

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101106019549120846
101106018038720705

Bernalillo County Treasurer

Date

PLAT OF

**LOTS 1 THRU 9
COORS PAVILION**

(BEING A REPLAT OF TRACT X-1-A2,
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT

IN

**PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2016

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

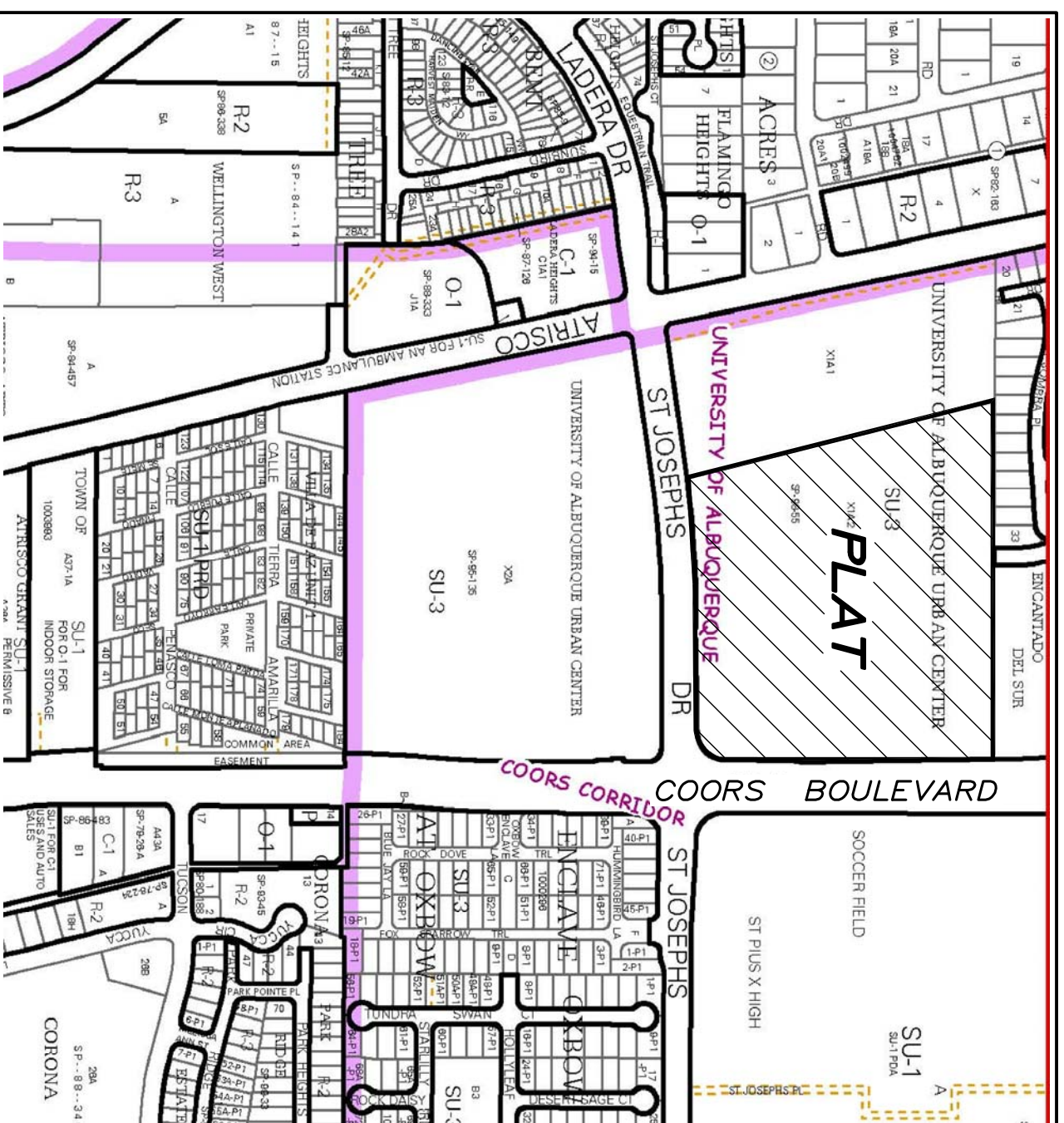
CITY APPROVALS:

City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 4

SURV TEK, INC.

