

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 AND

PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

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:

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. _____ 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, EXECUTIVE VICE PRESIDENT DATE
 BOKF, NA D/B/A BANK OF OKLAHOMA

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

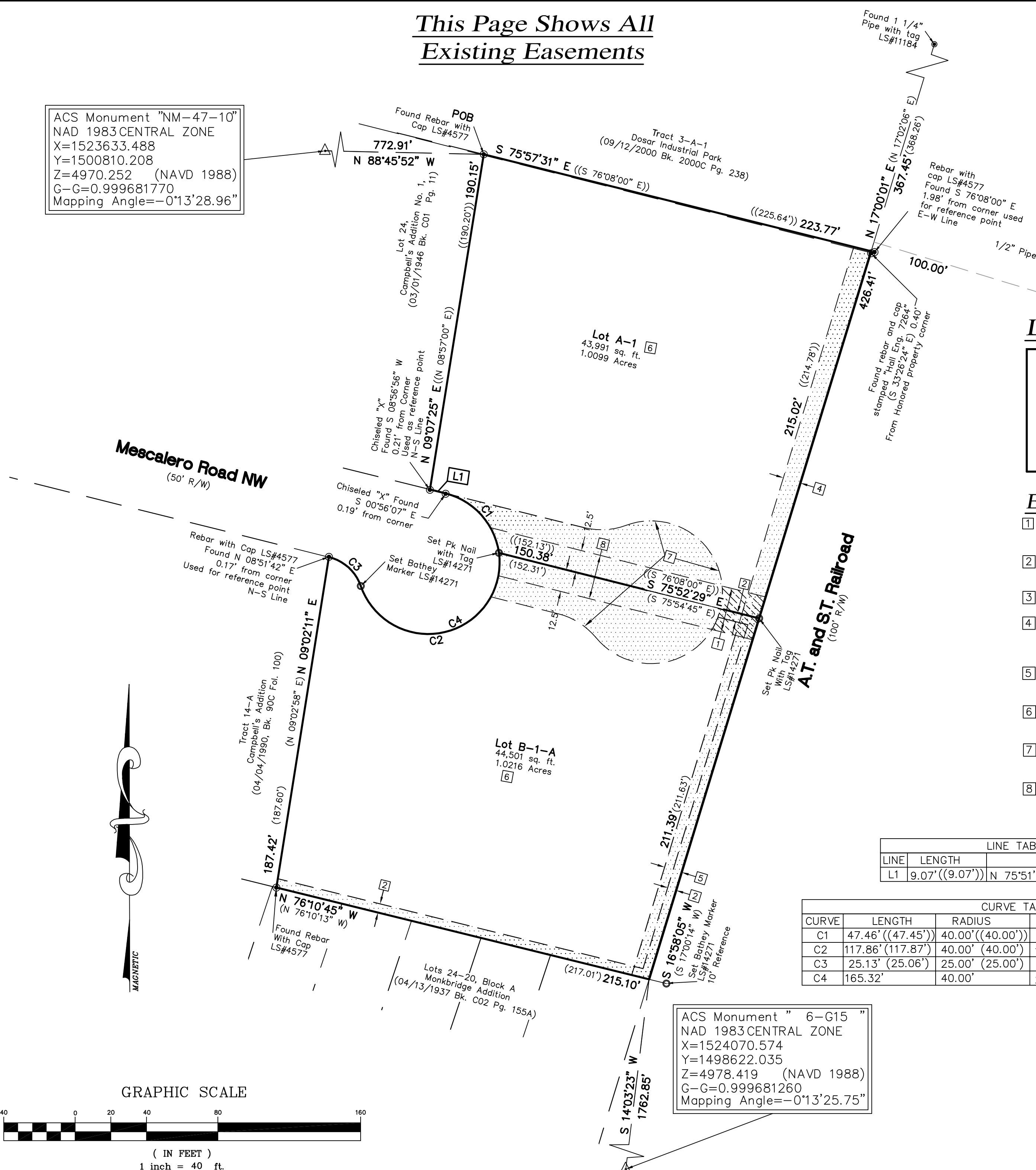
BY: JENNIFER S. THOMAS, EXECUTIVE VICE PRESIDENT, BOKF, NA D/B/A BANK OF OKLAHOMA

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

This Page Shows All Existing Easements

**Plat for
Lots A-1 and B-1-A
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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 .
- 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
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.

