

LOCATION MAP D-17-Z

PURPOSE OF PLAT

1. To vacate ABCWUA water and sanitary sewer easement as shown hereon.
2. To vacate public utility easement (PUE) as shown hereon.
3. To create Lot 28-A-1 as shown hereon.

SUBDIVISION DATA

1. Project No.: PR-2019-002668
2. Application No.: SD-2023-00086 & SD-2023-00087
3. Zone Atlas Index No.: D-17-Z
4. Total Number of Lots created: 1
5. Total Number of existing Lots: 1
6. Gross Subdivision Acreage: 4.9146 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled: "INTERSTATE INDUSTRIAL TRACT", (10-28-1982, C20-079) all being records of Bernalillo County, New Mexico.
5. Field Survey: October, 2021.
6. Title Report(s): None provided.
7. Address of Property: 4000 Ellison Street NE, Albuquerque, NM 87109
8. City of Albuquerque, New Mexico IDO Zone: NR-LM
9. 100 Year Flood Zone Designation: ZONE X and ZONE A, as shown on Panel 136 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. Zone A is confined to existing concrete channel.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND 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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all 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.

Owner: Security Self Storage, Inc., a New Mexico corporation
John E. Mechenbier 02/21/2023
 John E. Mechenbier, Vice President Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 21st day of February, 2023, this instrument was acknowledged before me by John E. Mechenbier, Vice President of Security Self Storage, Inc., a New Mexico corporation, on behalf of said corporation.

Maria Ronquillo
 Notary Public

STATE OF NEW MEXICO
 NOTARY PUBLIC
 MARIA RONQUILLO
 COMMISSION # 1017369
 EXPIRES JUNE 22, 2024

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 28-A, INTERSTATE INDUSTRIAL TRACT, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 28, 1982, in Plat Book C20, Page 79, and containing 4.9146 acres more or less.

DOC# 2024010151
 02/14/2024 11:52 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2024C P: 0007 Linda Stover, Bernalillo County

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/s with gear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

BERNALILLO COUNTY TREASURER

This is to certify that taxes are current and paid on UPC 101706315101030212
 Property owner of record
Security Self Storage
 Bernalillo County Treasurers Office 2/1/24 LLC

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 erected on the lots or parcels within the area of this plat.

PLAT FOR
 LOT 28-A-1
 INTERSTATE INDUSTRIAL TRACT
 (A REPLAT OF LOT 28-A, INTERSTATE INDUSTRIAL TRACT)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 23,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

PROJECT NUMBER: PR-2019-002668
 Application Number: SD-2023-00086 & SD-2023-00087

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON APRIL 26, 2023.

Utility Approvals:
Daniel Aragon 3/07/2023
 Public Service Company of New Mexico Date
M. E. H. 3/7/2023
 New Mexico Gas Company Date
Abdul A. Bhuiyan 03/09/2023
 Lumen Date
Mike Martin 3/8/2023
 Comcast Date

City Approvals:
Lozan N. Rianchover P.S. 3/24/2023
 City Surveyor Date
 N/A
 Real Property Division Date
Ernest Armijo Jun 28, 2023
 Traffic Engineering, Transportation Division Date
David L. Smith Feb 1, 2024
 Albuquerque-Bernalillo County Water Utility Authority Date
Mike Pugh Jun 27, 2023
 Parks and Recreation Department Date
AMANDA 3/21/2023
 Date
Heper Chan Jun 27, 2023
 Hydrology Department Date
Chad Pugh Jun 27, 2023
 Date
Chad Pugh Jun 27, 2023
 Planning Department Date
Shelby Primmer Feb 2, 2024
 City Engineer Date

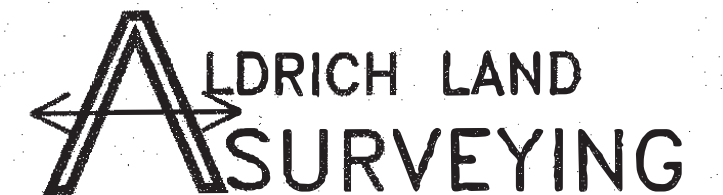
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, utility companies and other parties expressing an interest 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."

