

NO SCALE

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. J-18
3. Gross acreage 4.0779 Ac.
4. Existing number of lots 1
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two tracts from one tract and granting of easements.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.
5. Existing five foot (5') underground utility easement granted by plat recorded 6/29/1984, Plat Book C24, Page 89, and shown on Plat recorded 7/2/2001 in Plat Book 2001C, Page 186.
6. Existing ten foot (10') PNM easement granted by document recorded 4/29/1975, Book Misc. 418, Page 830, and shown on Plat recorded 7/2/2001 in Plat Book 2001C, Page 186.
7. Existing twenty foot (20') City of Albuquerque Water and Sewer easement granted by plat recorded 9/14/1965, Plat Book D3, Page 126, and shown on Plat recorded 7/2/2001 in Plat Book 2001C, Page 186.
8. Existing ten foot (10') underground PNM easement granted by document recorded 4/25/2001, Book A18, Page 4306, and shown on Plat recorded 7/2/2001 in Plat Book 2001C, Page 186.
9. Existing non-exclusive private access easement granted by document recorded 7/15/1998, Book 98-12, Page 6785, and shown on Plat recorded 7/2/2001 in Plat Book 2001C, Page 186.
10. Private access easement for the benefit of Tracts A-2-A-1, A-2-A-2 and A-2-B granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A-1 and A-2-A-2. This easement is blanket in nature, encompassing Tracts A-2-A-1 and A-2-A-2.
11. Blanket reciprocal cross-lot drainage easement for the benefit of Tracts A-2-A-1 and A-2-A-2 granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A-1 and A-2-A-2.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 058 406 477 11518

PROPERTY OWNER OF RECORD:
NEW OMNI HOSPITALITY LLC
BERNALILLO COUNTY TREASURER'S OFFICE

Mus Ruelle 4/19/11

DOCH 2011037589

04/19/2011 01:33 PM Page: 1 of 2
PLAT R \$12.00 B: 201103 P: 0035 R. Toulous Olivere, Bernalillo Co.

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract lettered A-2-A, PARK SQUARE, Albuquerque, New Mexico, 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 July 2, 2001, in Plat Book 2001C, Page 186, and being more particularly described as follows:
BEGINNING at the Northeast corner of the property herein described, from whence the ACS Monument "20_H18" (x=1,545,048.210, y=1,493,154.978, NMSP Central Zone, NAD 83) bears N 50° 35' 33" E, 1300.78 feet distant;
THENCE S 00° 33' 17" W, 478.29 feet; THENCE N 89° 28' 15" W, 9.55 feet to a point of curvature; THENCE along a curve to the right, having a radius of 50.00 feet, a central angle of 25° 45' 58", a chord bearing N 76° 33' 42" W, 22.30 feet, along an arc length of 22.49 feet to a point of tangency;
THENCE N 63° 40' 43" W, 48.12 feet; THENCE along a curve to the left, having a radius of 25.00 feet, a central angle of 80° 53' 58", a chord bearing S 75° 52' 13" W, 32.44 feet, along an arc length of 35.30 feet to a point of curvature; THENCE along a curve to the right, having a radius of 36.00 feet, a central angle of 43° 01' 01", a chord bearing N 67° 48' 54" W, 26.40 feet, along an arc length of 27.03 feet to a point of non-tangency; THENCE S 26° 22' 32" W, 220.34 feet to the Southeast corner; THENCE N 63° 40' 48" W, 299.71 feet to the Southwest corner;
THENCE N 36° 29' 22" E, 505.09 feet; THENCE N 00° 33' 14" E, 110.00 feet to the Northwest corner;
THENCE S 89° 26' 46" E, 200.00 feet to the point of beginning and containing 4.0779 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Faizel Kassam 2/22/11
Faizel Kassam, Managing Member, NEW OMNI HOSPITALITY LLC. Date

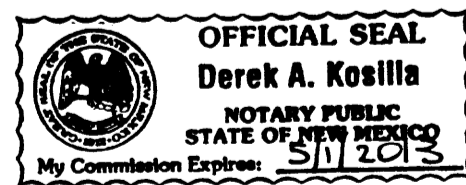
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 22ND day of February, 2011, the foregoing instrument was acknowledged by
Faizel Kassam, Managing Member, NEW OMNI HOSPITALITY LLC.

