

Vicinity Map - Zone Atlas M-15-Z

Purpose of Plat

1. TO SUBDIVIDE THE EXISTING LOT TO INCLUDE PORTION OF VACATED RIGHT OF WAY ALONG UNIVERSITY BOULEVARD SE SHOWN HEREON AS

Subdivision Data

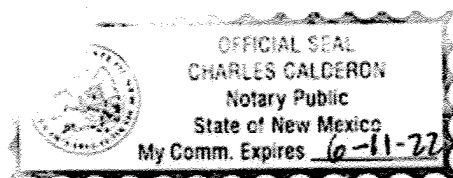
GROSS ACREAGE.....	2.2952 ACRES
ZONE ATLAS PAGE NO.....	M-15-Z
NUMBER OF EXISTING LOTS.....	1
NUMBER OF LOTS CREATED.....	1
MILES OF FULL-WIDTH STREETS.....	0.000 MILES
MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.000 ACRES
DATE OF SURVEY.....	DECEMBER 2018

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
C/O LEGACY HOSPITALITY LLC
WARAMAUG ALBUQUERQUE W. LLC

2/21/19
DATE



STATE OF New Mexico }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st February, 2019
BY: FAIZEL KASSAM, MANAGING MEMBER C/O LEGACY HOSPITALITY LLC, WARAMAUG ALBUQUERQUE W. LLC

By:
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 33, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Sunport Park
Owner: Waramaug Albuquerque W. LLC
UPC #: 101505524519130308

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOT NUMBERED ONE-A (1-A) IN BLOCK FOUR-B (4-B) OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 2000, IN PLAT BOOK 2000C, FOLIO 274 AND A PORTION OF THE WESTERLY RIGHT-OF-WAY OF UNIVERSITY BOULEVARD SE,

LESS AND EXCEPT THE FOLLOWING LAND CONVEYED TO THE CITY OF ALBUQUERQUE AS ADDITIONAL RIGHT OF WAY PER SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 2018, AS DOCUMENT NO. 2018073618.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUNPORT PLACE SE, MARKED BY A 1/2" REBAR, BENT, WHENCE A TIE TO ACS MONUMENT "5-M14", BEARS S 87°44'29" W, A DISTANCE OF 4,305.93 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID EASTERLY SUNPORT PLACE RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

74.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 103.00 FEET, A DELTA OF 41°12'15", AND A CHORD BEARING N 19°09'00" E, A DISTANCE OF 72.49 FEET TO A POINT OF TANGENCY, MARKED BY A CROWS FOOT SET IN CONCRETE;

N 01°27'07" W, A DISTANCE OF 109.58 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

39.43 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°21'59", AND A CHORD BEARING N 43°43'51" E, A DISTANCE OF 35.47 FEET TO A POINT OF CURVATURE LYING ON THE SOUTHERLY RIGHT-OF-WAY OF WOODWARD ROAD SE, MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID SOUTHERLY WOODWARD ROAD RIGHT-OF-WAY, THE FOLLOWING FIVE COURSES:

20.09 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1418.00 FEET, A DELTA OF 00°48'42", AND A CHORD BEARING N 89°19'12" E, A DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL "LS 14271";

N 89°43'33" E, A DISTANCE OF 203.87 FEET, TO A POINT OF TANGENCY MARKED BY A CHISELED "X";

2.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1418.00 FEET, A DELTA OF 00°04'51", AND A CHORD BEARING N 89°45'58" E, A DISTANCE OF 2.00 FEET TO A POINT MARKED BY A CHISELED "X";

S 00°16'27" E, A DISTANCE OF 9.21 FEET TO AN ANGLE POINT;

S 89°59'47" E, A DISTANCE OF 24.18 FEET TO AN ANGLE POINT, BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF UNIVERSITY BOULEVARD SE;

THENCE, COINCIDING WITH SAID WESTERLY UNIVERSITY BOULEVARD SE RIGHT-OF-WAY, S 00°02'38" W, A DISTANCE OF 260.10 FEET TO AN ANGLE POINT;

