

Doc# 2022064395
 5/29/2022 02:10 PM, Page 1 of 2
 BERNALILLO COUNTY

**PLAN OF PARCELS 2A1 AND 2A2
 SUNPORT PARK SUBDIVISION
 (REPLAT OF PARCEL 2A, SUNPORT PARK)
 SECTION 33, T. 10N., R. 3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2022**

LEGAL DESCRIPTION

A certain Parcel of land being and comprising all of Parcel "2A" of Sunport Park, Albuquerque, New Mexico, as the same is shown and designated on the Plat of Lot 1A, 1B, 2A and 2B in Block 3, Parcel 1A-1, 1A-2, 1B-1 in Block 4, Parcel 2A, 2B, 3C and 3D of Sunport Park, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1988, in Plat Book 86C, Page 22, LESS AND EXCEPTING THEREFROM that portion affected by that certain Permanent Order of Entry entered June 28, 2018 in Bernalillo County Order Court cause no. CV-2018-02911.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 2A INTO TWO PARCELS TO ALLOW FOR DEVELOPMENT AND CONSTRUCTION OF A NEW HOTEL, AND TO GRANT UTILITY AND ACCESS EASEMENTS FOR THE PURPOSES NOTED.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT. THE FOREGOING RESTRICTION SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO CITY OF ALBUQUERQUE CONTROL POINTS. DISTANCES ARE GROUND, FIELD AND RECORD DATA.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP 1064" "MAY" "NAD 83" AND DATE MARKED "NMP 1064" OR OTHERWISE "N" IN CONCRETE. UNLESS SHOWN OTHERWISE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND AS LISTED AND PROVIDED IN THE TITLE COMMITMENT NO. SPO008704 DATED 04/24/2019 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND IN TITLE COMMITMENT NO. 2087919-RLN1 DATED 09/20/23 BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE 2C (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, WESTERN PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 2A (ELEV. 5090 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35010C0242G DATED 09/26/2008).
- MAINTENANCE OF PRIVATE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THESE EASEMENTS.
- CROSS-LOT DRAINAGE BLANKET EASEMENT IS CREATED BY THIS PLAT TO BENEFIT AND ENCLUMBER BOTH PARCELS CREATED BY THIS PLAT. NATURAL STORM WATER RUN-OFF IS ALLOWED TO CROSS PROPERTY LINE BETWEEN THE PARCELS CREATED BY THIS PLAT. MAINTENANCE OF IMPROVEMENTS AND DRAINAGE FACILITIES, IF ANY, IS THE RESPONSIBILITY OF OWNERS OF EACH PARCEL. THE DRAINAGE FACILITIES AND STORM WATERS ARE LOCATED ON

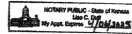
FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE OBLIGATIONS OF THE UNDERSIGNED OWNERS, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE FREE SIMPLY TO THE LANDS BEING SUBDIVIDED. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES NOTED, AND THEY CONSENT TO ALL OF THE FOREGOING AND THEY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

[Signature] 5-27-22
 FOR R & B LLC DATE

ACKNOWLEDGEMENT

COUNTY OF Johnson
 STATE OF Kansas
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 27, 2022
 BY Lynne C. Rupp



APPROVED AND ACCEPTED BY:

PR-2019-002951
 CASE NO. SO 2022-00094
[Signature]
 CITY ENGINEER, PLANNING DEPARTMENT
[Signature]
 PUBLIC WORKS DEPARTMENT
[Signature]
 ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY
[Signature]
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION
[Signature]
 CITY SURVEYOR

Jul 5, 2022
 DATE
 Jul 1, 2022
 DATE
 Jul 5, 2022
 DATE
 Jul 5, 2022
 DATE
 Jul 1, 2022
 DATE
 6/10/2022
 DATE
 Jul 3, 2022
 DATE
 5/25/2022
 DATE

UTILITY APPROVALS

[Signature] 6/1/22
 PHM DATE
[Signature] 6/1/22
 NM OFFICIAL DATE
[Signature] 6/1/22
 CENTURYTEK DATE
[Signature] 6/1/22
 COMCAST DATE

