

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 101505922544010375

101505922646710375

Storage Enterprises LLC

[Signature]
Bernalillo County Treasurer

6/7/21
Date

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 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.

DOCH 2021077406

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PLAT R: \$25.00 B: 2021C P: 0079 Linda Stover, Bernalillo County

PURPOSE OF PLAT

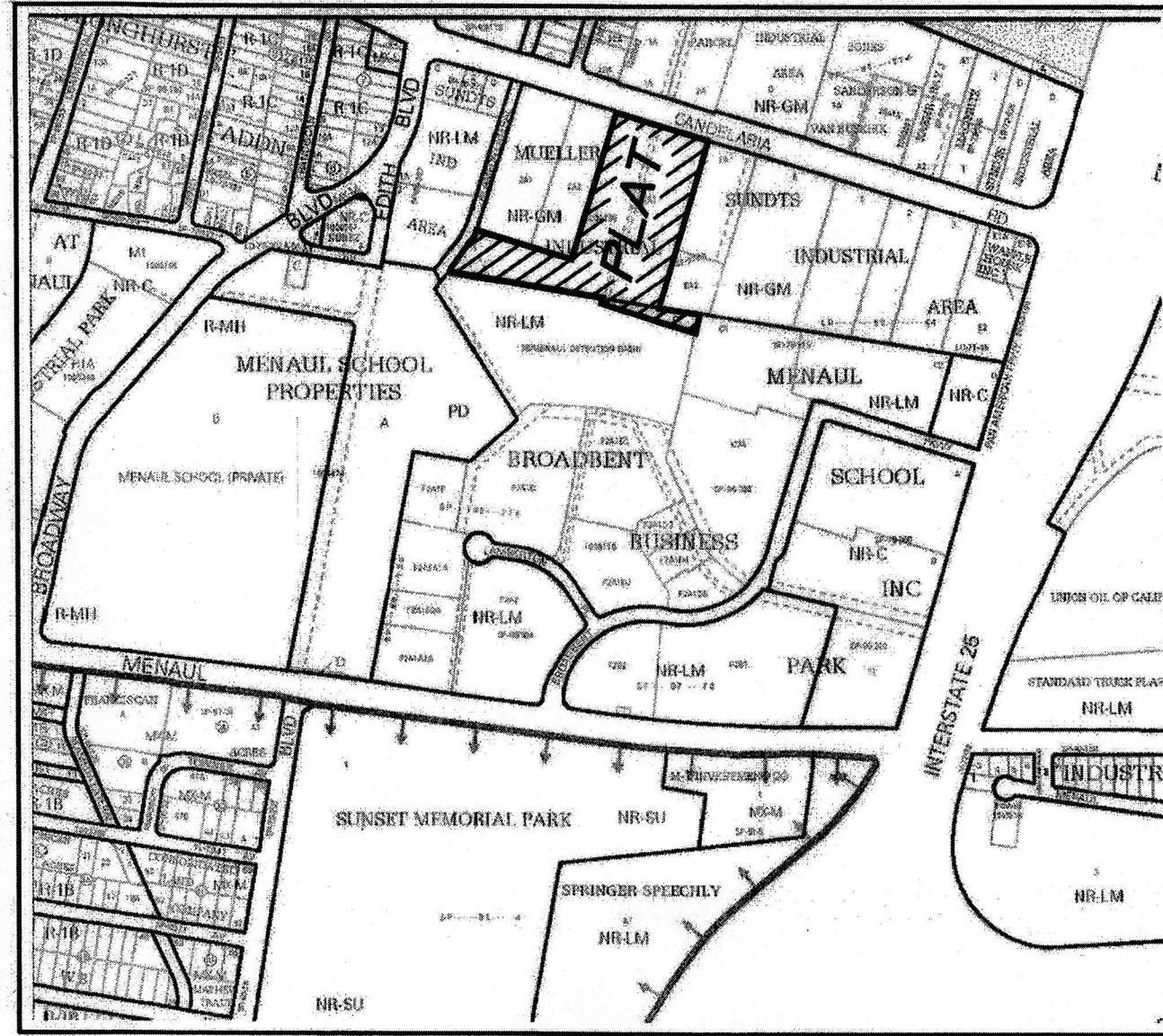
The purpose of this plat is to:

- a. Reconfigure Two (2) existing Tracts into One (1) new tract as shown hereon.
- b. Grant the new public easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
March 4, 2021



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
9. City of Albuquerque Zone Atlas Page H-15.