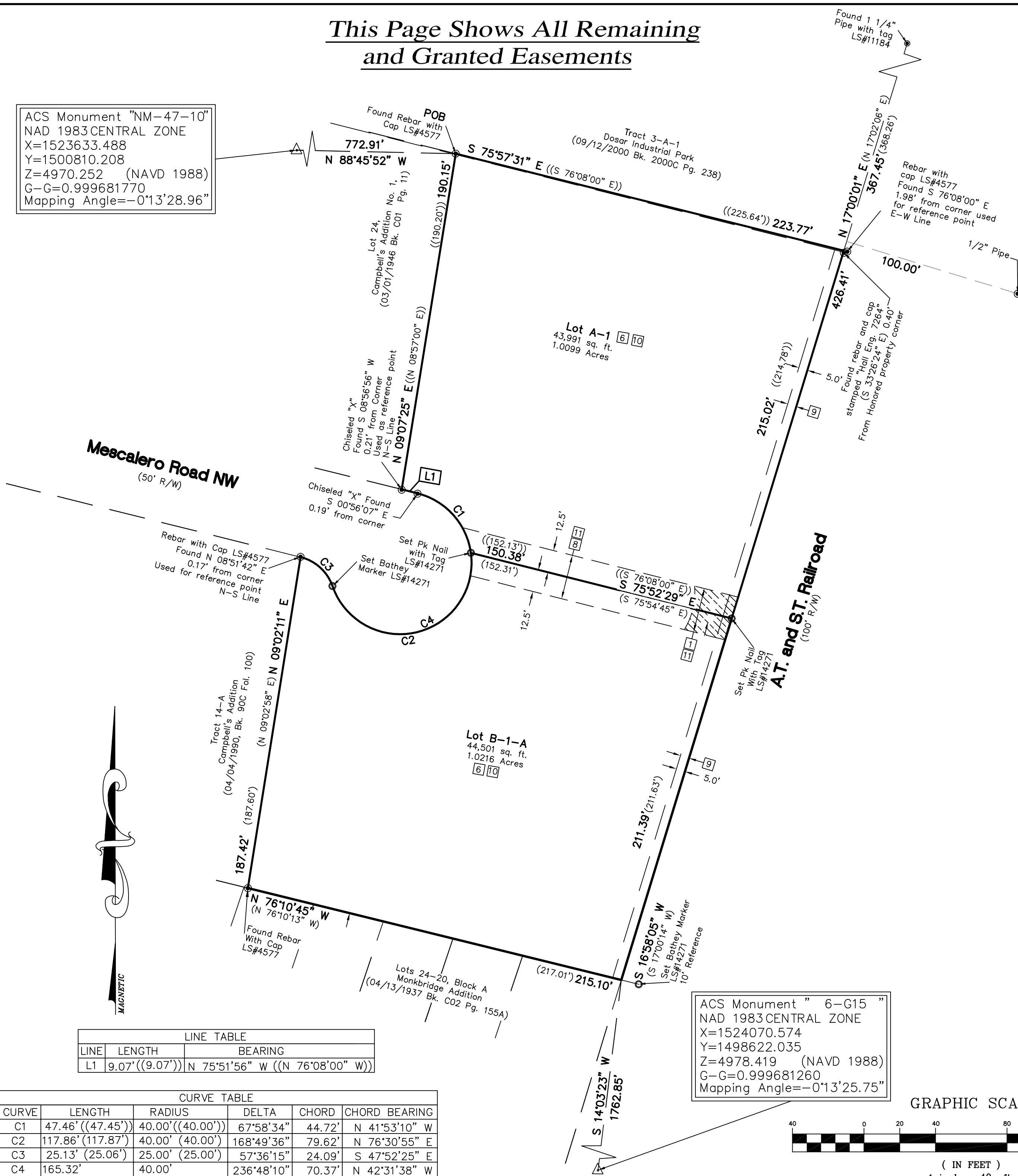
CARTESIAN SURVEYS INC.

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

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

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- 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

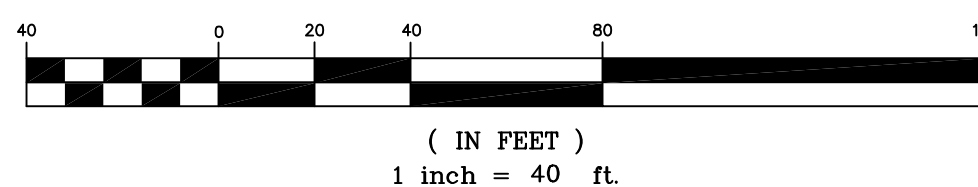
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

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