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 LHC 101065106000000
 PROPERTY OWNER OF RECORD: R & B LLC
 BERNALILLO COUNTY TREASURER'S OFFICE Bonnie Zamora 7/8/22

SURVEYOR'S CERTIFICATION

VLADIMIR JIRKA, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS KNOWN TO ME BY THE DIVISION, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR DOCUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DATE 6/24/2022
 VLADIMIR JIRKA, NMP# NO. 10464
 PROFESSIONAL SURVEYOR, LLC
 P.O. BOX 9468, ALBUQUERQUE, NM 87199
 OFFICE 505.882.1651 | CELL 505.820.4223
 professional.surveying@comcast.net

SUBDIVISION DATA

- PLAT 2022-00094 PR-2019-002951
- ZONE ATLAS INDEX NO. M-10
- APPROXIMATE AREA 48.688 ACRES
- TOTAL NUMBER OF EXISTING PARCELS 1
- TOTAL NUMBER OF PROPOSED PARCELS 2
- DATE OF SURVEY FEBRUARY 2022

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNE 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.

B. 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.

C. Century Link for the installation, maintenance, and service of such fiber optic, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

includes, in the right to build, rebuild, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to them, and over said easements, with the right and privilege of going upon, over and across enclosed lands of landowners for the purposes set forth herein and with the right to utilize the right of way and easements to extend services to customers of Century Link including sufficient working area space for electric transformers, with the right and privilege to dig and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or paved pool parking, 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 complying with minimum of National Electrical Safety Code by construction of poles, decking, or any structures subject to or near easements shown on this plat.

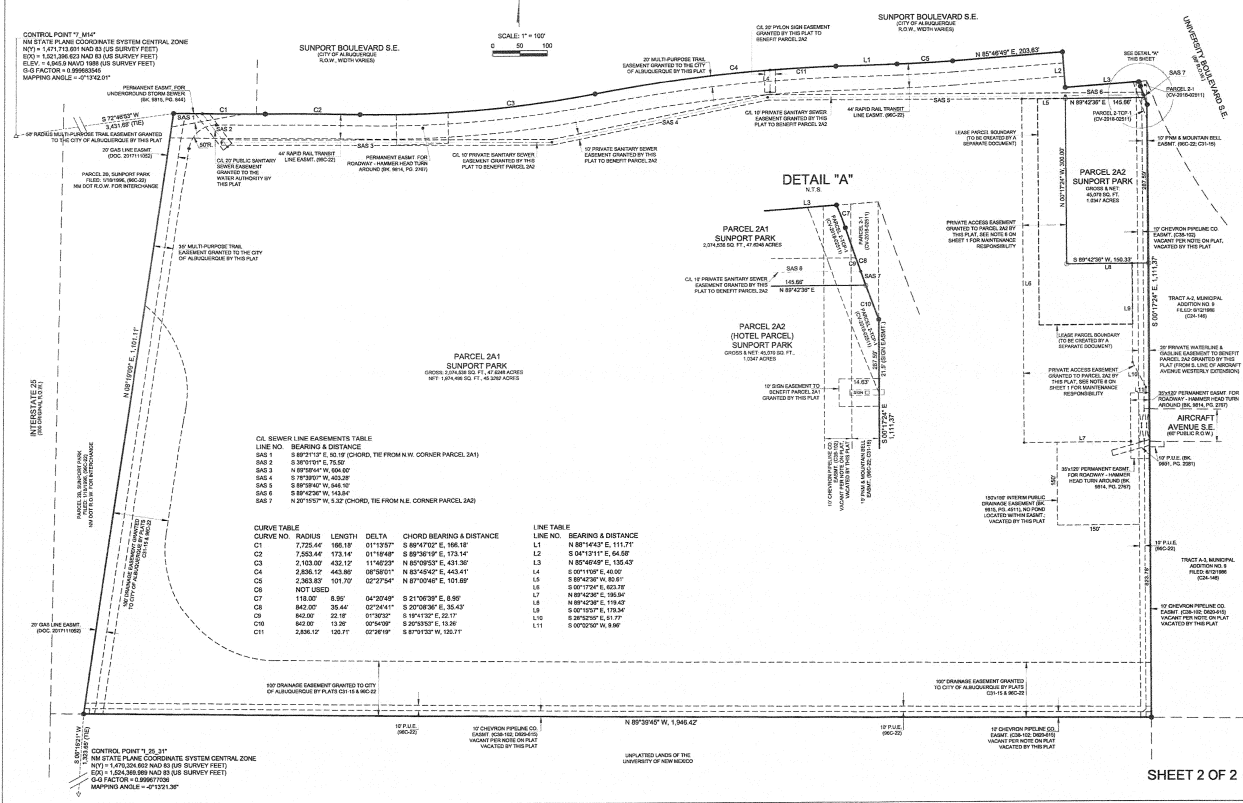
Easements for electric transmission lines, as installed, shall extend ten (10) feet in front of transmission towers and poles and ten (10) feet on each side.

