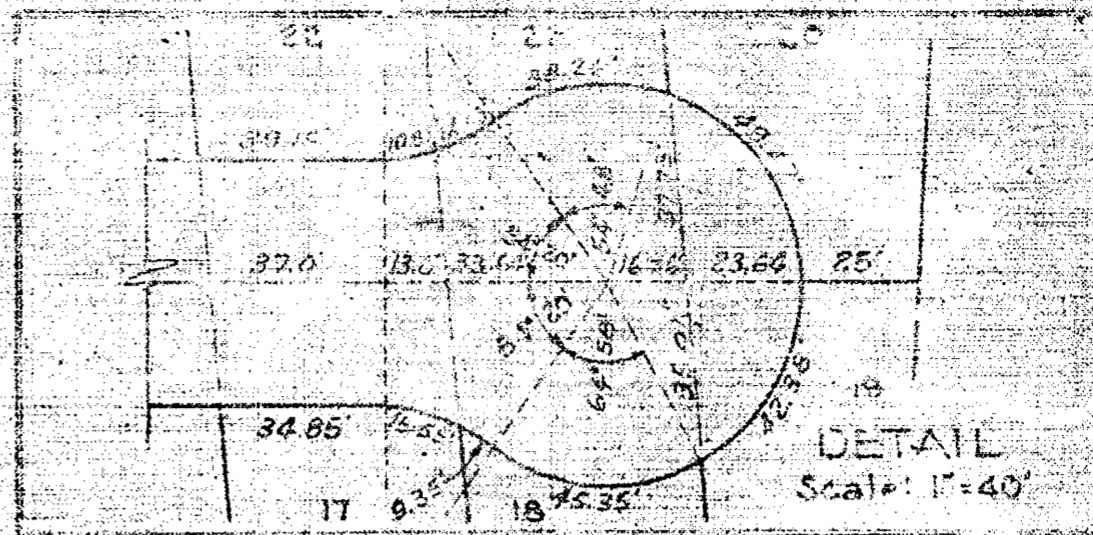
C1-7

PLAT OF  
**CAMPBELL'S ADDITION NO. ONE**

ALBUQUERQUE, N. M. & MEXICO

SCALE = 100 FEET  
 ROSS - BEYER ENGINEERING OFFICE  
 JUNE 1945 - FEB. 1946 E.R. EBJ-M.C.R.

SEAL



I, Edmund Ross, County Surveyor of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 17 of New Mexico Session Laws 1939, of a map filed for record on the 1st day of March, 1946.

**NOTE:** Easements for Irrigation Ditches and Utility Lines are reserved along the Easterly lines of Lots 2, 3, 19, 20, 36 and 37; Southerly lines of Lots 3 to 19, inclusive, and Northerly lines of Lots 20 to 36, inclusive.

State of New Mexico  
 County of Bernalillo, ss **88837**  
 This instrument was filed for record on  
**MAR 1 1946**  
 At 3:30 o'clock p.m. Records in Vol. ...  
 of records of said County filed  
 s/ *May Cleghorn* Clerk & Recorder  
 Deputy Clerk

The foregoing subdivision of that certain tract of land situate in School District No. 22, Bernalillo County, New Mexico, in Sections 4 and 5, Township 19 North, Range 3 East, N.M.P.M., being the property designated as Tract No. 34-B on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described as follows: Beginning at the Southwest corner, a point on the Easterly line of North Second Street, whence the corner common to Sections 4 and 5, T.10 N., R.3 E., N.M.P.M., as shown on Bernalillo County Survey Sheet No. 18, bears N. 73° 07' E., 443.28 feet distant; running from said beginning point N. 8° 57' E., along the Easterly line of North Second Street, 429.38 feet to the Northwest corner; thence S. 76° 08' E., 957.91 feet to the Northeast corner; thence S. 16° 49' W., along the Westerly line of the A.T. & S.F. Railway Company's Right-of-Way, 425.33 feet to the Southeast corner; thence N 76° 15' W., along the Northerly line of Block A, Monkbridge Addition, 899.54 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 38, inclusive, of CAMPBELL'S ADDITION NO. ONE, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