Timothy Aldrich 02/17/2023
 Timothy Aldrich, P.S. No. 7719 Date



Drawn By: TA	Date: 02-17-2023
Checked By: TA	Drawing Name: 21162PL2.DWG
Job No.: 21-162	Sheet: 1 of 2

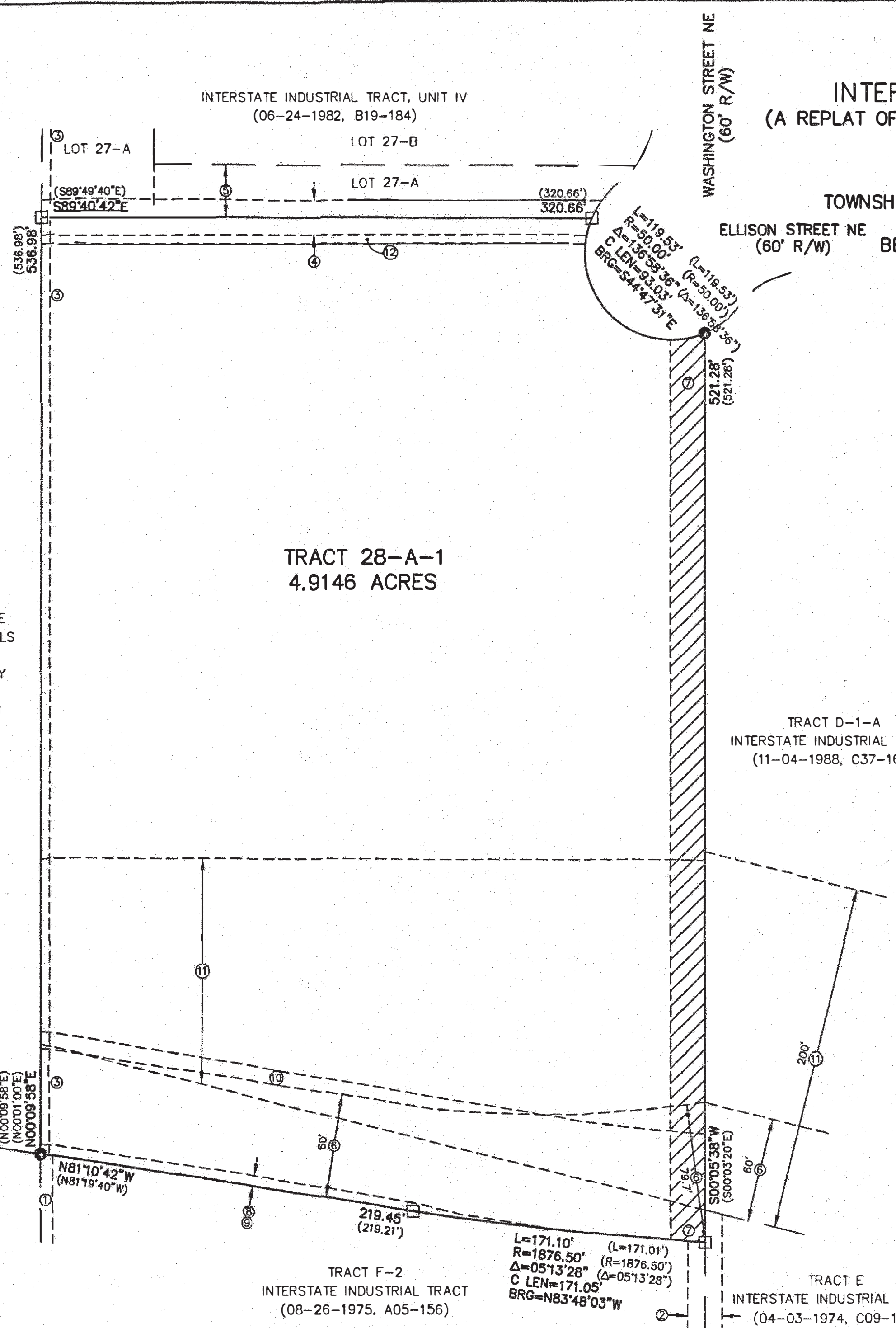
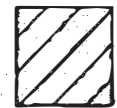


