

FINAL PLAT
Lot A, Block 5
North Albuquerque Acres
Tract A, Unit B
 BEING A REPLAT OF LOTS 4 THRU 7 & 28A2, BLOCK 5
 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B
 SITUATE WITHIN PROJECTED SECTION 12, T.11N, R.3E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2022
 (ELENA GALLEGOS GRANT)

SITE DATA:
 FEMA Map Number: 35001C0129H
 Zoning: NR-LM
 No. of Existing Lots: 5
 No. of New Lots: 1
 Total Area: 4.6366 acres

Free Consent:

The undersigned owners and proprietors of the properties represented herein do hereby certify and affirm that this replat is correct and their free will and consent in accordance with our expressed wishes and desires.

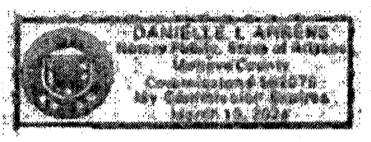
by [Signature] 12/19/22
 Adam Paine for ABQ Storage Partners, LLC, a Nevada limited liability company Date

ACKNOWLEDGEMENT:

State of New Mexico
 County of Bernalillo) 99

The foregoing instrument was acknowledged before me this 12 day of December, 2022
 by: Adam Paine

Notary Public: [Signature]
 My commission expires: 3-19-2024



DOCH 2023008288
 02/13/2023 10:37 AM Page: 1 of 2
 PLAT R. \$25.00 B: 2023C P: 0008 Linda Stover, Bernalillo County

PURPOSE OF PLAT:

The purpose of this plat is to consolidate five lots into Lot A, to vacate the temporary fire department easement, and to grant a Public Utility Easement

Notes:

- The basis of bearings is the east lot line of Lots 7 & 28-A-1, Block 5, North Albuquerque Acres Tract A, Unit B, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 8002, NAD83. Distances are ground distances. Elevation Datum is NAVD83. Record bearings and distances shown in parentheses ().
- Documents used (on file at Bernalillo County Clerk unless otherwise noted):
 - Plat: North Albuquerque Acres, Tract A, Unit B, recorded April 24, 1936 in Vol. D Folio 13.
 - Plat: North Albuquerque Acres, Tract A, Unit B, Lots 28A1 & 28A2, Block 5, recorded March 21, 2011, in Vol. 2011C, Folio 27.
 - Plat of Lots 1A, 2-A, 3-A, Block 5, North Albuquerque Acres, Tract A, Unit B, recorded September 29, 2002, in Vol. 2009C, Folio 294.
 - Grant Bargain & Sale Deed for North Albuquerque Acres, Tract A, Unit B, Block 5, Lots 4-7, recorded April 22, 2022, Document 2022039715.
 - Vacation Request & Plat of Tract A, Laid's Collision Center, recorded February 16, 2017, Volume 2017C Folio 019.
- This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0129H, Effective date 8/16/2012.
- All easements of record are shown hereon.

SOLAR NOTE:

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 placed on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

Treasurer's Certification:

This is to certify that all taxes due and payable have been paid in full for year 2022 pursuant to New Mexico statutes 7-39-44.1

UPC: # 101806508819430722	Lot 4	Block 5	North Albuquerque Acres, Tract A, Unit B
# 101806507519630721	Lot 5	Block 5	North Albuquerque Acres, Tract A, Unit B
# 101806509219430720	Lot 6	Block 5	North Albuquerque Acres, Tract A, Unit B
# 101806510819530719	Lot 7	Block 5	North Albuquerque Acres, Tract A, Unit B
# 101806510717230707	Lot 28-A-2	Block 5	North Albuquerque Acres, Tract A, Unit B

Bernalillo County Treasurer's Office: by [Signature] date: 2/13/23

Public Utilities:

Public Utility Easements shown on this plat are granted for the common and joint use of:

- 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.
- New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast 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 tools, decking, or any structures adjacent to or near easements shown on this plat.

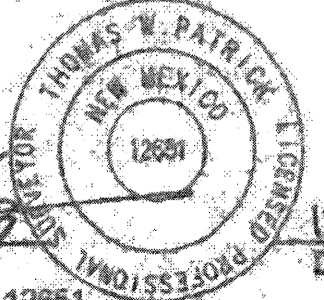
Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

Surveyor's Certification:

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the Bernalillo County Subdivision Ordinance.



[Signature] 12-19-2022
 Thomas W. Patrick
 New Mexico Professional Surveyor No. 12651
 Date

Case Number: PR2022-001614-SD-2022-00211

UTILITY APPROVALS

<u>[Signature]</u> PNM Electric Services	<u>11/28/2022</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>11/23/2022</u> Date
<u>Natalia Antonia</u> Lumen Technologies	<u>11/28/2022</u> Date
<u>Mike Morten</u> Comcast	<u>11/23/22</u> Date
<u>[Signature]</u> ABCNUA	<u>11/25/2022</u> Date
<u>[Signature]</u> ABCNUA	<u>Jan 30, 2023</u> Date

CITY AND COUNTY APPROVALS

<u>Loren N. Risenhoover P.S.</u> City Surveyor	<u>12/19/2022</u> Date
<u>Ernest Arriaga</u>	<u>Jan 16, 2023</u> Date
Traffic Engineering, Transportation Division	<u>Jan 17, 2023</u> Date
<u>[Signature]</u> City Parks & Recreation Department	<u>Jan 17, 2023</u> Date
<u>Hege Chen</u>	<u>Jan 17, 2023</u> Date
City Engineer	<u>Jan 16, 2023</u> Date
<u>[Signature]</u> City Code Enforcement	<u>Jan 31, 2023</u> Date
CRB Chair	<u>Jan 31, 2023</u> Date