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 1
3. No Public Street right of way dedicated by this plat
4. Gross Subdivision acreage: 7.8883 acres.

**PLAT OF TRACT 1A-1A
MUELLER INDUSTRIAL SUBDIVISION**

(BEING A REPLAT OF TRACT 1A-1, MUELLER INDUSTRIAL SUBDIVISION AND TRACT C4, LANDS OF MENAUL SCHOOL, INC.)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 9

TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH, 2021

PROJECT NUMBER: PR-2021-005296

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
Public Service Company of New Mexico

3/12/2021
Date

[Signature]
New Mexico Gas Company

3/15/2021
Date

[Signature]
Qwest Corporation d/b/a CenturyLink QC

03/11/2021
Date

[Signature]
Comcast

3/11/21
Date

CITY APPROVALS:

[Signature]
Loren Risenhoover P.S.
City Surveyor
Department of Municipal Development

3/09/2021
Date

[Signature]
Real Property Division

Date

[Signature]
Environmental Health Department

Date

[Signature]
Jeanne Wolfenbarger
Traffic Engineering, Transportation Division

May 11, 2021
Date

[Signature]
Blaine Carter
ABCWUA

May 11, 2021
Date

[Signature]
Cheryl Sommerfeldt
Parks and Recreation Department

May 11, 2021
Date

[Signature]
AMAFCA

5/10/2021
Date

[Signature]
Ernest Armijo
City Engineer

May 11, 2021
Date

[Signature]
Carl Garcia
Code Enforcement

May 11, 2021
Date

[Signature]
BRB Chairperson, Planning Department

May 12, 2021
Date

M.R.G.C.D.

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 *[Signature]* DATE 4/9/21

SURV TEK, INC.

Consulting Surveyors
P.O. Box 68885, Albuquerque, New Mexico 87114

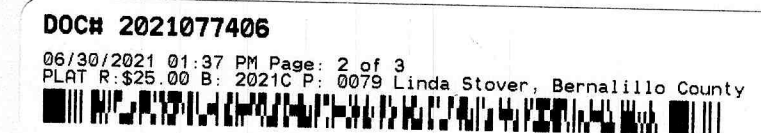
Phone: 505-300-4732

**PLAT OF
TRACT 1A-1A
MUELLER INDUSTRIAL SUBDIVISION**

(BEING A REPLAT OF TRACT 1A-1, MUELLER INDUSTRIAL
SUBDIVISION AND TRACT C4, LANDS OF MENAUL SCHOOL, INC.)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
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TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2021



DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- Plat entitled "PLAT OF TRACTS E-A-1 AND E-A-2, SUNDT'S INDUSTRIAL AREA, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 21, 1997 in Volume 97C, Folio 23.
- Plat entitled "PLAT OF TRACT 1A-1 & 2-A, MUELLER INDUSTRIAL SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 27, 2003 in Plat Book 2003C, Page 152.
- Plat entitled "SUMMARY PLAT OF A PORTION OF THE LANDS OF MENAUL SCHOOL, INC., ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 29, 1979 in Volume C15, Folio 170.
- Plat entitled "SUMMARY PLAT OF TRACTS C1, C2, C3 & C4 OF THE LANDS OF MENAUL SCHOOL, INC., ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 16, 1979 in Volume D9, Folio 171.
- Plat entitled "LAND DIVISION PLAT SHOWING TRACT E-A, SUNDT'S INDUSTRIAL AREA, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico in Volume C8, Folio 180.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0332G, dated September 26, 2008.

