

Vicinity Map - Zone Atlas F-21-Z

N.T.S.

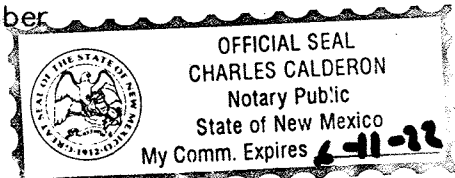
Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000044433 AND AN EFFECTIVE DATE OF JULY 5, 2018.
- PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2003 IN BOOK 2003C, PAGE 40.

Free Consent & Dedication

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 DO HEREBY GRANT 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 THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

[Signature] 1-17-2020
 Dawson Hedges, Managing Member
 Guardian Storage IV, LLC



STATE OF NEW MEXICO }
 COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th January 2020
 Dawson Hedges, Managing Member, Guardian Storage IV, LLC

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 33, Township 11 North, Range 4 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Academy Place
 Owner: Guardian Storage IV, LLC
 UPC # 102106149525340228

Purpose of Plat

- DEDICATE RIGHT-OF-WAY.

DOCH 2020008769

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 PLAT P: \$25.00 B: 2020C P: 0011 Linda Stover, Bernalillo County

Subdivision Data

GROSS ACREAGE. 2.3790 ACRES
 ZONE ATLAS PAGE NO. F-21-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.00 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0615 ACRES
 DATE OF SURVEY. JULY 2018

Notes

- FIELD SURVEY PERFORMED IN JULY 2018.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

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.

Legal Description

LOT NUMBERED G-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 25, 2003, IN BOOK 2003C, PAGE 40.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 102106149525340228

PROPERTY OWNER OF RECORD

SL Juan Tabo Land LLC

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat for Tract G-1-A Academy Place Being Comprised of Tract G-1

Academy Place
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2020

Project Number: PR-2019-002184

Application Number: SD-2020-00627

Plat Approvals:

[Signature] 1/24/2020
 PNM Electric Services
[Signature] 1/23/2020
 Qwest Corp. db/a CenturyLink QC
[Signature] 1/23/2020
 New Mexico Gas Company
[Signature] 1/23/2020
 Comcast

City Approvals:

[Signature] 1/17/2020
 City Surveyor
[Signature] 01-29-20
 Traffic Engineer
[Signature] 01-29-20
 ABCWA
[Signature] 1-29-20
 Code Enforcement
[Signature] 01-29-2020
 Parks and Recreation Department
[Signature] 1/29/2020
 AMAFCA
[Signature] 1-29-2020
 City Engineer
[Signature] 1-29-20
 DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A 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 FOR THE CITY OF ALBUQUERQUE, 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] 1/17/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

