

**PLAT 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 Lots 1A, 1B, 2A and 2B in Block 3, Parcels 1-A-1, 1-A-2, 1-B-1 in Block 4, Parcels 2A, 2B, 3C and 2D of Sunport Park, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 18, 1996, in Plat Book 96C, Folio 22, LESS AND EXCEPTING THEREFROM that portion affected by that certain Permanent Order of Entry entered June 28, 2018 in Bernalillo County District Court cause no. CV-2018-02611.

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 REQUIREMENT 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.
- PARTICIPANT CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464", "MAG" NAIL & ID DISK MARKED "NMP5 10464" OR CHISELED "X" 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. SP000067204 DATED 9/24/2019 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND IN TITLE COMMITMENT NO. 2087619-AL01 DATED 2/9/2022 BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN), WESTERLY PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" (ELEV. 5065) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 36001C0342G DATED 9/26/2008.
- MAINTENANCE OF PRIVATE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THOSE EASEMENTS.
- CROSS LOT DRAINAGE BLANKET EASEMENT IS CREATED BY THIS PLAT TO BENEFIT AND ENCUMBER 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 DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE 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 Xiana C. Rupp



APPROVED AND ACCEPTED BY:

PR-2019-002651 SO 2022-00094
CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

PARKS AND RECREATION DEPARTMENT DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
6/16/2022

CODE ENFORCEMENT DATE
Loren N. Risenhoover P.S. 5/25/2022

UTILITY APPROVALS:
PNM DATE 6/1/22
NM GAS COMPANY DATE 6/1/22
CENTURYLINK DATE 6/1/22
COMCAST DATE 6/1/22

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC 10150651860503020
PROPERTY OWNER OF RECORD: R & B, LLC
BERNALILLO COUNTY TREASURER'S OFFICE:

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, 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 MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION 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.



[Signature] 5/24/2022
VLADIMIR JIRIK, NMP5 NO. 10464 DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94566, ALBUQUERQUE, NM 87199
OFFICE 505.892.4597, CELL 505.620.4228
professional.surveying@comcast.net

SUBDIVISION DATA

- PS-2022-00036; PR-2019-002651
- ZONE ATLAS INDEX NO. M-15
- GROSS SUBDIVISION ACREAGE 48.6665 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, (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.

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 lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast 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 within the easement, 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, post (aboveground or subsurface), not 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), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

APPROVAL AND SUBORDINATION OF LIEN BY LENDER

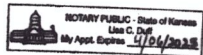
[Signature] 5-27-22
FOR SUNFLOWER BANK, N.A. DATE

ACKNOWLEDGEMENT

COUNTY OF Johnson
STATE OF Kansas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 27, 2022

BY Xiana C. Rupp



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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2022**

