

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
ALBUQUERQUE WEST UNIT 2
 BEING A REPLAT OF LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 AND 3-A-1-A
 ALBUQUERQUE WEST UNIT 2

SITUATE WITHIN
 PROJECTED SECTION 18, T.11N., R.3E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

SITE DATA:
 FEMA Map Number 35001C0116G
 Zoning NR-C
 No. of Existing Lots 3
 No. of Lots Created 2
 Total Area 4.8776 acres

VICINITY MAP **ZONE ATLAS MAP**
 NOT TO SCALE **C-13-Z**

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.

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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies 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, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

NOTES:

1. The basis of bearings is the line between the most easterly southeast corner of new Lot 3-A-1-A-2 and AGRS Station 10_C12 2003 as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
2. Bearings and distances shown in () are per record plat of
2. Documents used (on file at Bernalillo County Clerk unless noted):
 - 2.1. Plat: 2006C-280
 - 2.2. Special Warranty Deed Doc. No.2009084569
 - 2.3. Special Warranty Deed Doc.#2021146974 into Tranquil Retreat LLC.
3. These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C01116G, effective date 09/26/2008.
4. Cross-lot drainage easement is granted with the filing of this plat, benefiting Lots 3-A-1-A-1 and 3-A-1-A-2.
5. All known easements of record are shown on this plat.

LEGAL DESCRIPTION:

Lots 2-A-1-B-2-B-2, 2-A-1-B-2-B-3 and 3-A-1-A of the Plat of Lots 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A & 4-A-1-A, ALBUQUERQUE WEST, UNIT 2 as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on September 12, 2008 in Plat Book 2008C, Page 280.

PURPOSE OF PLAT:

The purpose of this plat is to combine three (3) existing lots into two (2) new lots, to grant a blanket cross-lot drainage easement across new Lots 3-A-1-A-1 and 3-A-1-A-2, and to vacate existing private access, drainage, sidewalk and utility easements as shown hereon, and to grant additional public water and sanitary sewer easements.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this plat is created with their free will and consent in accordance with their expressed wishes and desires.

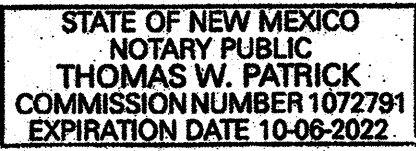
by Deepesh Khadwalwa, Chairman Date 2-14-22
 Tranquil Retreat, LLC a New Mexico Limited Liability Company

ACKNOWLEDGEMENT:

State of New Mexico,
 County of Sandoval) SS

The foregoing instrument was acknowledged before me this 14th day of February, 2022
 by: Deepesh Khadwalwa

Notary Public: Thomas W. Patrick
 My commission expires: 10-08-2022



SOLAR NOTE:

No property within the area of this plat shall at any time be subject to a 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

TREASURER'S CERTIFICATION:

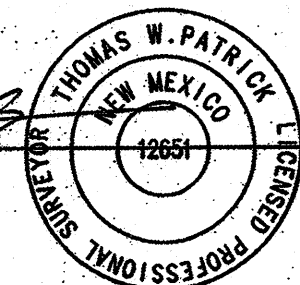
This is to certify that all taxes due and payable have been paid in full for year 2020 pursuant to New Mexico statute 78-38-44.1
 LOT 2-A-1-B-2-B-2: 101306403521030911
 LOT 2-A-1-B-2-B-3: 101306405622330910
 LOT 3-A-1-A: 101306407821630903

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick
 New Mexico Professional Surveyor No. 12651 Date 02-09-2022



Project Number: _____
 Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

[Signature] 04/27/2022
 PNM Electric Services date
[Signature] 3/11/2022
 New Mexico Gas Company date
Abdul A. Bhuiyan 3/14/2022
 Lumen Technologies date
Mike Mortus 03/11/2022
 Comcast date

CITY APPROVALS

Loran W. Risenhoover P.S. 2/14/2022
 City Surveyor date
 Parks & Recreation Department date
 City Engineer date
[Signature] 3/14/2022
 AMAFCX date
 ABCWUA date
 Traffic Engineer, Transportation Department date
 DRB Chair, Planning Department date

FINAL PLAT
LOTS 3-A-1-A-1 AND 3-A-1-A-2
Albuquerque West Unit 2

DWG PATH: P:\2021 - Misc Clients\198-Sun Capital Hotels\Final Plat\SUN CAPITAL HOTEL FINAL PLAT BOUNDARY.dwg
 GPS: TIO
 Created: 10/22/2020
 Last Rev: 2/9/2022
 SCALE: 1"=40'
 CREW: LRC
 DRAWN: DKS
 JOB NO.: N2021-198