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 9, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising: All of Tract 1A-1, Mueller Industrial Subdivision 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 May 27, 2003 in Plat Book 2003C, Page 152 and All of Tract C4, Lands of Menaul School, Inc. 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 August 16, 1979 in Volume D9, Folio 171, more particularly described as follows:

BEGINNING at the Northwest corner of Tract E-A-2, Sundt's Industrial Area 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 January 21, 1997 in Volume 97C, Folio 23 (a 1/2" Rebar and illegible cap found in place), said point also being an angle point on the Easterly line of said Tract 1A-1 whence the Albuquerque Control Survey Monument "9-H15" bears N 73°16'57"E, 895.23 feet distant; Thence,

S 16°37'50"W, 234.46 feet along a line common to said Tracts 1A-1 and E-A-2 to the Southeast corner of said Tract 1A-1 and the Southwest corner of said Tract E-A-2 (a metal T Rail post found in place) said point also being a point on the Northerly line of said Tract C4, Lands of Menaul School, Inc.; Thence;

S 80°35'30"E, 158.28 feet along a line common to said Tracts E-A-2 and C4 to the Northeast corner of said Tract C4, Lands of Menaul School, Inc. (a 1/2" Rebar found in place); Thence,

S 12°44'25"W, 73.34 feet to the Southeast corner of said Tract C4, Lands of Menaul School, Inc.; Thence,

N 73°14'35"W, 376.05 feet along the Southerly line of said Tract C4 to the Southwest corner of said Tract C4, Lands of Menaul School, Inc.; Thence,

N 16°52'42"E, 24.17 feet to the Northwest corner of said Tract C4, Lands of Menaul School, Inc. (a 5/8" Rebar and aluminum cap found in place); Thence,

N 80°58'12"W, 602.64 feet along the Southerly line of said Tract 1A-1, Mueller Industrial Subdivision to the Southwest corner of said Tract 1A-1, said point also being a point on the Easterly line of the Alameda Lateral; Thence Northeasterly along said Easterly line of the Alameda Lateral for the following Three (3) courses:

N 17°33'57"E, 19.75 feet to a point (a 1/2" Rebar and cap found in place); Thence,

N 36°17'27"E, 155.76 feet to a point; Thence,

N 17°33'57"E, 19.93 feet to the Southwest corner of Tract 2-A, of said Mueller Industrial Subdivision (a PK Nail and brass disc stamped "L.S. 6126" found in place); Thence,

S 73°25'38"E, 385.64 feet along a line common to said Tracts 2-A and 1A-1, Mueller Industrial Subdivision to the Southeast corner of said Tract 2-A (a PK Nail and brass disc stamped "L.S. 6126" found in place); Thence,

N 16°48'17"E, 598.16 feet along a line common to said Tracts 2-A and 1A-1, Mueller Industrial Subdivision to a point on the Southerly right of way line of Candelaria Road N.E., said point being the Northwest corner of said Tract 1A-1, Mueller Industrial Subdivision; Thence,

S 73°15'31"E, 373.13 feet along said Southerly right of way line of Candelaria Road N.E. to the Northeast corner of said Tract 1A-1, Mueller Industrial Subdivision and the Northwest corner of Tract E-A-1 of said Sundt's Industrial Area (a 5/8" Rebar and aluminum cap found in place); Thence,

S 16°56'13"W, 441.75 feet along a line common to said Tract 1A-1 and E-A-1 to the Southwest corner of said Tract E-A-1, Sundt's Industrial Area to the point of beginning of the parcel herein described.

Said parcel contains xxx acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACT 1A-1A, MUELLER INDUSTRIAL SUBDIVISION (BEING A REPLAT OF TRACT 1A-1, MUELLER INDUSTRIAL SUBDIVISION AND TRACT C4, LANDS OF MENAUL SCHOOL, INC.) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tract 1A-1, Mueller Industrial Subdivision
and Tract C4, Lands of Menaul School, Inc.