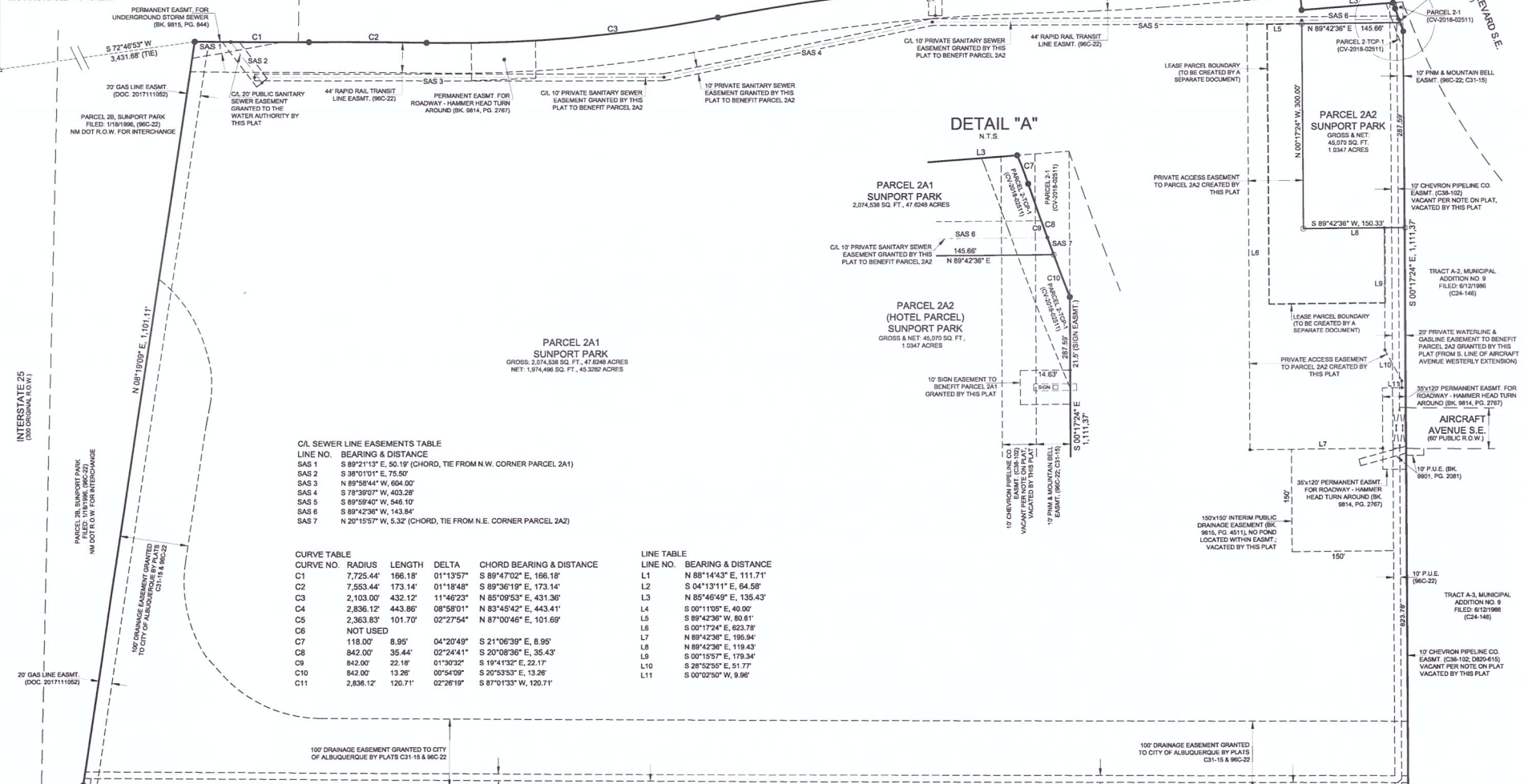


CONTROL POINT "7", M14"
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
N(Y) = 1,471,713.601 NAD 83 (US SURVEY FEET)
E(X) = 1,521,396.623 NAD 83 (US SURVEY FEET)
ELEV. = 4,345.9 NAVD 1988 (US SURVEY FEET)
G-G FACTOR = 0.999683545
MAPPING ANGLE = -0°13'42.01"

SUNPORT BOULEVARD S.E.
(CITY OF ALBUQUERQUE
R.O.W., WIDTH VARIES)

SUNPORT BOULEVARD S.E.
(CITY OF ALBUQUERQUE
R.O.W., WIDTH VARIES)

UNIVERSITY BOULEVARD S.E.
(R.O.W., WIDTH VARIES)



CL. SEWER LINE EASEMENTS TABLE

LINE NO.	BEARING & DISTANCE
SAS 1	S 89°21'13" E, 50.19' (CHORD, TIE FROM N.W. CORNER PARCEL 2A1)
SAS 2	S 38°01'01" E, 75.50'
SAS 3	N 89°58'44" W, 604.00'
SAS 4	S 73°38'07" W, 403.28'
SAS 5	S 89°58'40" W, 546.10'
SAS 6	S 89°42'36" W, 143.84'
SAS 7	N 20°15'57" W, 5.32' (CHORD, TIE FROM N.E. CORNER PARCEL 2A2)

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	7,725.44'	166.18'	01°13'57"	S 89°47'02" E, 166.18'
C2	7,553.44'	173.14'	01°18'48"	S 89°36'19" E, 173.14'
C3	2,103.00'	432.12'	11°46'23"	N 85°09'53" E, 431.36'
C4	2,836.12'	443.86'	08°58'01"	N 83°45'42" E, 443.41'
C5	2,363.83'	101.70'	02°27'54"	N 87°00'46" E, 101.69'
C6	NOT USED			
C7	118.00'	8.95'	04°20'49"	S 21°06'39" E, 8.95'
C8	842.00'	35.44'	02°24'41"	S 20°08'36" E, 35.43'
C9	842.00'	22.18'	01°30'32"	S 19°41'32" E, 22.17'
C10	842.00'	13.28'	00°54'09"	S 20°33'33" E, 13.29'
C11	2,836.12'	120.71'	02°26'19"	S 87°01'33" W, 120.71'

LINE TABLE

LINE NO.	BEARING & DISTANCE
L1	N 88°14'43" E, 111.71'
L2	S 04°13'11" E, 64.58'
L3	N 85°46'49" E, 135.43'
L4	S 00°11'05" E, 40.00'
L5	S 89°42'36" W, 80.61'
L6	S 00°17'24" E, 623.78'
L7	N 89°42'36" E, 195.94'
L8	N 89°42'36" E, 119.43'
L9	S 00°15'57" E, 179.34'
L10	S 28°52'55" E, 51.77'
L11	S 00°02'50" W, 9.96'

INTERSTATE 25
(R.O.W. 110.00')

PARCEL 2B, SUNPORT PARK
(DOC. 201111562)
NM DOT R.O.W. FOR INTERCHANGE

150' DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY PLATS C21-15 & 96C-22

100' DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY PLATS C31-15 & 96C-22

100' DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY PLATS C31-15 & 96C-22

CONTROL POINT "1", 25_31"
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
N(Y) = 1,470,324.602 NAD 83 (US SURVEY FEET)
E(X) = 1,524,369.989 NAD 83 (US SURVEY FEET)
ELEV. = 4,345.9 NAVD 1988 (US SURVEY FEET)
G-G FACTOR = 0.999677036
MAPPING ANGLE = -0°13'21.36"

UNPLATTED LANDS OF THE UNIVERSITY OF NEW MEXICO