My Commission expires MAY 1, 2013

Notary Public



PLAT OF
**TRACTS A-2-A-1 & A-2-A-2
PARK SQUARE**

A REPLAT OF TRACT A-2-A, PARK SQUARE
WITHIN SECTION 13, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2011

PROJECT NUMBER: 1000551

Application Number: 1DRB-70055

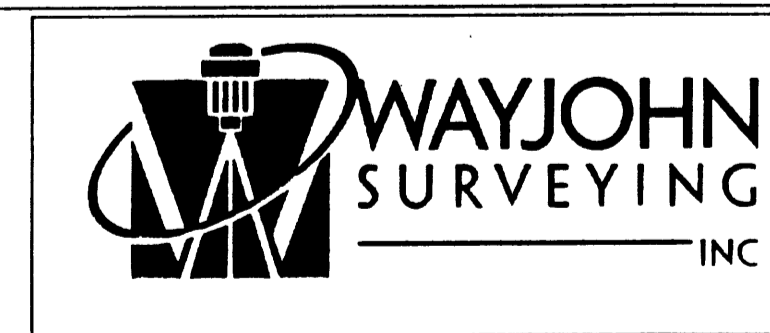
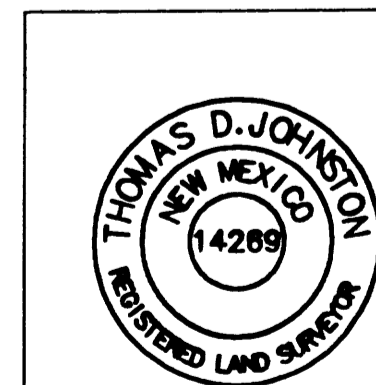
City Approvals:

<i>[Signature]</i>	<u>2-23-11</u>
City Surveyor	Date
<i>[Signature]</i>	<u>04-19-11</u>
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	<u>04/13/11</u>
ABCWUA	Date
<i>[Signature]</i>	<u>4/13/11</u>
Parks and Recreation Department	Date
<i>[Signature]</i>	<u>4-13-11</u>
AMAFCA	Date
<i>[Signature]</i>	<u>4-13-11</u>
City Engineer	Date
<i>[Signature]</i>	<u>4-19-11</u>
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 2.21.11
Thomas D. Johnston, N.M.P.S. No. 14269 Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-12-01-2010
OWNER: NEW OMNI HOSPITALITY LLC LOCATION: SEC. 13 T.10 N., R.3 E., N.M.P.M. PARK SQUARE	CHECKED: T D J	DRAWING NO. SP120110.DWG	SHEET 1 OF 2
		19 DEC 2010	

DOCH 2011037509

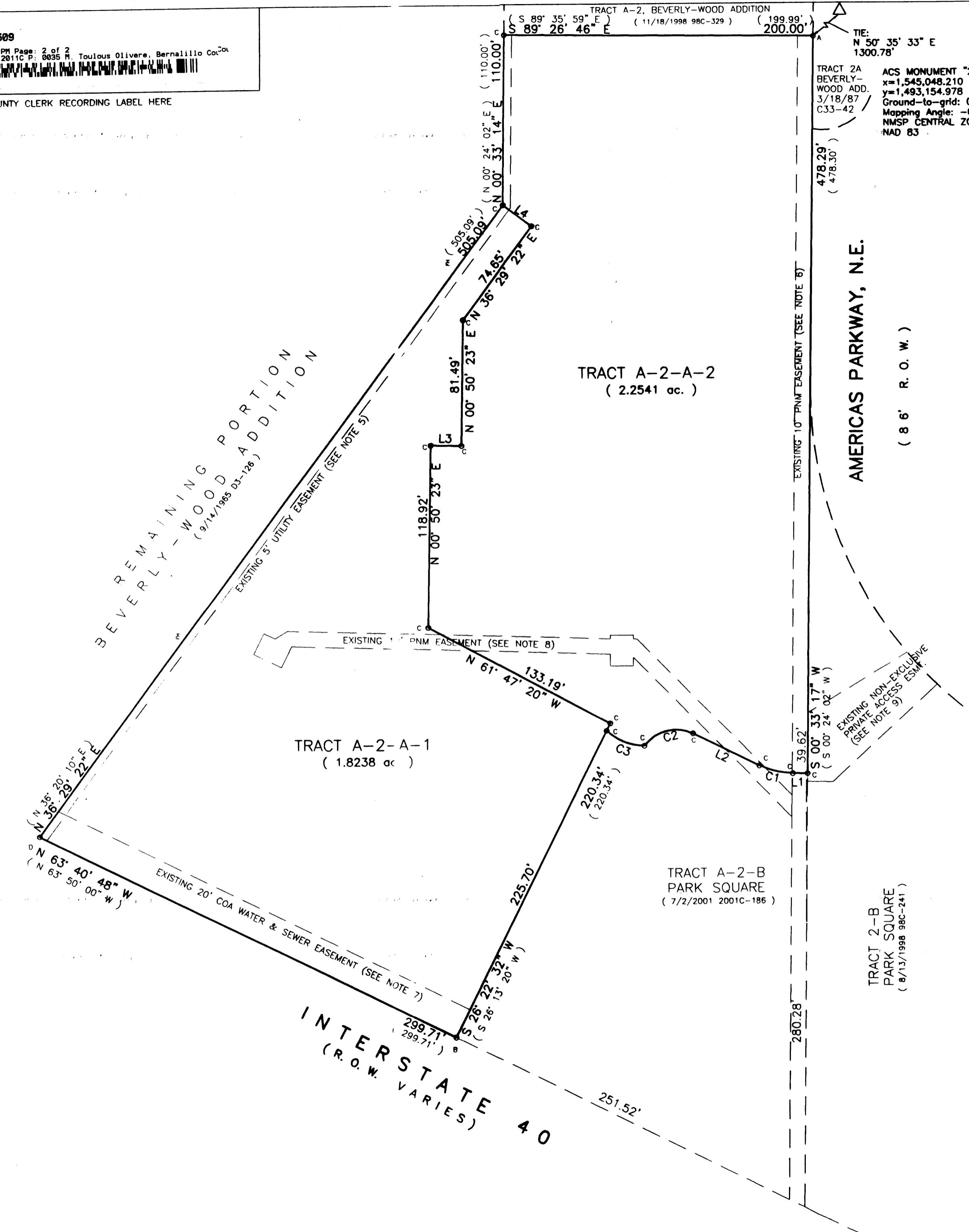
04/19/2011 01:33 PM Page: 2 of 2
 PLAT R: \$12.00 B: 2011C P: 0035 R: Toulous Oliveira, Bernalillo Co., NM