INFO FOR COUNTY CLERK:

Bravo Land Investors LLC North Albuquerque Acres, Tract A, Unit B, Blk 5	
Lot 4 UPC:	101806508819430722
Lot 5 UPC:	101806507519630721
Lot 6 UPC:	101806509219430720
Lot 7 UPC:	101806510819530719
North I-25 Corporate Center LLC North Albuquerque Acres Tract A, Unit B, Blk 5	
Lot 28A1 UPC:	101806510717230707
Section 12, T.11N, R.3E, N.M.P.M. City of Albuquerque, Bernalillo County, NM	

FINAL PLAT
Lot A, Block 5
North Albuquerque Acres Tract A, Unit B

ISSUANCE: 12/19/2022 11:40:48 - 9500 City of Albuquerque, NM, R. 3 E. 11 N. Section 12, 497

DATE: Nov 22, 2022
 SCALE: 1"=50'
 DRAWN: JAK, LRC
 CHECKED: DKS
 PREPARED: REDD Group

Community Sciences Corporation
 Land Surveying
 (505) 897-0000

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FINAL PLAT
 Lot A, Block 5
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BEING A REPLAT OF LOTS 4 THRU 7 & 28A2, BLOCK 5
 NORTH ALBUQUERQUE ACRES TRACT A, UNIT B
 SITUATE WITHIN PROJECTED SECTION 12, T.11N, R.3E, N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2022

LEGAL DESCRIPTION

Lots numbered Four (4), Five (5), Six (6) and Seven (7), in Block numbered Five (5), North Albuquerque Acres Tract A, Unit B, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on April 1936, in Volume D, Folio 13.

together with

Lot numbered Twenty-Eight-A-One (28-A-1), Block numbered Five (5), North Albuquerque Acres, Tract A, Unit B, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on April 8, 1997, Volume 1997C, Folio 106.

Said lots containing 4.5264 acres, more or less.

DOC# 2023008288

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 PLAT # 528 00 B: 2023C P: 0008 Linda Stover, Bernalillo County

Block 4
 North Albuquerque Acres
 Tract A Unit B
 (4/24/1936, D-13, plat)

Beverly Hills Avenue NE
 60' Public RW
 (D-13, 4/24/1936)

Lot A, Block 5
 4.5365 ac

Lot line eliminated
 by this plat

Lot line eliminated
 by this plat

Tract A
 Loid's Collision Center
 (2/15/2017, 2017C-19, plat)

Lot 28-A-1, Block 5
 North Albuquerque Acres
 Tract A, Unit B
 [3/21/2011, 2011C-0027, plat]

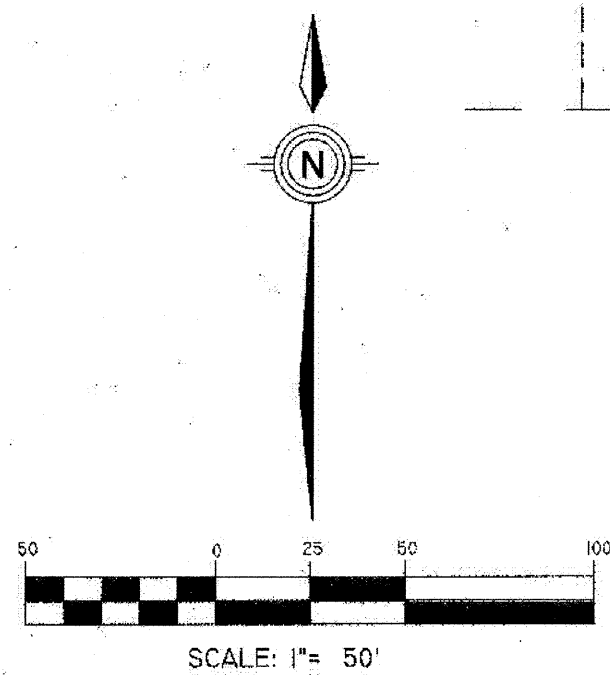
NOT A PART

24' Private Access Esmt.
 Benefiting Lot 28-A-1 & 28-A-2
 [2011C-0027]

Temporary Fire Dept Access
 to be vacated by this plat
 [2011C-0027]

San Diego Avenue NE
 Public RW, Width Varies
 [2011C-0027]

AGRS 10-C18
 NM State Plane Coordinates
 NM Central Zone 3002, NAD83
 N = 1524123.885 us ft
 E = 1542565.263 us ft
 Z = 5222.09 us ft NAVD 1988
 Mapping Angle = -0°11'19.43"
 Ground to Grid = 0.999665042



Monument Legend

- ◻ Found Monument as noted.
- Set 5/8" Rebar w/Yellow Plastic Cap Stamped PATRICK PS12651
- ▲ Control Station
- Not set

FINAL PLAT
 Lot A, Block 5
 North Albuquerque Acres Tract A, Unit B

DWG PATH: 1/11/2023 F:\NH428 - REDD Group\01-600\Survey\MAA Tr A U B B05 Replat 22.dwg
 GPS: Prima, Nino 9/23
 DATE: Oct 6, 2022
 SCALE: 1"=50'
 CREW: JAK, LRC
 DRAWN: DKS
 JOB NO: NH428-01
 REDD Group