s/ *B.B. Campbell*  
 Owner and Proprietor

State of New Mexico, )  
 County of Bernalillo, ) ss.  
 On this 27th day of February, 1946, before me, a Notary Public in and for said County, appeared *B.B. CAMPBELL*, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

s/ *D. A. McPherson*  
 Notary Public

My commission expires November 21st., 1947.

I, *Edmund Ross*, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the plat of CAMPBELL'S ADDITION NO. ONE upon which this certificate appears, and approved the same this 26th day of June, 1945.

s/ *Edmund Ross*  
 County Surveyor

I, *May Cleghorn*, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of CAMPBELL'S ADDITION NO. ONE upon which this certificate appears was approved and accepted for filing by the Board of County Commissioners of said County at its meeting held on the 26th day of June, 1945.

s/ *May Cleghorn*  
 County Clerk

C1-7



Vicinity Map G-15

**Indexing Information**

Projected Section 9, Township 10 North, Range 4 East, N.M.P.M.  
 Within Town of Albuquerque Grant  
 Subdivision: Campbell's Addition No. 1  
 Owner: Commercial Self Storage, LLC  
 UPC #: 101506003625831523 (Lot B-1)  
 101506005028720121 (Lot A)

**Record and Measured Legal Description**

PARCEL 1:  
 LOT LETTERED "A" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1976 IN PLAT BOOK C11, PAGE 132.

PARCEL 2:  
 LOT LETTERED "B-1" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 29, 2004, IN PLAT BOOK 2004C, PAGE 345.