THENCE, S 88°38'41" W, A DISTANCE OF 1.63 FEET TO AN ANGLE POINT;

THENCE, S 00°18'47" E, A DISTANCE OF 49.83 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 19°26'56" W, A DISTANCE OF 51.70 FEET TO A POINT ON A CURVE, AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SUNPORT BOULEVARD SE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH THE NORTHERLY SUNPORT BOULEVARD SE RIGHT-OF-WAY, THE FOLLOWING FOUR COURSES:

53.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA OF 30°33'29", AND A CHORD BEARING OF S 55°55'26" W, A DISTANCE OF 52.70 FEET, TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

31.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2349.83 FEET, A DELTA OF 00°45'52", AND A CHORD BEARING OF S 70°49'14" W, A DISTANCE OF 31.35 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

N 22°17'04" W, A DISTANCE OF 67.79 FEET TO AN ANGLE POINT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

S 67°42'56" W, A DISTANCE OF 111.41 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP, ILLEGIBLE, BENT;

THENCE, LEAVING SAID NORTHERLY SUNPORT BOULEVARD SE RIGHT-OF-WAY, N 22°18'52" W, A DISTANCE OF 197.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.2952 ACRES (99,981 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON

UPC #: 101505524519130308

PROPERTY OWNER OF RECORD

Waramaug Albuquerque W. LLC

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 1-A-1, Block 4-B
Sunport Park
Being Comprised of
Lot 1-A, Block 4-B, Sunport Park and
a W'ly Portion of Right-of-Way of
University Boulevard SE
City of Albuquerque
Bernalillo County, New Mexico
February 2019

Project Number: PR-2019-002016

Application Number: SD-2019-00044

Plat Approvals: SD-2019-00033

	2-22-19
PNM Electric Services	
	05/06/2019
Qwest Corp. d/b/a CenturyLink QC	
	2/22/19
New Mexico Gas Company	
	2/21/19
Comcast	

City Approvals:

	2/21/19
Susan N. Rimbauer P.S.	
	2/27/19
Raymond M. M... Traffic Engineer	
	02-27-19
ABCWA	
	2/27/19
Code Enforcement	
	2/25/19
Dade M. Friedt AMA/CA	
	2/27/2019
James D. Hughes City Engineer	
	9-20-19
DRB Chairperson, Planning Department	
	5-17-2019
Real Property Division	

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. 2/20/19
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
wplotnerjr@gmail.com

Line #	Direction	Length (ft)
L2	S 00°18'47" E {S 00°17'24" E}	49.83'
L3	S 19°26'56" W {S 19°28'19" W}	51.70' {51.70'}
L4	N 22°17'04" W {N 22°18'55" W}	67.79' {67.79'}
L5	S 22°18'52" E {S 22°19'48" E}	65.14' {65.15'}
L8	S 72°09'52" W {S 72°09'57" W}	137.98' {138.06'}
L11	S 89°59'47" E {S 00°17'24" E}	24.18'
L12	S 88°38'41" W	1.63'

* L1, L6, L7 AND L9 INTENTIONALLY OMITTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	74.07' (74.21')	103.00' (103.00')	41°12'15"	72.49'	N 19°09'00" E
C2	39.43' (39.43')	25.00' (25.00')	90°21'59"	35.47'	N 43°43'51" E
C3	2.00' (2.00')	1418.00' (1418.00')	0°04'51"	2.00'	S 89°45'58" W
C4	53.33'	100.00' (100.00')	30°33'29"	52.70'	S 55°55'26" W
C5	31.35' (31.24')	2349.83' (2349.83')	0°45'52"	31.35'	S 70°49'14" W
C7	99.98' [99.98']	2349.83' [2349.83']	2°26'16"	99.97'	S 66°28'16" W
C8	58.27'	103.00' [103.00']	32°24'44"	57.49'	N 55°57'30" E
C9	20.09' (20.08')	1418.00' (1418.00')	0°48'42"	20.09'	N 89°19'12" E

