

Vicinity-Zone Atlas Map-K-14-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2202363 AND AN EFFECTIVE DATE OF APRIL 5, 2018.
- PLAT FOR HUNING'S HIGHLAND ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 12, 1887, IN BOOK D01, PAGE 14.
- PLAT FOR LOTS 2-A AND 4-A OF UNION SQUARE ADDITION, FILED IN THE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1985, IN MAP BOOK C29, FOLIO 1.
- PLAT FOR UNION SQUARE ADDITION, FORMERLY HUDSON HOTEL, PARCELS A & B, AND LOTS 10 THRU 12, BLOCK 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 18, 1984, IN BOOK C24, PAGE 8.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 20, 2018, AS DOCUMENT NO. 2018034587.

Free Consent

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 ALL OF 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.

FAIZEL KASSAM, MANAGING MEMBER
SUNDOWNER HOSPITALITY, LLC
DATE: 7/6/18

STATE OF WA }
COUNTY OF King } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 6, 2018
BY: FAIZEL KASSAM, MANAGING MEMBER, SUNDOWNER HOSPITALITY, LLC

By: *Kaitlan McCarthy*
NOTARY PUBLIC
Notary Public
State of Washington
KAITLAN MCCARTHY
My Appointment Expires Jan 15, 2020

MY COMMISSION EXPIRES 1-15-2020

Indexing Information

Projected Section 20, Township 10 North, Range 3 East,
N.M.P.M. within the Town of Albuquerque Grant
Subdivision: Huning's Highland Addition
Owner: Sundowner Hospitality, LLC
UPC #: 101405736037511404

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Legal Description

LOTS NUMBERED ONE (1) THRU FIVE (5), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF HUNING'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN BOOK D01, PAGE 14.

Subdivision Data

GROSS ACREAGE.....0.8136 ACRES
ZONE ATLAS PAGE NO.....K-14-Z
NUMBER OF EXISTING LOTS.....5
NUMBER OF LOTS CREATED.....1
MILES OF FULL-WIDTH STREETS.....0.000 MILES
MILES OF HALF-WIDTH STREETS.....0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
DATE OF SURVEY.....APRIL 2018

Notes

- FIELD SURVEY PERFORMED IN APRIL 2018.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND) USING GROUND TO GRID FACTOR OF 0.999683135.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Public Utility Easements

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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 101405736037511404
PROPERTY OWNER OF RECORD
Sundowner Hospitality LLC
BERNALILLO COUNTY TREASURER'S OFFICE
Wade Siler 1/10/19

DOCH 2019001881
01/10/2019 10:28 AM Page: 1 of 2
PLAT R \$25.00 B: 2019C P: 0001 Linda Stover, Bernalillo County

Plat for
Lot 1-A, Block 2
Huning's Highland Addition
Being Comprised of
Lots 1-5, Block 2
Huning's Highland Addition
City of Albuquerque
Bernalillo County, New Mexico
July 2018

Project Number: PR-2018-001325

Application Number: SD-2018-00128

Plat Approvals:

PNM Electric Services 7-17-18
Berry Young 7-16-18
Qwest Corp d/b/a CenturyLink QC 7/16/18
New Mexico Gas Company 7/17/18
Comcast 7/17/18

City Approvals:

Loren N. Rin Hoover P.S. 7/10/18
City Surveyor
EG 1/9/19
Traffic Engineer
Thick Coat 01-09-19
ABCWUA
N/A
Parks and Recreation Department
Dieter Gredt 7/18/18
AMAFCA
Renee Brunette 1/9/19
City Engineer
DR 1-9-2019
Chairperson, Planning Department
22 1/9/19
Code Enforcement

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 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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.

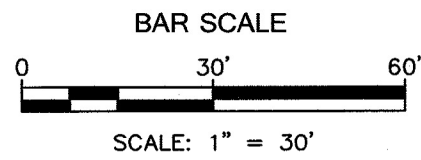
Will Plotner Jr. 7/5/18
Date
Will Plotner Jr.
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



2019C-1

(1)