OWNER: Storage Enterprises, LLC

By: *Storage Enterprises LLC*
Louis J. Mahony
Manager
Member

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE SS

The foregoing instrument was acknowledged before me this 15
day of JUNE, 2021, by Louis J. Mahony

K. Jayasekera My commission expires Nov. 19, 2022
Notary Public

California Notarial
Loose Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate, verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

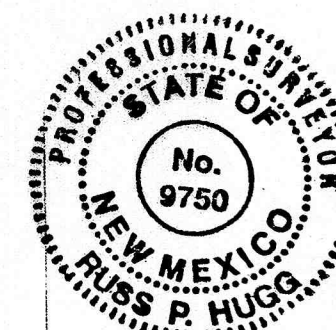
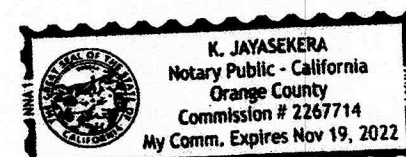
On Tuesday, June 15, 2021 before me, K. Jayasekera Notary Public, personally appeared
Louis J. Mahony

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Jayasekera



PLAT OF
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(BEING A REPLAT OF TRACT 1A-1, MUELLER INDUSTRIAL SUBDIVISION AND TRACT C4, LANDS OF MENAUL SCHOOL, INC.)

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BERNALILLO COUNTY, NEW MEXICO

MARCH, 2021

DOCH 2021077406
06/30/2021 01:37 PM Page: 3 of 3
PLAT R: 325.00 B: 2021 P: 0075 Linda Stover, Bernalillo County

