

LEGAL DESCRIPTION

LOTS NUMBERED 2-A-2, BLOCK 2, SUNPORT PARK SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 24, 2008 IN PLAT BOOK 2008, FOLIO 0165 AS DOCUMENT #2008083346.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK Q.C. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ACROSS EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT CONVEY A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT MAKE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 2-A-2, BLOCK 2, SUNPORT PARK SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE PARCELS(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF JULY, 2019 BY SEAN TRACY

NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: April 30, 2021



SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SHEET INDEX
 PAGE 1. COVER
 PAGE 2. SUBDIVISION PLAT

**PLAT OF
 LOT 2-A-2-1 AND 2-A-2-2
 SUNPORT PARK**

**BLOCK 2
 WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2020**



PROJECT NUMBER: PR 2019-002905
 SD-2020-00132

CITY APPROVALS:

<u>[Signature]</u> <u>3/9/2020</u>	DATE
<u>[Signature]</u> <u>Dec 23, 2020</u>	DATE
<u>[Signature]</u> <u>Dec 23, 2020</u>	DATE
<u>[Signature]</u> <u>Dec 23, 2020</u>	DATE
<u>[Signature]</u> <u>11/2/2020</u>	DATE
<u>[Signature]</u> <u>Dec 29, 2020</u>	DATE
<u>[Signature]</u> <u>Dec 23, 2020</u>	DATE
<u>[Signature]</u> <u>Dec 29, 2020</u>	DATE
<u>[Signature]</u> <u>12. 29. 2020</u>	DATE

UTILITY APPROVALS:

<u>[Signature]</u> <u>11/9/2020</u>	DATE
<u>[Signature]</u> <u>11/9/2020</u>	DATE
<u>[Signature]</u> <u>12/2/2020</u>	DATE
<u>[Signature]</u> <u>6/30/20</u>	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE 1/1/2010; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

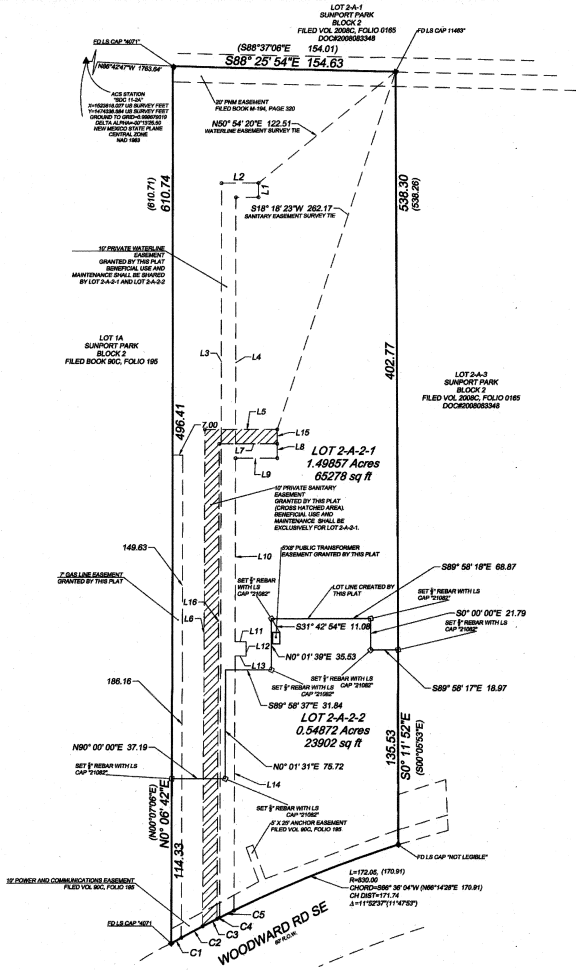
DAVID P. ACOSTA, N.M.P.S. #21082 DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 6501 AMERICAS PARKWAY, NE, 1TH FLOOR
 ALBUQUERQUE, NM 87110
 505-917-3921

2020c-140 (1)

PLAT OF
LOT 2-A-2-1 AND 2-A-2-2
SUNPORT PARK
 BLOCK 2

WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2020



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.

NOTE: A BLANKET CROSS LOT DRAINAGE, PARKING AND RECIPROCAL ACCESS EASEMENT ACROSS LOT 2-A-2-1 AND 2-A-2-2, GRANTED BY THIS PLAT, FOR THE BENEFICIAL USE OF LOTS 2-A-2-1 AND 2-A-2-2 TO BE MAINTAINED BY LOTS 2-A-2-1 AND 2-A-2-2

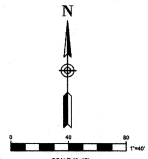
DOCN 2020133105
 CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 6501 AMERICAS PARKWAY, NE, 4TH FLOOR
 ALBUQUERQUE, NM 87110
 505-917-8221

Parcel Line Table (Easement)

Line #	Length	Direction
L1	10.00	S0° 00' 00"E
L2	25.81	N90° 00' 00"E
L3	511.35	N0° 08' 24"E
L4	171.64	N0° 08' 24"E
L5	50.34	N90° 00' 00"W
L6	348.80	S0° 12' 59"W
L7	28.99	N90° 00' 00"E
L8	10.00	N0° 00' 00"E
L9	29.01	N90° 00' 00"E
L10	127.87	N0° 08' 24"E
L11	7.66	N89° 47' 01"W
L12	10.00	N0° 12' 59"E
L13	7.65	S89° 47' 01"E
L14	178.28	N0° 08' 24"E
L15	10.00	N0° 00' 00"E
L16	330.64	S0° 12' 59"W

Curve Table (Easement)

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.02	830.00	0.55	S80° 58' 21"W	8.02
C2	16.75	830.00	1.16	S61° 47' 39"W	16.75
C3	11.27	830.00	0.78	S82° 45' 40"W	11.27
C4	2.10	829.89	0.14	S83° 13' 11"W	2.10
C5	11.17	830.00	0.77	S83° 40' 39"W	11.17



2020C-140 (2)