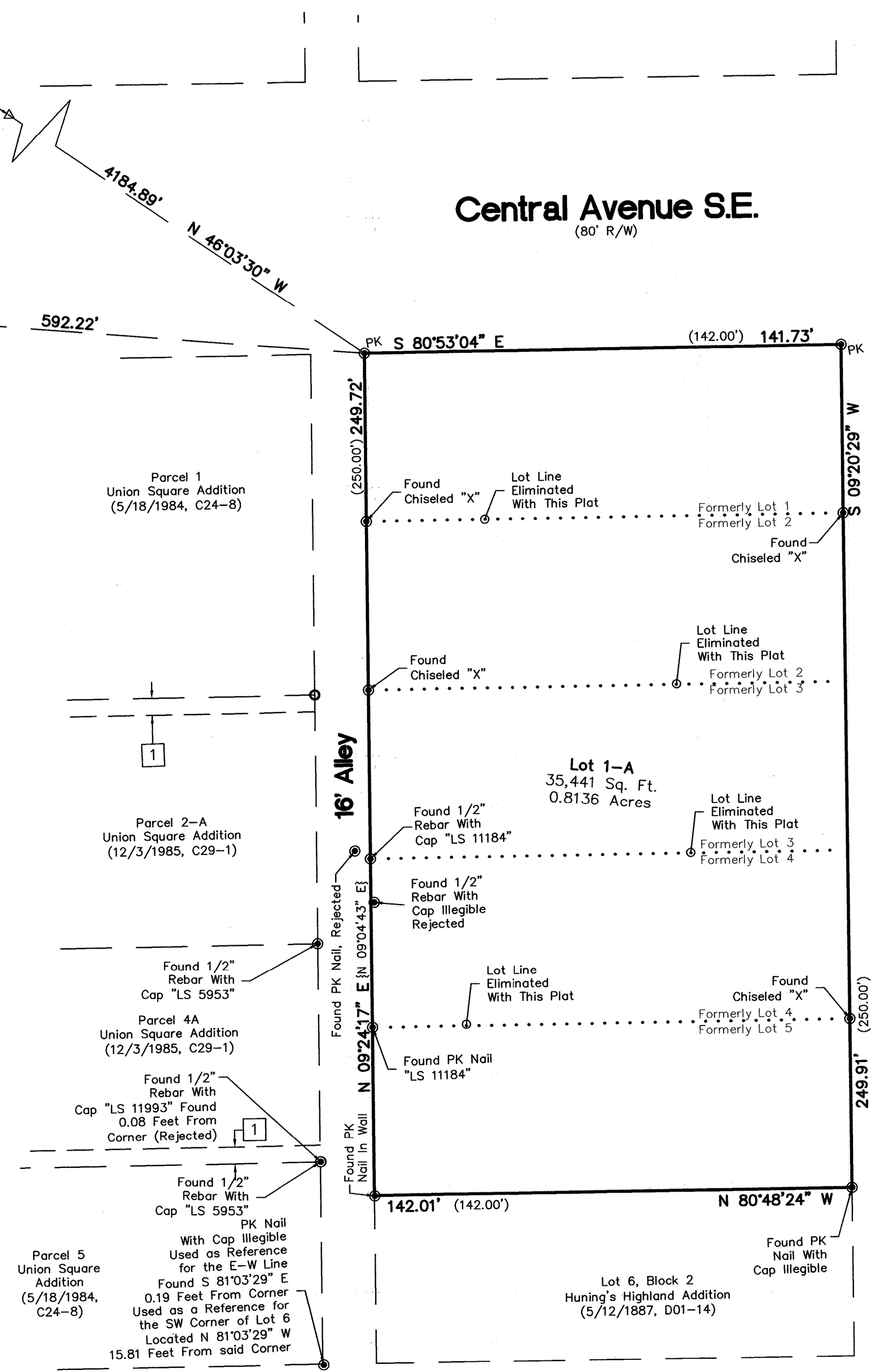


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 Being Comprised of
 Lots 1-5, Block 2
 Huning's Highland Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2018**

ACS Monument "17-J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 * U.S. Survey Foot

ACS Monument "18-K14"
 NAD 1983 CENTRAL ZONE
 X=1521576.548 *
 Y=1486053.605 *
 Z=4963.415 * (NAVD 1988)
 G-G=0.99968266
 Mapping Angle=-0°13'41.97"
 * U.S. Survey Foot



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (5/12/1887, D01-14)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (12/03/1985, C29-1)
⊙	FOUND MONUMENT AS INDICATED
○	PK NAIL "LS 14271" UNLESS OTHERWISE NOTED
⊙ PK	PK NAIL "LS 14271"

Easement Notes

- 1 EXISTING 5' PRIVATE DRAINAGE EASEMENT (5/18/1984, C24-8)



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(2)