COUNTY CLERK RECORDING LABEL HERE

PLAT OF

TRACTS A-2-A-1 & A-2-A-2 PARK SQUARE

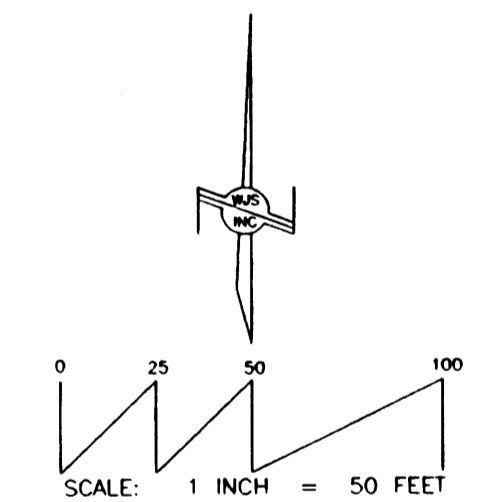
A REPLAT OF TRACT A-2-A, PARK SQUARE
 WITHIN SECTION 13, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2011



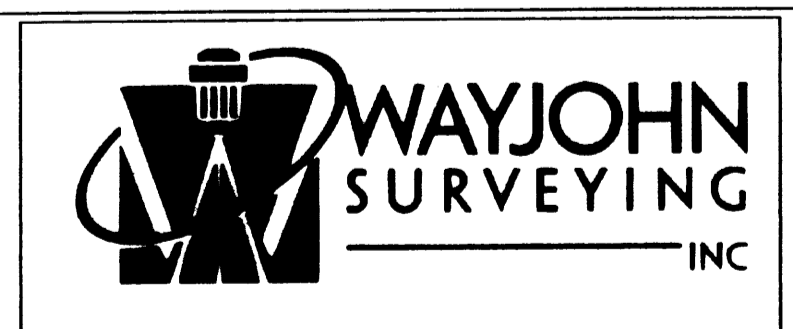
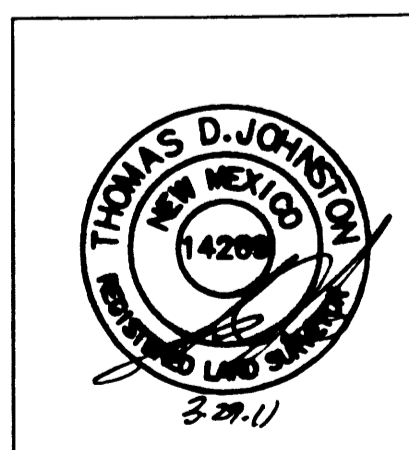
TRACT 2A BEVERLY-WOOD ADD. 3/18/87 C33-42
 ACS MONUMENT "20_H18"
 x=1,545,048.210
 y=1,493,154.978
 Ground-to-grid: 0.999661580
 Mapping Angle: -00°11'00.11"
 NMSP CENTRAL ZONE
 NAD 83

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	50.00'	22.49'	25°45'58"	N 76°33'42" W, 22.30'
(C1)	50.00'	22.49'	25°45'58"	N 76°42'59" W, 22.30'
C2	25.00'	35.30'	80°53'58"	S 75°52'13" W, 32.44'
(C2)	25.00'	35.30'	80°53'58"	S 75°43'01" W, 32.44'
C3	36.00'	27.03'	43°01'01"	N 67°48'54" W, 26.40'
(C3)	36.00'	27.03'	43°01'01"	N 67°58'06" W, 26.40'

TANGENT INFORMATION		
TANGENT NO.	BEARING	DISTANCE
L1	N 89°28'15" W	9.55'
(L1)	--	9.55'
L2	N 63°40'43" W	48.12'
(L2)	--	48.12'
L3	S 89°09'37" E	20.00'
L4	N 53°30'38" W	23.00'



MONUMENT LEGEND:
 A: FOUND #4 REBAR AND CAP (ILLEGIBLE)
 B: FOUND #4 REBAR AND CAP "LS 0686"
 C: SET PK NAIL AND DISK "PS 14269"
 D: SET #4 REBAR AND CAP "PS 14269"



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 LOCATION: SEC. 13
 T. 10 N., R. 3 E., N.M.P.M.
 PARK SQUARE

DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-12-01-2010
CHECKED: T D J	DRAWING NO. SP120110.DWG	SHEET 2 OF 2