Consulting Surveyors
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page G-11.
- Lots 1 thru 9, Coors Pavilion, shall be subject to that certain "Declaration of Easements, Covenants and Restrictions," to be filed concurrent with the final plat.

SUBMISSION DATA

- Total number of existing Tracts: 2
- Total number of Lots created: 9
- Additional Public Right of way dedicated: 0.1213 Ac.
- Gross Subdivision acreage: 21.2244 acres.

SHEET INDEX

- | | |
|----------------|---|
| SHEET 1 OF 4 - | Approvals, General Notes, Etc.: |
| SHEET 2 OF 4 - | Legal Description, Free consent and dedication |
| SHEET 3 OF 4 - | Existing Plat Boundary and New Lots and Easements |
| SHEET 4 OF 4 - | Curve and Line Tables, Easement Legend |

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Divide One (1) existing Tract into Nine (9) new Lots as shown hereon.
- Grant the New Public and Private Easements as shown hereon.
- Dedicate the additional Public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
October 24, 2016

PLAT OF
LOTS 1 THRU 9
COORS PAVILION

(BEING A REPLAT OF TRACT X-1-A2,
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2016

LEGAL DESCRIPTION

Tract X-1-A2, as shown on the amended Plat of Tracts X-1-A1 and X-1-A2 UNIVERSITY OF ALBUQUERQUE URBAN CENTER, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1998, in Plat Book 98C, Page 68.

Said Tract contains 21.2244 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF LOTS 1 THRU XX, COORS PAVILION (BEING A REPLAT OF TRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof; Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

RED SHAMROCK 10, LLC
a New Mexico limited liability company

By: Joshua J. Skarsgard, Managing Member

RED SHAMROCK INVESTMENTS, LLC
a New Mexico limited liability company

By: Joshua J. Skarsgard, Managing Member

RETAIL EQUITY DEVELOPMENT 6, LLC
a New Mexico limited liability company

By: Joshua J. Skarsgard, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day
of _____ 2016, by Joshua J. Skarsgard as
Managing Member of Red Shamrock 10, LLC.

Notary Public

My commission expires

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day
of _____ 2016, by Joshua J. Skarsgard as
Managing Member of Red Shamrock Investments, LLC.

Notary Public

My commission expires

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day
of _____ 2016, by Joshua J. Skarsgard as
Manager of Retail Equity Development, LLC.

Notary Public

My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003", filed September 2, 2003, in Volume 2003C, Folio 269, records of Bernalillo County, New Mexico.
- D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalillo County, New Mexico.
- E. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000187105, dated September 15, 2015.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0114 H, Effective Date 8-16-2012.

SHEET 2 OF 4

SURV  **TEK, INC.**

Consulting Surveyors
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

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ALBUQUERQUE CONTROL SURVEY
 MONUMENT POSITION COORDINATES
 (Central Zone - NAD83)
 Station Name: M4083
 E = 1,506,333.687
 N = 4,073,944.78
 Delta Alpha = -0013'24.78"
 Elevation = 5399.79366
 Etw = Not Published

DRAINAGE NOTE:
 (As Shown on the Plat filed 3-12-1998, in Plat Book 98C, Page 68)
 TRACT X-1-A2 GRANTS A TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT X-1-A1 UNTIL FUTURE PLATTING DEFINES THE PRIVATE EASEMENT ON TRACT X-1-A2. AND SUCH PLATTING CREATES AND HAS THE RESPONSIBILITY OF MAINTAINING AN MAINTENANCE OF THE TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT WILL BE THE RESPONSIBILITY OF TRACT X-1-A2.
 SAID EASEMENT VACATED BY 160RB-

Lots 1 thru 9, Coors Pavilion are subject to that certain "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed _____, 2016 as Document No. _____



PROPERTY CORNERS
 ○ = Fe 5/8" rebar w/ Cap Stamped LS 40/48
 ● = Fe 5/8" rebar and cap Stamped LS 9/50
 ○ = Set 5/8" rebar and cap Stamped LS 9/50

Appropriate location of Cross Access Easement per Document No. 20099972004 August 29, 2004

20' Utility Easement per Document Number 76 15317 filed March 18, 1926, in Volume 468, Folio 153-158

QUAKER HEIGHTS PLACE
 56' R/W
 End of Easement

10' PMM & Mountain States Easement per Plat filed September 3, 1953 in Book D254, Page 217 (0.1213 Ac. - Gross (shaded area))