Community Sciences Corporation
 Land Surveying
 (505) 897.0000

1 of 2

ALBUQUERQUE WEST UNIT 2 FINAL

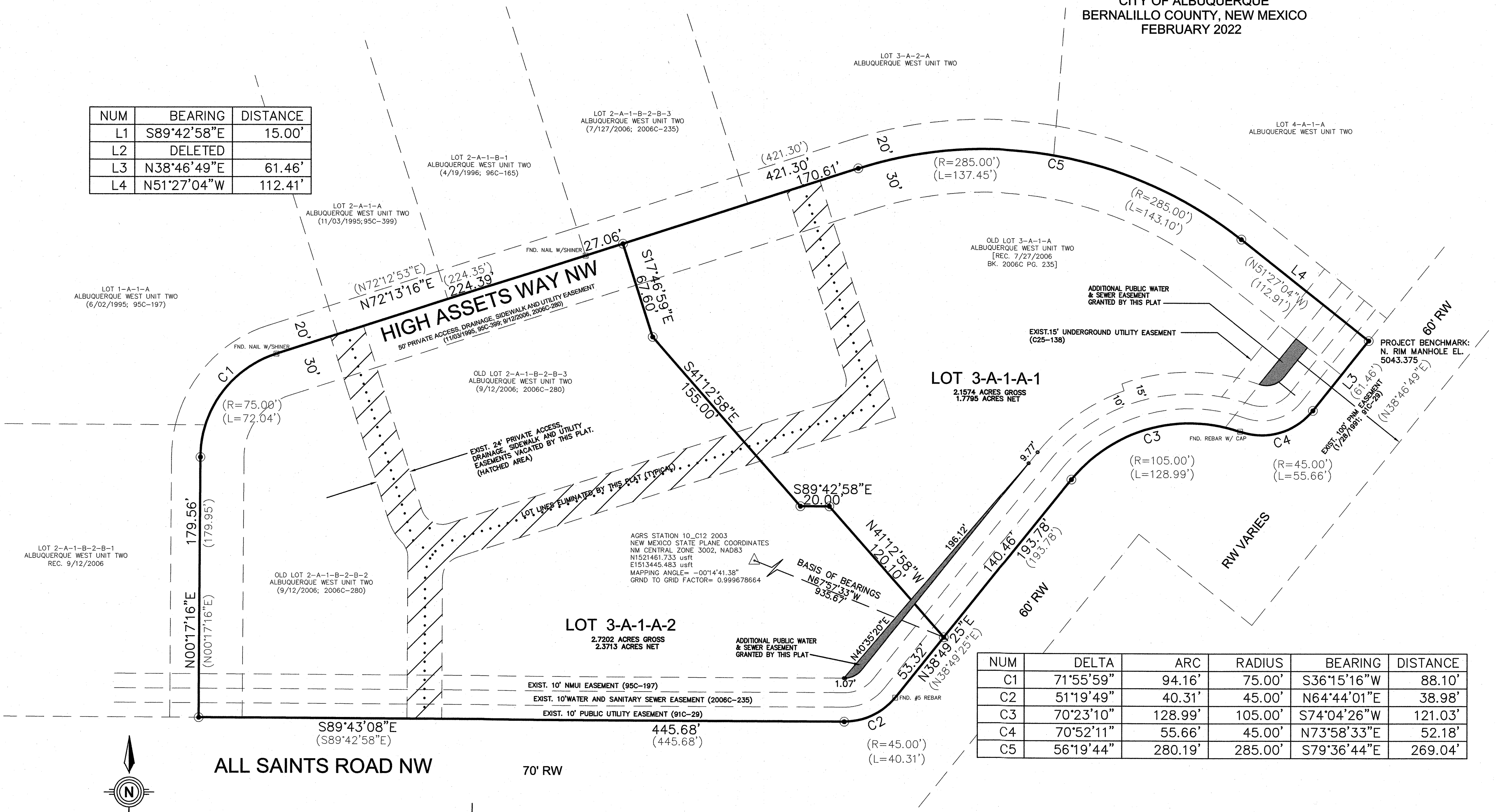
NOTES (continued):

7. Additional pavement removal and replacement may be required along the proposed curb line on All Saints Road for a stable and smooth pavement.
8. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

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NUM	BEARING	DISTANCE
L1	S89°42'58"E	15.00'
L2	DELETED	
L3	N38°46'49"E	61.46'
L4	N51°27'04"W	112.41'



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	71°55'59"	94.16'	75.00'	S36°15'16"W	88.10'
C2	51°19'49"	40.31'	45.00'	N64°44'01"E	38.98'
C3	70°23'10"	128.99'	105.00'	S74°04'26"W	121.03'
C4	70°52'11"	55.66'	45.00'	N73°58'33"E	52.18'
C5	56°19'44"	280.19'	285.00'	S79°36'44"E	269.04'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

FINAL PLAT
 LOTS 3-A-1-A-1 AND 3-A-1-A-2
 Albuquerque West Unit 2

DWG PATH: F:\N2021 - Misc Clients\198-Sun Capital Hotels\Final Plat\PR2021-005439 Albuquerque West Plat.dwg

GPS: T10
 Created: 09/18/2021
 Last Rev: 02/09/2022
 SCALE: 1"=50'

CREW: CFS, MGM
 DRAWN: TWP, SLN
 JOB NO: N2021-198

Community Sciences Corporation
 Land Surveying
 (505) 897.0000

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2