**Site Sketch Showing the Easements Being Vacated**

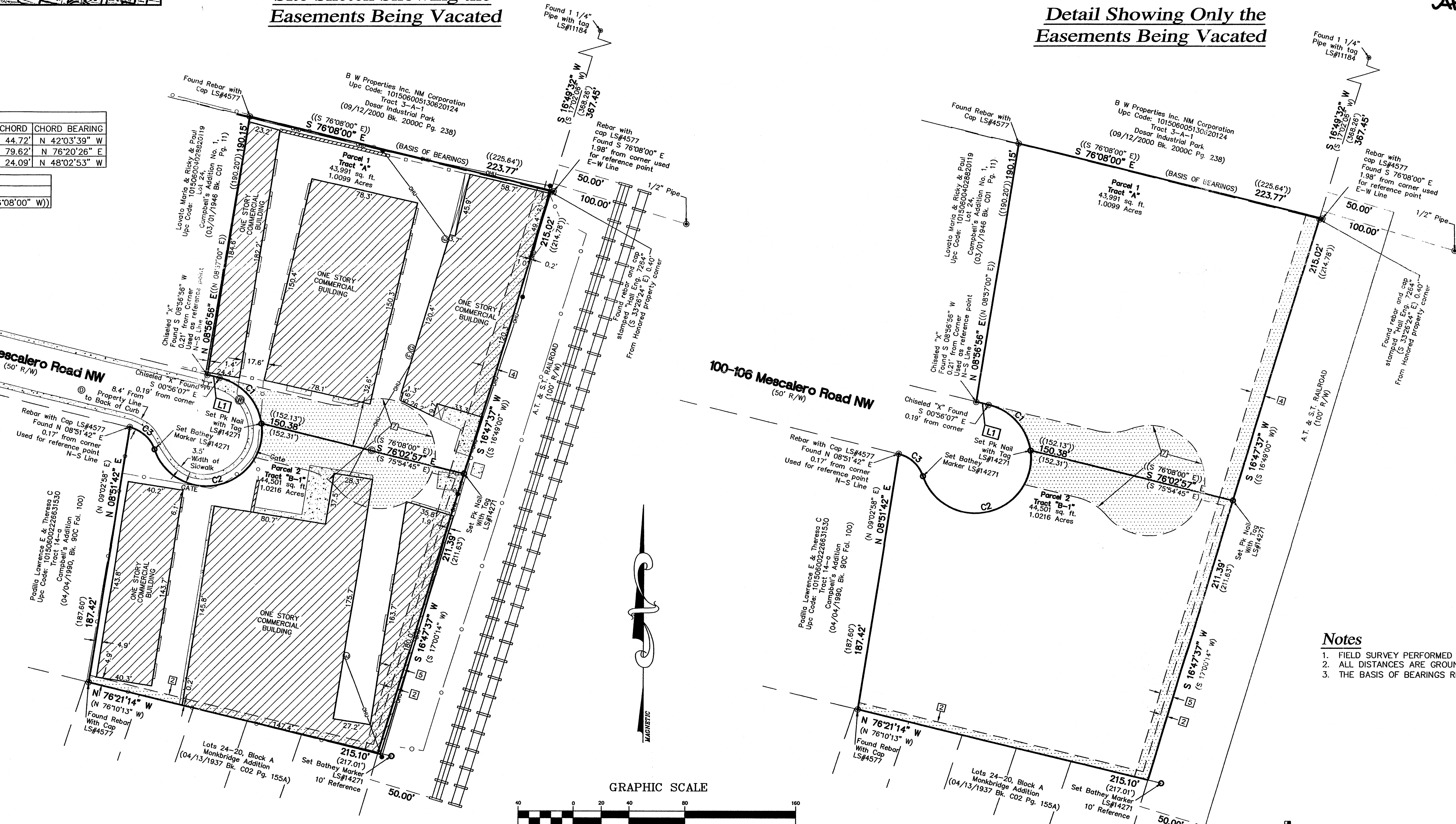
| CURVE TABLE |             |         |            |        |                          |
|-------------|-------------|---------|------------|--------|--------------------------|
| CURVE       | LENGTH      | RADIUS  | DELTA      | CHORD  | CHORD BEARING            |
| C1          | ((47.46'))  | 47.46'  | ((40.00')) | 40.00' | 67°58'34" N 42°03'39" W  |
| C2          | ((117.87')) | 117.86' | (40.00')   | 40.00' | 168°49'36" N 76°20'26" E |
| C3          | ((25.06'))  | 25.13'  | (25.00')   | 25.00' | 57°36'15" N 48°02'53" W  |

| LINE TABLE |   |
|------------|---|
| LINE       | BEARING   |
| L1         | 9.07' ((9.07')) N 76°02'25" W ((N 76°08'00" W)) |

**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 AS INDICATED             |
| ○                 | SET AS INDICATED               |
| ▨                 | COVERED AREA                   |
| ▨                 | CONCRETE AREA                  |
| ▨                 | BLOCK WALL                     |
| —●—               | UTILITY POLE                   |
| —○—               | OVERHEAD UTILITY LINES         |
| —○—               | CHAIN LINK FENCE               |
| —□—               | METAL FENCE                    |
| ⊙                 | GAS METER                      |
| ⊙                 | ELECTRIC METER                 |
| ⊙                 | STORM DRAIN MANHOLE            |
| ⊙                 | FIRE HYDRANT                   |
| ⊙                 | WATER METER                    |
| ⊙                 | SANITARY SEWER MANHOLE         |
| —+—               | RAILROAD TRACKS                |



