

NEW MEXICO GAS COMPANY
EASEMENT

THIS EASEMENT made this 25th day of April, 2022 by and between

New Omni Hospitality, LLC c/o Legacy Hospitality, LLC

(Grantor) and NEW MEXICO GAS COMPANY, INC., a Delaware corporation (Grantee), and its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain one or more gas pipelines for the transmission and distribution of natural gas and facilities for other related communication purposes...

A CERTAIN PARCEL, BEING A PORTION OF TRACT A-2-A-1-A OF PARK SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JULY 20, 2018 IN BOOK 2018C, PAGE 96, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CORNER MARKED BY A REBAR WITH CAP "LS 18374", FROM WHENCE ACS MONUMENT "20_H18" BEARS N 42°36'07" E, A DISTANCE OF 1683.46 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING THE COMMON LOT LINE BETWEEN SAID TRACT A-2-A-1-A AND TRACT A, MARKANA UPTOWN, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON April 28, 2022 IN BOOK 2022C, PAGE 34, S 03°43'31" E, A DISTANCE OF 8.71 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID COMMON LOT LINE AND TRAVERSING SAID TRACT A-2-A-1-A, N 82°13'49" W A DISTANCE OF 27.70 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY SIDE OF AN EXISTING 10 FOOT PNM GAS EASEMENT;

THENCE, COINCIDING SAID EASEMENT LINE, N 02°23'52" E A DISTANCE OF 10.04 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, S 82°13'49" E A DISTANCE OF 26.72 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE LINE COMMON TO SAID TRACTS A AND A-2-A-1-A;

THENCE, S 00°31'37" W A DISTANCE OF 1.48 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.0062 ACRES (272 SQ. FT.) MORE OR LESS.

SAID EASEMENT AS MORE PARTICULARLY SHOWN ON EXHIBIT "A", SHEET 1 THRU 3, ATTACHED TO AND MADE PART HEREOF.

Doc# 2022041199

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EASE R:\$25.00 Linda Stover, Bernalillo County



Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantee's exercise of the rights granted herein.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

WITNESS hand and seal this 25th day of April, 2022

[Handwritten signature]

(SIGNATURE)
(SIGNATURE)

(SIGNATURE)
(SIGNATURE)

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }
SS

This instrument was acknowledged before me on _____, 20__

by _____

My commission expires:
(Seal)

Exhibit for
A Portion of Tract A-2-A-1-A
Park Square
City of Albuquerque
Bernalillo County, New Mexico
January 2022

Legal Description

A CERTAIN PARCEL, BEING A PORTION OF TRACT A-2-A-1-A OF PARK SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JULY 20, 2018 IN BOOK 2018C, PAGE 96, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CORNER MARKED BY A REBAR WITH CAP "LS 18374", FROM WHENCE ACS MONUMENT "20_H18" BEARS N 42°36'07" E, A DISTANCE OF 1683.46 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING THE COMMON LOT LINE BETWEEN SAID TRACT A-2-A-1-A AND TRACT A, MARKANA UPTOWN, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON April 26, 2022 IN BOOK 2022C, PAGE 34, S 03°43'31" E, A DISTANCE OF 8.71 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID COMMON LOT LINE AND TRAVERSING SAID TRACT A-2-A-1-A, N 82°13'49" W A DISTANCE OF 27.70 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY SIDE OF AN EXISTING 10 FOOT PNM GAS EASEMENT;

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Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE).

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 THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
Will Plotner Jr.
N.M.R.P.S. No. 14271