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PLAT FOR
LOT 28-A-1
INTERSTATE INDUSTRIAL TRACT
 (A REPLAT OF LOT 28-A, INTERSTATE INDUSTRIAL TRACT)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 23,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2023

EASEMENTS

- ① EXISTING 7' PUBLIC DRAINAGE & PUBLIC UTILITY EASEMENT (PUE)
(04-03-1974, C09-171)
- ② EXISTING 20' PUBLIC DRAINAGE EASEMENT
(04-03-1974, C09-171)
- ③ EXISTING 5' PUBLIC UTILITY EASEMENT (PUE)
(05-07-1979, D09-119)
- ④ EXISTING 20' PUBLIC DRAINAGE EASEMENT
(05-07-1979, D09-119)
- ⑤ EXISTING 30' PRIVATE ACCESS EASEMENT
(06-24-1982, B19-184)
- ⑥ EXISTING PUBLIC DRAINAGE EASEMENT
(10-28-1982, C20-079)
- ⑦ EXISTING 20' ABCWUA WATER AND SANITARY SEWER EASEMENT
EXISTING 20' PUBLIC UTILITY EASEMENT (PUE)
(10-28-1982, C20-079)
(VACATED BY THIS PLAT)
- ⑧ EXISTING AMAFCA QUITCLAIM EASEMENT
(08-10-1989, 1989069583)
- ⑨ EXISTING AMAFCA ENCROACHMENT LICENSE AGREEMENT
(10-19-1995, 1995107048)
- ⑩ EXISTING AMAFCA PERMANENT STORM DRAINAGE WORKS EASEMENT
(03-23-2001, 2001032296)
- ⑪ EXISTING PNM ELECTRIC EASEMENT
(00-00-0000, D459-341)
(10-28-1982, C20-079)
QUITCLAIM OF ELECTRIC EASEMENT
(08-26-2020, 2020081963)
- ⑫ 5' PUE
(GRANTED BY THIS PLAT)
- ⑬ EXISTING AMAFCA ENCROACHMENT AND MAINTENANCE AGREEMENT
(12-21-2022, 2022108390)



RIGHT-OF-WAY PARCEL E
 NORTH DIVERSION CHANNELS
 AND INLET CHANNELS
 DRAINAGE RIGHT-OF-WAY
 PHASE 4
 (10-11-1996, 96C-429)
 (SOUTH PINO INLET)

AGRS MONUMENT
 "NAA-8"
 N=1513775.500 (US SURVEY FOOT)
 E=1534148.397 (US SURVEY FOOT)
 G-C=0.999673929
 Δα=-00°12'17.09"
 CENTRAL ZONE
 (NAD83)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 6544"
- FOUND CROSS SCRIBED ON CONCRETE
- SET 1/2" REBAR WITH CAP "7719"

DOCH 2024010151

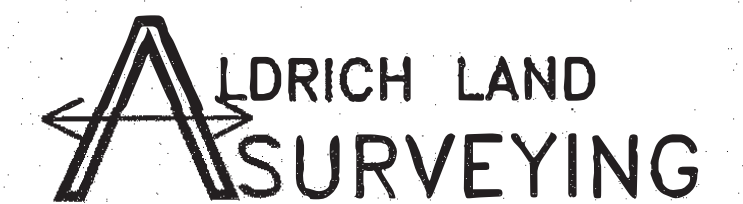
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 PLAT R-826,00 B-2024C P-0007 Linda Stover, Bernalillo County

TRACT F-2
 INTERSTATE INDUSTRIAL TRACT
 (08-26-1975, A05-156)

TRACT D-1-A
 INTERSTATE INDUSTRIAL TRACT
 (11-04-1988, C37-166)

TRACT E
 INTERSTATE INDUSTRIAL TRACT
 (04-03-1974, C09-171)

Drawn By:	TA	Date:	02-17-2023
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