**Detail Showing Only the Easements Being Vacated**

- Easement Notes**
- 5' DITCH & UTILITY EASEMENT SCALED FROM PLAT—NO WIDTH PROVIDED (03/01/1946 VOL. C1, FOL. 7) VACATED WITH THE FILING OF THIS PLAT.
  - 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND US COMMUNICATION EASEMENT PORTIONS THEREOF—AERIAL EASEMENTS ONLY (10/05/1998, BK. 9816, PG. 5614, DOC. #1998127449) VACATED WITH THE FILING OF THIS PLAT.
  - 10' PUBLIC SERVICE COMPANY OF NEW MEXICO & TELECOMMUNICATIONS EASEMENT (10/05/1998, BK. 9816, PG. 5632) VACATED WITH THE FILING OF THIS PLAT.
  - RESERVED AS EASEMENT FROM VACATION (V-76-22, MARCH 16, 1977, MISC. 524, PAGE 998 DOC. 7714542) VACATED WITH THE FILING OF THIS PLAT.

**Easement Exhibit**  
**Showing Easements**  
**To Be Vacated**  
 Within  
**Lots Lettered "A" and "B-1"**  
**Campbell's Addition No. 1**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2015

PROJECT: 1010404  
 DATE: 4-8-15  
 APP: 15-70113

- Notes**
- FIELD SURVEY PERFORMED IN MARCH 2012.
  - ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
  - THE BASIS OF BEARINGS REFERENCES PLAT OF RECORD TRACT "A".

# Easement Exhibit Showing Easements Remaining and Proposed Within

## Lots Lettered "A" and "B-1" Campbell's Addition No. 1

City of Albuquerque  
Bernalillo County, New Mexico  
March 2015

### Easement Notes

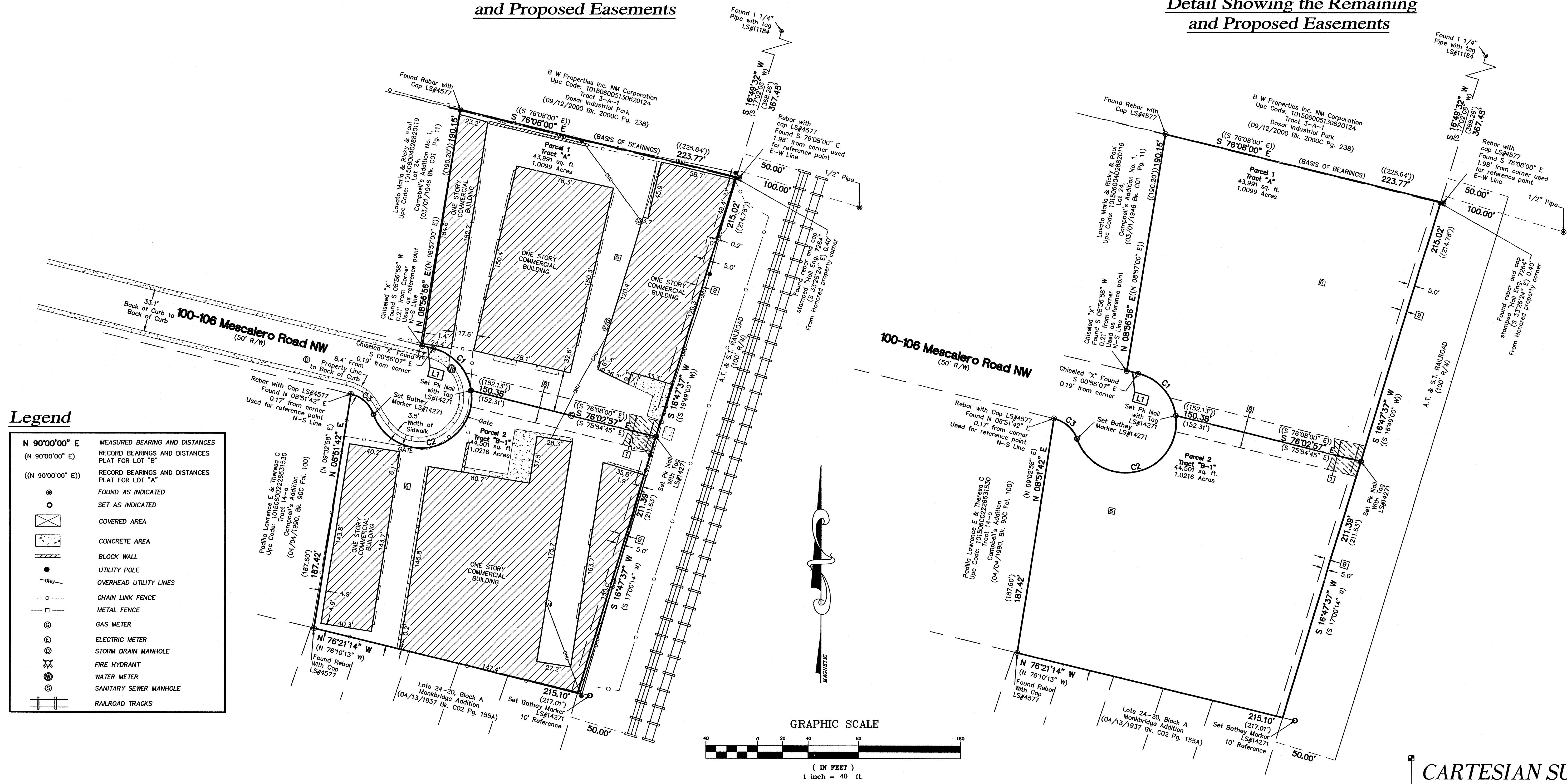
- ① EXISTING 25' EASEMENT 12.5' (TYP) (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393). SHOWN HEREON AS [Symbol]
- ② EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264).
- ③ EXISTING 25' UTILITY EASEMENT 12.5' (TYP) (BK. C11, FOL. 132).
- ④ 5' AERIAL EASMENT FOR PNM AND CENTURYLINK GRANTED WITH THE FILING OF THIS PLAT.