LOT 9
 7.0011 AC

See Sheet 4 for Easement Legend

LOT 8
 7.2285 AC

See Sheet 4 for Easement Legend

LOT 7
 1.3540 AC

See Sheet 4 for Easement Legend

LOT 1
 1.0172 AC

LOT 2
 0.7345 AC

LOT 3
 0.9002 AC

LOT 4
 1.0019 AC

LOT 5
 0.7018 AC

LOT 6
 1.1641 AC

See Sheet 4 for Easement Legend

ALBUQUERQUE CONTROL SURVEY
 MONUMENT POSITION COORDINATES
 (Central Zone - NAD83)
 Station Name: M4083
 E = 1,506,333.687
 N = 4,073,944.78
 Delta Alpha = -0013'24.78"
 Elevation = 5399.79366
 Etw = Not Published

ST JOSEPHS DRIVE

DRIVE N.W.

SHEET 3 OF 4

SURV TEK, INC.
 Consulting Surveyors

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 Phone: 505-897-3366
 Fax: 505-897-3377

PLAT OF

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WITHIN

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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2016

LINE TABLE

LINE	LENGTH	BEARING
L1	36.65' (36.65)	S81°59'51"W (S81°59'51"E)
L2	12.00	S89°46'20"E
L3	12.00	N90°00'00"E
L4	43.88	S54°44'45"E
L5	43.38	N43°42'07"E
L6	41.92	S45°40'43"E
L7	31.16	N45°05'06"E
L8	48.01	S44°54'54"E
L9	200.28	N00°00'00"E
L10	260.00	S90°00'00"E
L11	149.03	N00°00'00"E
L12	249.00	N90°00'00"E
L13	225.47	S89°49'11"E
L14	227.87	N00°00'00"E
L15	201.79	N90°00'00"E
L16	201.87	N90°00'00"W
L17	26.60	S00°00'00"E
L18	86.60	S00°00'00"E

KEYED EASEMENT NOTES

- (A) = Private Access, Drillage, and Sanitary Sewer Easement from Public Water Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easements shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in COVENANTS AND RESTRICTIONS OF THE PUBLIC WATER EASEMENT is granted by this plat to the ABCWUA.
- (B) = Private Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easements shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- (C) = 25' Public Drainage Easement to granted to the City of Albuquerque by this Plat.
- (D) = 10' Public Utility Easement granted by this Plat.
- (E) = 20' Public Water Easement granted to ABCWUA by this Plat.
- (F) = 30' Public Water Easement granted by this Plat to ABCWUA and a Private Sanitary Sewer Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion.
- (G) = Temporary Private Turnaround Easement granted by this Plat. Said easement to be vacated when future development occurs on either Lot 1 or 9.

EXTERIOR BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	55.49' (55.48)	307.00' (307.00)	55.41' (55.41)	505°20'52"W (S05°20'52"W)	
C2	36.50' (36.50)	150.00' (150.00)	36.41' (36.41)	S07°08'03"W (S07°08'03"W)	
C3	93.35' (93.35)	82.00' (82.00)	88.39' (88.39)	S46°43'41"W (S46°43'41"W)	
C4	47.29' (47.29)	250.00' (250.00)	47.22' (47.22)	S84°45'41"W (S84°45'41"W)	
C5	436.02' (436.02)	3053.00' (3053.00)	435.65' (435.65)	S86°05'20"W (S86°05'20"W)	

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C6	9.16'	307.00'	4.58'	9.16'	S09°40'16"W	1°42'32"
C7	46.33'	307.00'	23.21'	46.29'	S04°29'36"W	8°38'47"
C8	28.42'	3053.00'	14.21'	28.42'	S82°15'51"W	0°32'00"
C9	244.64'	3053.00'	122.39'	244.58'	S84°49'36"W	4°35'28"
C10	54.02'	3053.00'	27.01'	54.02'	S87°37'44"W	1°00'49"
C11	42.01'	3053.00'	21.00'	42.01'	S88°31'48"W	0°47'18"
C12	66.93'	3053.00'	33.47'	66.93'	S89°33'08"W	1°15'22"
C13	209.44'	50.00'	86.60'	86.60'	S00°00'00"E	240°00'00"