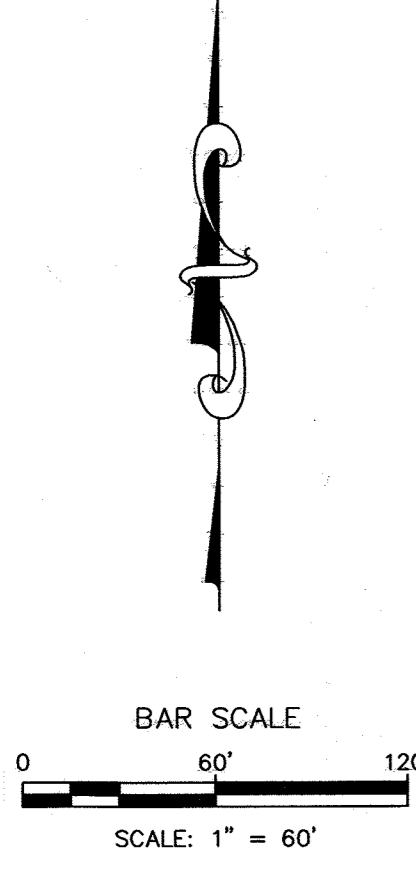
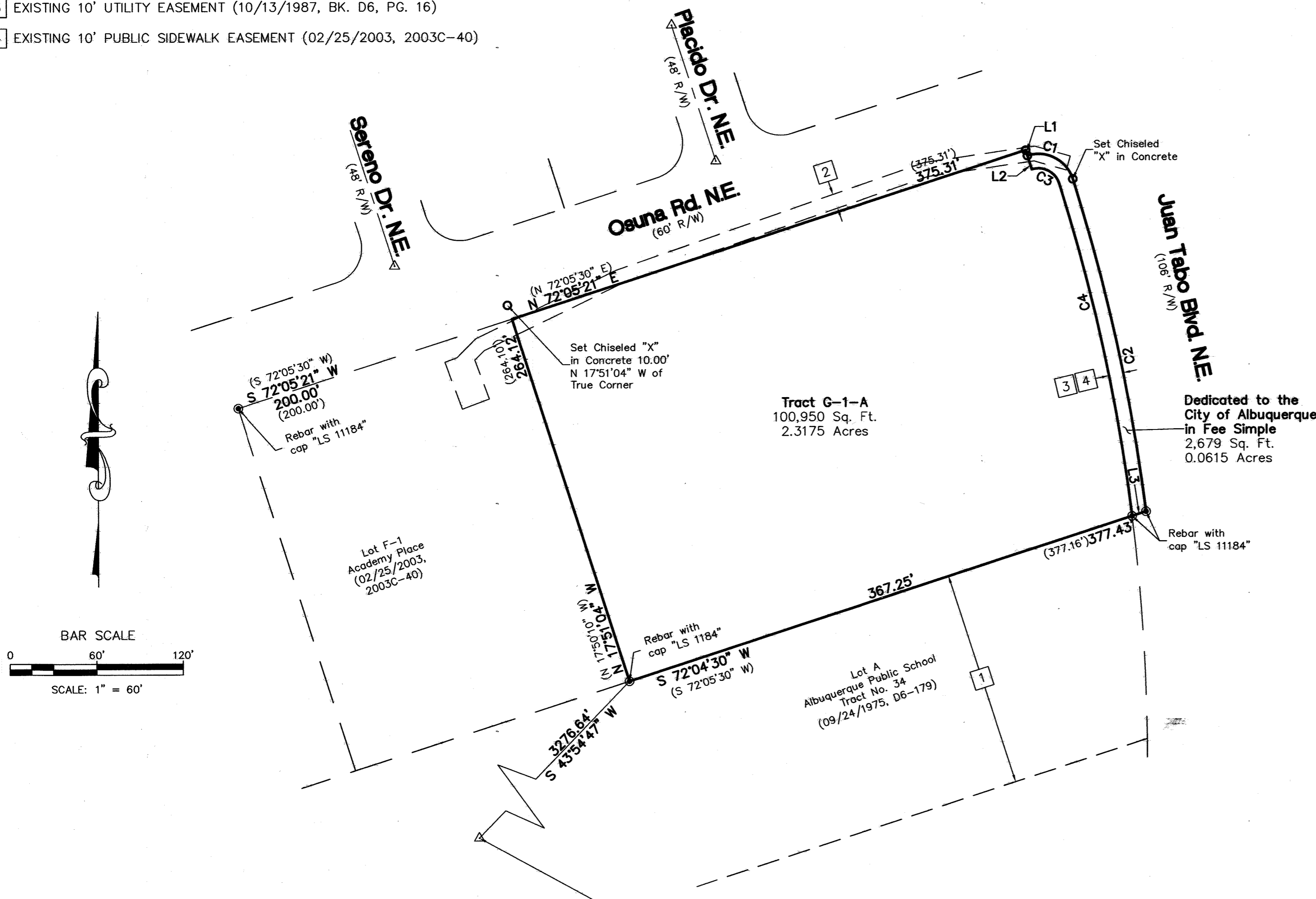
- 1 EXISTING 150' DRAINAGE EASEMENT AND UNDERGROUND SEWER AND WATER LINE EASEMENT (09/24/1975, D6-179)
- 2 EXISTING 10' UNDERGROUND PNM EASEMENT (11/05/2004, BK. A86, PG. 5611, DOC. NO. 2004156042) BASED UPON REAL LOCATION OF THE ELECTRIC LINE IN PLACE
- 3 EXISTING 10' UTILITY EASEMENT (10/13/1987, BK. D6, PG. 16)
- 4 EXISTING 10' PUBLIC SIDEWALK EASEMENT (02/25/2003, 2003C-40)

DOCH 202008769
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 PLAT R-325, 00 B: 2020C P: 0011 Linda Stover, Bernalillo County

**Plat for
 Tract G-1-A
 Academy Place
 Being Comprised of
 Tract G-1
 Academy Place
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2020**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (2/25/2003, 03C-40)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE INDICATED



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 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, 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 #	Direction	Length (ft)
L1	S 17°50'06" E (S 17°50'10" E)	4.00' (4.00')
L2	S 17°54'31" E	10.00'
L3	N 72°04'39" E	10.18'

ACS Monument "31_F21"
 NAD 1983 CENTRAL ZONE
 X=1558298.549*
 Y=1503005.627*
 Z=5639.332* (NAVD 1988)
 G-G=0.999641835
 Mapping Angle=-0°09'28.96"

* U.S. SURVEY FEET

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.47' (39.47')	25.00' (25.00')	90°28'11"	35.50'	N 62°40'25" W
C2	236.28' (236.36')	1312.00' (1312.00')	10°19'06"	235.96'	N 12°16'50" W
C3	23.68'	15.00'	90°28'11"	21.30'	N 62°40'25" W
C4	236.39'	1302.00'	10°24'09"	236.06'	N 12°14'19" W

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