| CURVE TABLE |                     |                   |            |        |               |
|-------------|---------------------|-------------------|------------|--------|---------------|
| CURVE       | LENGTH              | RADIUS            | DELTA      | CHORD  | CHORD BEARING |
| C1          | ((47.46')) 47.46'   | ((40.00')) 40.00' | 67°58'34"  | 44.72' | N 42°03'39" W |
| C2          | ((117.87')) 117.86' | ((40.00')) 40.00' | 168°49'36" | 79.62' | N 76°20'26" E |
| C3          | ((25.06')) 25.13'   | ((25.00')) 25.00' | 57°36'15"  | 24.09' | N 48°02'53" W |

| LINE TABLE |                 |                                 |
|------------|-----------------|---------------------------------|
| LINE       | LENGTH          | BEARING                         |
| L1         | 9.07' ((9.07')) | N 76°02'25" W ((N 76°08'00" W)) |

Site Sketch Showing the Remaining  
and Proposed Easements

Detail Showing the Remaining  
and Proposed Easements



### Legend

|                   |  |
|-------------------|--|
| N 90°00'00" E     | MEASURED BEARING AND DISTANCES                 |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B" |
| ((N 90°00'00" E)) | RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A" |
| ○                 | FOUND AS INDICATED                             |
| ○                 | SET AS INDICATED                               |
| ⊗                 | COVERED AREA                                   |
| ▨                 | CONCRETE AREA                                  |
| ▬                 | BLOCK WALL                                     |
| —○—               | UTILITY POLE                                   |
| —○—               | OVERHEAD UTILITY LINES                         |
| —○—               | CHAIN LINK FENCE                               |
| —○—               | METAL FENCE                                    |
| ⊗                 | GAS METER                                      |
| ⊗                 | ELECTRIC METER                                 |
| ⊗                 | STORM DRAIN MANHOLE                            |
| ⊗                 | FIRE HYDRANT                                   |
| ⊗                 | WATER METER                                    |
| ⊗                 | SANITARY SEWER MANHOLE                         |
| —                 | RAILROAD TRACKS                                |