1/11/2022
Date

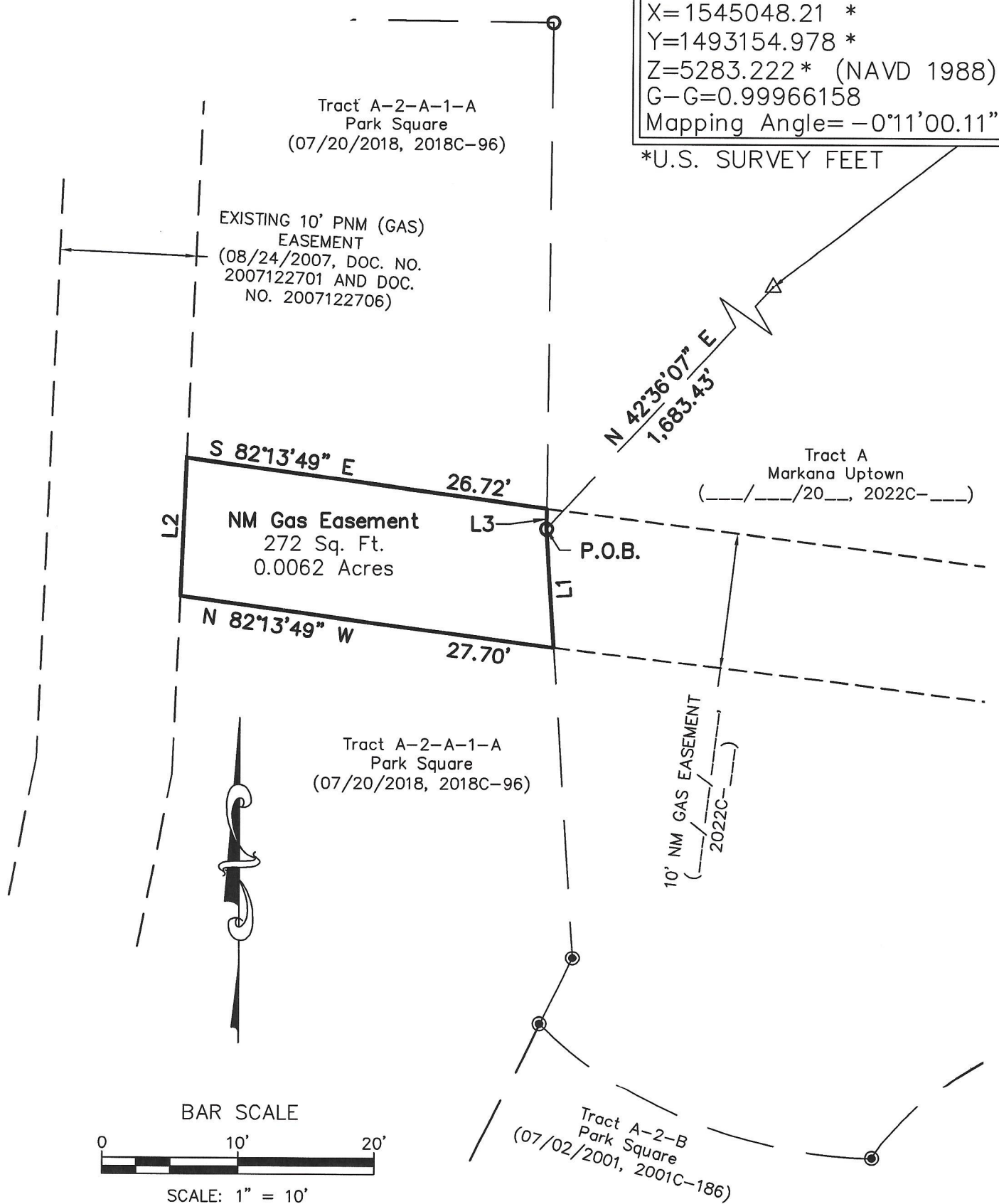


CSI-CARTESIAN SURVEYS INC.

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

Exhibit for
A Portion of Tract A-2-A-1-A
Park Square
City of Albuquerque
Bernalillo County, New Mexico
January 2022

ACS Monument "20-H18"
 NAD 1983 CENTRAL ZONE
 X=1545048.21 *
 Y=1493154.978 *
 Z=5283.222 * (NAVD 1988)
 G-G=0.99966158
 Mapping Angle=-0°11'00.11"
 *U.S. SURVEY FEET



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Park Square
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January 2022

Line Table		
Line #	Direction	Length (ft)
L1	S 03°43'31" E [S 03°43'31" E]	8.71'
L2	N 02°23'52" E	10.04'
L3	S 00°31'37" W [S 00°31'37" W]	1.48'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (07/20/2018, 2018C-96)
⊙	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

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