DISCLAIMER

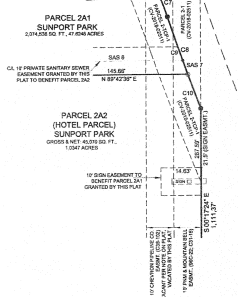
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMG), and Century Link (CenturyLink) do not warrant a title search of the properties shown hereon. Consequently, PNM, NMG, and CENTEL do not warrant or release any easement or easement rights which they have been granted by prior plat, repair or other documents and which are not shown on this plat.

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SUNPORT PARK SUBDIVISION
(REPLAT OF PARCEL 2A, SUNPORT PARK)
SECTION 33, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2022**

DOCH 2022084395
 5/24/2022 09:02:08 AM, 8:52 AM, 2022
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DETAIL "A"



SEWER LINE EASEMENTS TABLE

LINE NO.	BEARING & DISTANCE
SAS 1	S 89°27'17" E, 95.15' (CHORD, THE FROM N.W. CORNER PARCEL 2A1)
SAS 2	S 89°58'07" W, 75.50'
SAS 3	N 89°58'04" W, 654.80'
SAS 4	S 89°58'07" W, 103.30'
SAS 5	S 89°58'04" W, 344.80'
SAS 6	S 89°42'38" W, 113.84'
SAS 7	N 20°19'57" W, 5.32' (CHORD, THE FROM N.E. CORNER PARCEL 2A2)

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	7,725.46'	195.18'	0°11'33.5"	S 89°47'02" E, 186.16'
C2	7,503.66'	173.14'	0°11'36.4"	S 89°58'10" E, 173.14'
C3	2,153.00'	432.13'	11°48'25"	N 80°59'25" E, 431.36'
C4	2,326.12'	443.80'	08°50'01"	N 80°54'42" E, 443.41'
C5	2,363.83'	101.70'	02°27'54"	N 87°00'40" E, 101.69'
C6	NOT USED			
C7	118.00'	8.99'	04°30'43"	S 21°06'39" E, 8.99'
C8	842.00'	38.44'	02°28'44"	S 20°38'36" E, 38.43'
C9	842.00'	23.58'	01°58'32"	S 19°11'32" E, 23.51'
C10	842.00'	13.36'	00°54'09"	S 20°33'07" E, 13.36'
C11	2,636.12'	142.21'	02°54'19"	S 87°10'20" W, 142.21'

LINE TABLE

LINE NO.	BEARING & DISTANCE
L1	N 88°14'42" E, 111.71'
L2	S 84°32'11" E, 64.56'
L3	N 80°48'41" E, 130.42'
L4	S 00°11'05" E, 412.93'
L5	S 89°42'38" W, 80.67'
L6	S 00°17'05" E, 625.39'
L7	N 89°42'38" E, 196.84'
L8	N 89°42'38" E, 119.43'
L9	S 00°19'57" E, 119.34'
L10	S 08°29'25" E, 51.77'
L11	S 00°02'30" W, 9.99'