

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA:

1. Zone Atlas Index Nos.: D17 and D18
2. Gross Subdivision Acreage: 6.1504 Acres.
3. Total Number of Tracts Created: 2 Tracts.
4. Date of Survey: February 7, 2023.
5. Plat is located within Elena Gallegos Grant, within Section(s) 23 and 24, T 11 N, R 3 E; N.M.P.M.
6. NO public streets were created.
7. Zoning: NR-BP.

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.
- C. 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.
- D. 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest 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.

TAX CERTIFICATION

This is to certify that taxes are current and paid on UPC #

101706352841810702

Property Owner of Record: Titan Journal Center Hotel LLC

Bernalillo County Treasurer's Office

6/15/2023

LEGAL DESCRIPTION:

A certain tract of land situate within the Elena Gallegos Grant, in projected sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising of TRACT 2A-2A-3 of the PLAT OF TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3 JOURNAL CENTER as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on December 19, 1994 in Volume 94C Folio 420 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 83 US Survey Foot) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described at a found 1.25 inch yellow plastic cap stamped "LS 6544" **WHENCE** a NMSHC brass disc stamped "I-25-14 1969" bears S 04° 34' 14" W a distance of 3,156.25 feet;

THENCE S 10° 43' 25" W a distance of 619.60 feet to a found 1.25 inch yellow plastic cap stamped "PS 10464";

THENCE along the arc of a tangent curve to the right, having a central angle of 90° 00' 57", a radius of 30.00 feet, a chord bearing of S 55° 43' 53" W a distance of 42.43 feet and an arc distance of 47.13 feet to a found 1.25 inch yellow plastic cap stamped "PS 10464";

THENCE tangent with the previous curve N 79° 15' 38" W a distance of 169.72 feet to a found 1.25 inch yellow plastic cap stamped "PS 10464";

THENCE along the arc of a tangent curve to the left, having a central angle of 05° 17' 04", a radius of 1143.00 feet, a chord bearing of N 81° 54' 10" W a distance of 105.38 feet and an arc distance of 105.42 feet to a found 5/8 inch rebar;

THENCE along the arc of a tangent reverse curve to the right, having a central angle of 87° 04' 29", a radius of 30.00 feet, a chord bearing of N 41° 00' 28" W a distance of 41.33 feet and an arc distance of 45.59 feet;

THENCE tangent with the previous curve N 02° 31' 47" E a distance of 79.54 feet to a point;

THENCE along the arc of a tangent curve to the left, having a central angle of 21° 29' 10", a radius of 430.00 feet, a chord bearing of N 08° 12' 48" W a distance of 160.31 feet and an arc distance of 161.25 feet to a point;

THENCE along the arc of a tangent compound curve to the left, having a central angle of 05° 31' 20", a radius of 2441.90 feet, a chord bearing of N 21° 43' 03" W a distance of 235.26 feet and an arc distance of 235.35 feet to a found 1.25 inch yellow plastic cap stamped "PS 10464" (now bent);

THENCE non-tangent with the previous curve N 54° 29' 45" E a distance of 277.14 feet to a found 1.25 inch yellow plastic cap stamped "PS 10464";

THENCE S 79° 14' 01" E a distance of 335.29 feet to the **POINT OF BEGINNING**.

Tract contains ± 6.1504 acres (267910 Sq. Ft.), more or less.

FREE CONSENT:

The plat shown hereon is made with the owner (s) free consent and in accordance of the desires of the undersigned owner (s), the execution of this plat is their free act and deed. Those signing as owner (s) warrant that they hold among them, complete indefeasible title in free simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

Client

By:

Kurt Browning, Manager
President Titan Journal Center
Titan Journal Center Hotel, LLC

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 1st day of JUNE, 2023

by Kurt Browning, (Client position, Client Name) as Manager of Titan Journal Center Hotel, LLC

My Commission Expires: 11/23/25

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)NAD 1983.
2. Basis of Bearings established from two known monuments AGRS "I-25-14" and AGRS "I3-D16" as shown bears N 55° 21' 06" W.
3. Distances are ground distances "US SURVEY FOOT".
4. Project combined factor = 0.999669308, scaled about X=0, Y=0.
5. Record bearings and distances are shown in parentheses () and are the same as shown on the Plat of Tracts 2A-2A-1, 2A-2A-2 and 2A-2A-3 Journal Center, Bernalillo County, City of Albuquerque, filed for record on December 19, 1994, as Document No 94146690, in Vol 94-C, Folio 420.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and orange plastic survey cap stamped "BENHAM PS 15700" or nail and washer stamped "BENHAM PS 15700" unless otherwise noted.
8. Easements of record are based on Title Commitment No. issued by Old Republic National Title Insurance Company on December 6, 2022 at 8:00 am.
9. A blanket cross lot drainage and access easement across both lots for the benefit of and to be maintained by each lot owner is granted with the filing of this plat.
10. This property is located in Zone X "determined to be outside the 0.0% annual chance floodplain" as shown on Federal Emergency Management Map Number 35001C01327H dated August 16, 2012.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham New Mexico Professional Surveyor No. 15700, do hereby certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and that this survey meets the Minimum Standards for Surveying in New Mexico and that it is true and correct to the best of my knowledge and belief.

Alan R. Benham
New Mexico Professional Surveyor 15700
For and on Behalf of
Bohannon Huston, Inc.