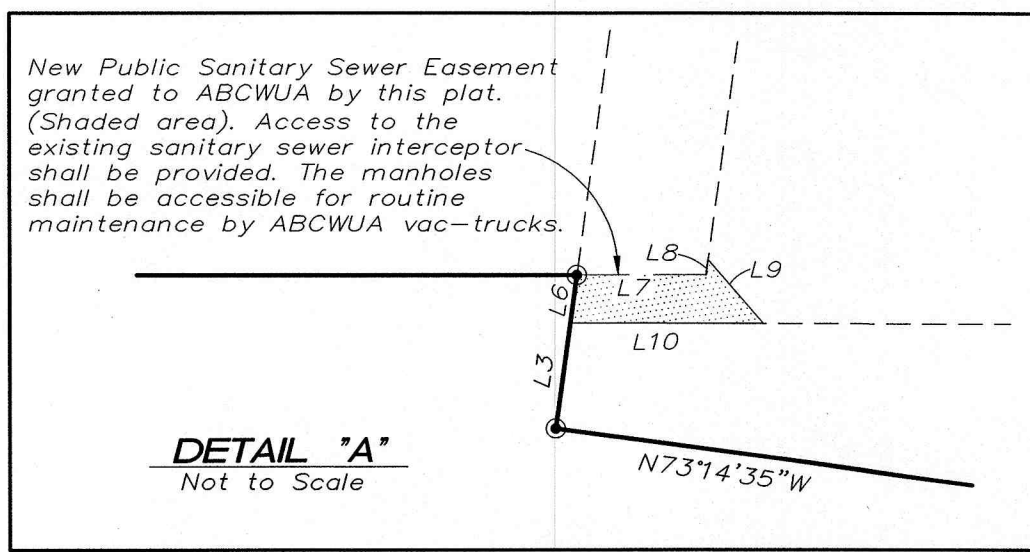
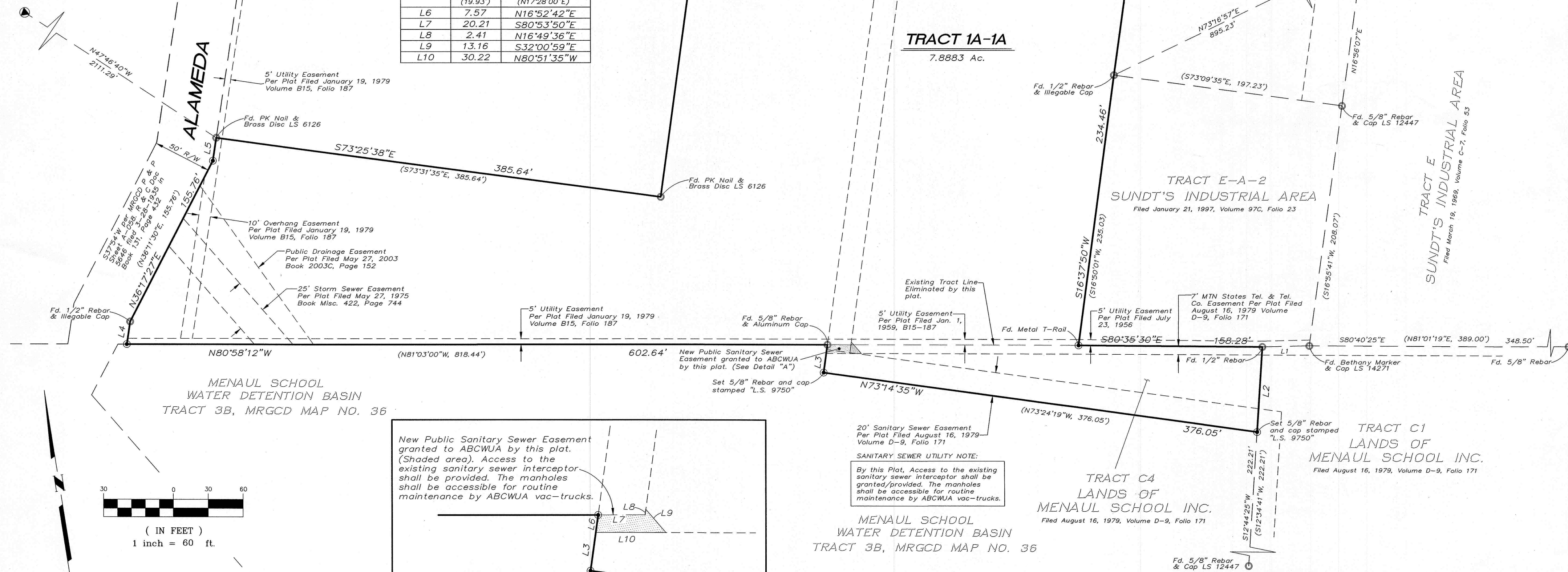
TRACT 2-A
MUELLER INDUSTRIAL SUBDIVISION
Filed May 27, 2003, Book 2003C, Page 152

LINE	LENGTH	BEARING
L1	40.48	N82°13'16"W
L2	73.34	S12°44'25"W (73.42) (S12°34'41"W)
L3	24.17	N16°52'42"E (23.66) (N16°45'44"E)
L4	19.75	N17°33'57"E (19.75) (N17°28'00"E)
L5	19.93	N17°33'57"E (19.93) (N17°28'00"E)
L6	7.57	N16°52'42"E
L7	20.21	S80°53'50"E
L8	2.41	N16°49'36"E
L9	13.16	S32°00'59"E
L10	30.22	N80°51'35"W

Albuquerque Control Survey
Monument "6-G15"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,498,622.035 U.S. survey feet
East= 1,524,070.574 U.S. survey feet
Delta Alpha= -00°13'25.75"
Ground to Grid Factor= 0.999681260

SANITARY SEWER UTILITY NOTE:
By this Plat, Access to the existing sanitary sewer interceptor shall be granted/provided. The manholes shall be accessible for routine maintenance by ABCWUA vac-trucks.

Albuquerque Control Survey
Monument "9-H15"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,497,393.689 U.S. survey feet
East= 1,527,261.639 U.S. survey feet
Delta Alpha= -00°13'03.55"
Ground to Grid Factor= 0.999677589



SANITARY SEWER UTILITY NOTE:
By this Plat, Access to the existing sanitary sewer interceptor shall be granted/provided. The manholes shall be accessible for routine maintenance by ABCWUA vac-trucks.