* C6 INTENTIONALLY OMITTED

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (10/18/2000, 2000C-274)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (03/07/1997, 1997C-73)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (8/21/2018, DOC. NO. 2018073618)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	FOUND CENTERLINE MONUMENT "LS 4071"
.....	LOT LINE ELIMINATED WITH THIS PLAT
[Hatched Box]	PORTION OF VACATED UNIVERSITY BLVD. (PROJECT NO. PR-2018-002016) 0.1207 ACRES (5,259 SQ. FT.)

Plat for
Lot 1-A-1, Block 4-B
Sunport Park
 Being Comprised of
Lot 1-A, Block 4-B, Sunport Park and
 a W'ly Portion of Right-of-Way of
University Boulevard SE
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2019

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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Documents

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-51159, AND AN EFFECTIVE DATE OF DECEMBER 21, 2018.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 2000, IN BOOK 2000C, PAGE 274.
- SPECIAL WARRANTY DEED FOR WARANMAUG ALBUQUERQUE W LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 2018, AS DOCUMENT NO. 2018073618.

Easement Notes

- EXISTING 10' P.U.E. (1/18/1996, 96C-22)
- EXISTING EASEMENT FOR SLOPE MAINTENANCE ALSO KNOWN AS "CME-4" ACQUIRED BY THE CITY OF ALBUQUERQUE (1/18/1996, 1996C-22) SHOWN HEREON AS [Symbol]
- EXISTING 10' P.U.E. (3/7/1997, 97C-73)
- EXISTING MUTUAL AND RECIPROCAL EASEMENT FOR INGRESS AND EGRESS BETWEEN LOT 1-A AND .2, BLOCK 4-B, SUNPORT PARK, BLANKET IN NATURE (7/3/2001, BK. A21, PG. 5189, DOC. NO. 2001076833)
- EXISTING 10' PNM EASEMENT (12/9/2005, BK. A108, PG. 566, DOC. NO. 2005181053)
- EXISTING PERMANENT EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF WATER AND SEWER (5/18/2006, BK. A117, PG. 2448, DOC. NO. 2006072660)
- PORTION OF VACATED UNIVERSITY BOULEVARD RESERVED AS AN EASEMENT FOR CENTURYLINK WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]

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.

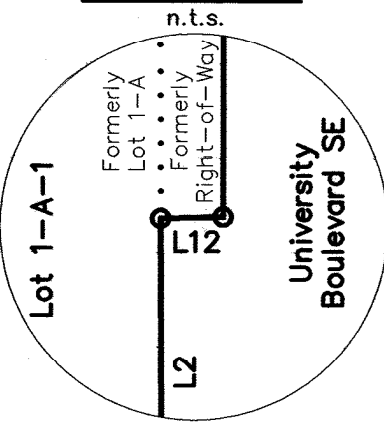
CSI-CARTESIAN SURVEYS INC.