Date:

6/1/23

DOCH 2023052150

08/15/2023 01:47 PM Page: 1 of 2
PLAT R: \$25.00 B: 2023C P: 0066 Linda Stover, Bernalillo County

Project Number: PR-2022-007907

Application Number: SD-2023-00116

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	06/05/2023
Date	6/5/2023
New Mexico Gas Company	6/5/2023
Date	6/5/2023
CenturyLink	06/05/2023
Date	06/05/2023
Comcast	
Date	

City Approvals:

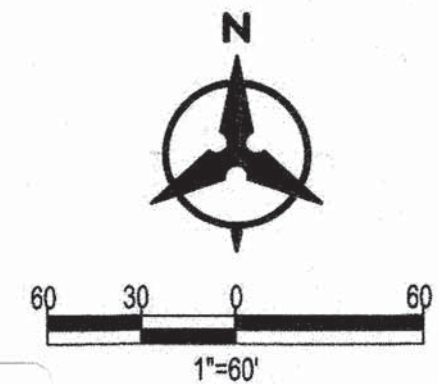
City Surveyor	6/1/2023
N/A	6/5/2023
Date	6/5/2023
**Environmental Health Department (conditional)	Aug 10, 2023
Date	Aug 10, 2023
Traffic Engineering, Transportation Division	Aug 11, 2023
Date	Aug 11, 2023
ABCWUA	Aug 9, 2023
Date	Aug 9, 2023
Parks and Recreation Department	6/5/2023
Date	6/5/2023
AMAPCA	Aug 10, 2023
Date	Aug 10, 2023
Hydrology	Aug 11, 2023
Date	Aug 11, 2023
Code Enforcement	Aug 9, 2023
Date	Aug 9, 2023
Planning Department	Aug 15, 2023
Date	Aug 15, 2023
City Engineer	
Date	
N/A	6/5/2023
Date	6/5/2023
***MRGCD (conditional)	
Date	

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract 2A-2A-3 Plat of Tracts 2A-2A-1, 2A-2A-2 and 2A-2A-3 Journal Center, as the same is shown and designated on the plat thereof, filed December 19, 1994 in vol. 94C, folio 420 into two (2) Tracts and to grant easements as shown herein.

Bohannon Huston
www.bhinc.com 800.877.5332

PLAT OF
TRACT 2A-2A-3A and
TRACT 2A-2A-3B
JOURNAL CENTER
 PLAT OF TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3
 JOURNAL CENTER
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 23 and 24,
 TOWNSHIP 11 NORTH, RANGE 3 EAST N.M.P.M.
 ALBUQUERQUE
 BERNALILLO, NEW MEXICO
 JUNE 2023



DOCH 2023052150
 08/15/2023 01:47 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2023C P: 0066 Linda Stover, Bernalillo County

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD BRG	CHORD
C1	47.13'	30.00'	30.01'	90°00'57"	S55°43'53"W	42.43'
	(47.13)	(30.00)	(30.00)	(90°00'00")	(S55°43'57"W)	(42.43)
C2	105.42'	1143.00'	52.75'	05°17'04"	N81°54'10"W	105.38'
	(105.29)	(1143.00)	(52.68)	(05°16'41")	(N81°54'10"W)	(105.38)
C3	45.59'	30.00'	28.51'	87°04'29"	N41°00'28"W	41.33'
	(45.59)	(30.00)	(28.51)	(87°04'05")	(N41°01'01"W)	(41.33)
C4	161.25'	430.00'	81.58'	21°29'10"	N08°12'48"W	160.31'
	(161.25)	(430.00)	(81.58)	(21°29'09")	(N08°13'33"W)	(160.31)
C5	235.35'	2441.90'	117.77'	05°31'20"	N21°43'03"W	235.26'
	(235.35)	(2441.90)	(117.77)	(05°31'20")	(N21°43'48"W)	(235.26)
C6	1.99'	1143.00'	0.99'	00°05'58"	N79°18'37"W	1.99'
C7	103.43'	1143.00'	51.75'	05°11'05"	N81°57'09"W	103.40'
C8	4.90'	430.00'	2.45'	00°39'12"	N18°37'48"W	4.90'

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S08°02'52"W	24.79'
T2	N81°57'08"W	101.93'

- LEGEND**
- FOUND PLASTIC CAP STAMPED AS NOTED
 - ✕ FOUND CHISELED MARK IN CONCRETE
 - △ FOUND BRASS CAP AS NOTED
 - ⊙ FOUND REBAR
 - SET #5 REBAR AND ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700" OR NAIL AND WASHER STAMPED "BENHAM PS 15700" UNLESS OTHERWISE NOTED
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE

DIMENSIONS SHOWN
 ARE ALONG THE
 PROPERTY LINE

DETAIL "B"
 NOT TO SCALE

DETAIL "A"
 NOT TO SCALE

ALBUQUERQUE GEODETIC REFERENCE STATION "13-D16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1518996.001 USft E = 1534181.325 USft
 GROUND TO GRID FACTOR = 0.999673570
 DELTA ALPHA = -00°12'17.26"
 NAVD 1988 ELEVATION = 5073.471 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "I-25-14"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1514923.41 USft E = 1540074.23 USft
 GROUND TO GRID FACTOR = 0.999666707
 DELTA ALPHA = -00°11'36.07"
 NAVD 1988 ELEVATION = NOT PUBLISHED



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