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 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Sheet 2 of 2
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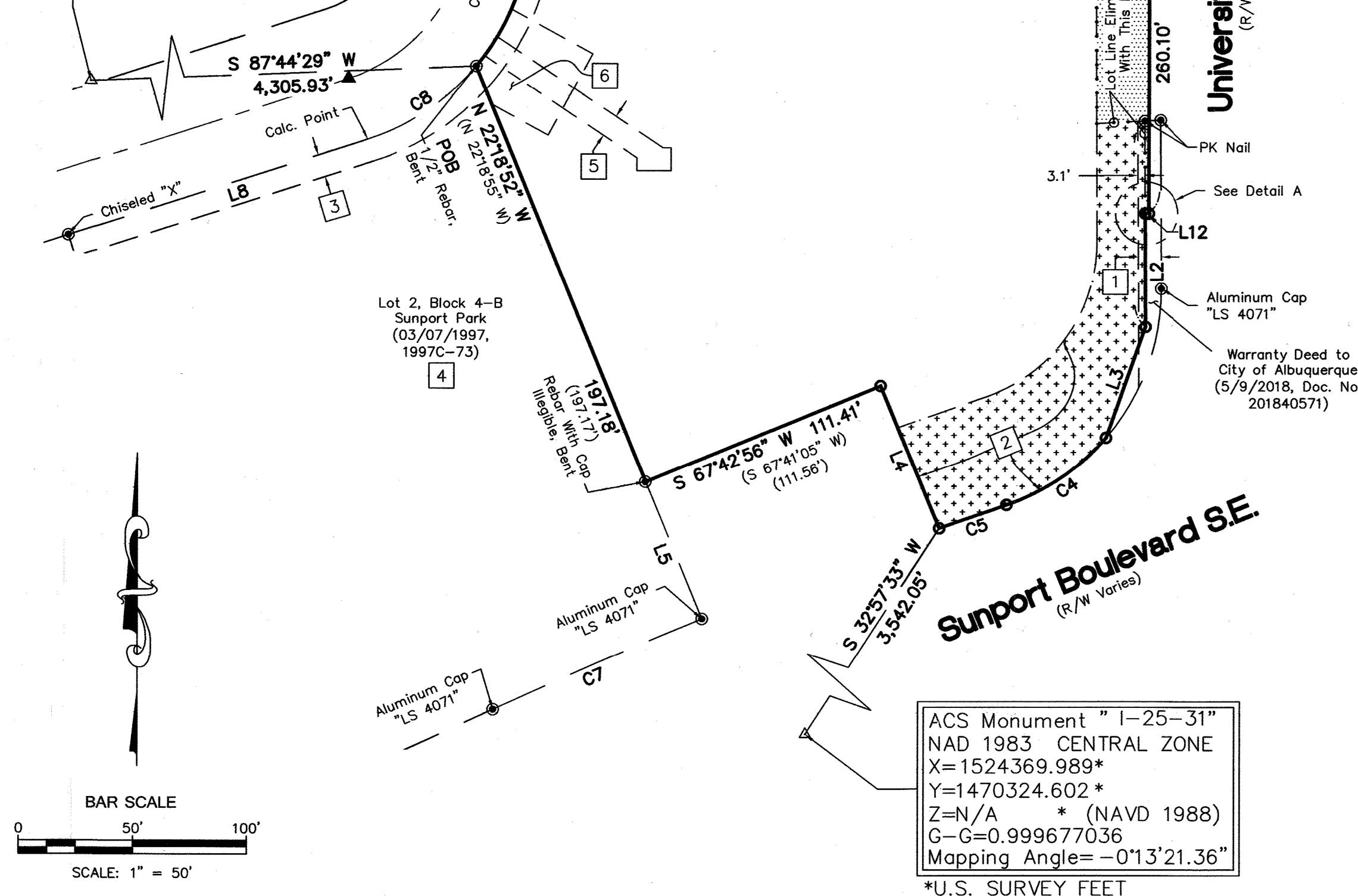
DOCH 2019080019
 09/20/2019 10:18 AM Page: 2 of 2
 PLAT R: \$25.00 B: 2019C P: 0087 Linda Stover, Bernalillo County

Detail A



ACS Monument "5-M14"
 NAD 1983 CENTRAL ZONE
 X=1521790.762 *
 Y=1473329.79 *
 Z=4940.24 * (NAVD 1988)
 G-G=0.999683708
 Mapping Angle=-0°13'39.43"

*U.S. SURVEY FEET



ACS Monument "1-25-31"
 NAD 1983 CENTRAL ZONE
 X=1524369.989 *
 Y=1470324.602 *
 Z=N/A * (NAVD 1988)
 G-G=0.999677036
 Mapping Angle=-0°13'21.36"

*U.S. SURVEY FEET

2019C-87

(2)