

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 13.5437 ACRES±
 ZONE ATLAS INDEX NO: F-11-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 08, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO GRANT EASEMENTS, AND TO DEDICATE ADDITIONAL RIGHT OF WAY

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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. 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 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP
 DOCH 2018112094
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 PLAT R 525 00 B 2018C P 0169 Linda Stover, Bernalillo County

Plat of
 Lots 3-A and 3-B
Coors Village
 Town of Albuquerque Grant, Projected
 Section 35, Township 11, Range 2, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2018

Legal Description

TRACT NUMBERED THREE (3) OF THE PLAT OF TRACTS 1 THRU 4, COORS VILLAGE (BEING A REPLAT OF TRACT A-1-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER), WITHIN THE TOWN ALBUQUERQUE GRANT IN PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 13, 2000, IN PLAT BOOK 2000C, PAGE 155, EXCEPTING THEREFROM THE PORTIONS OUT TO RIGHT OF WAY TO THE CITY OF ALBUQUERQUE FOR COORS BOULEVARD, N.W. AND WESTERN TRAIL, N.W., NOW COMPRISING OF TRACT 3-A AND 3-B COORS VILLAGE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1011-061-212-088 - 31301
 PROPERTY OWNER OF RECORD:
 Univest-Coors Rd LLC
 BERNALILLO COUNTY TREASURER'S OFFICE:

 12/31/18

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

JACK N. ROSS III
 MANAGER
 UNIVEST-COORS ROAD, LLC
 8/24/18
 DATE

Acknowledgment

STATE OF ARIZONA) SS
 COUNTY OF MARICOPA
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 2018 BY
 JACK N. ROSS, MANAGER, UNIVEST-COORS ROAD, LLC
 BY
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3-11-2022

TRACY ANTHONY
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 March 11, 2022

Project No. PR-2018-001584
Application No. SD-2018-00084

Utility Approvals

PNM 12-19-18
 DATE
 NEW MEXICO GAS COMPANY 12/18/18
 DATE
 QWEST CORPORATION D/B/A CENTURYLINK QC 12/20/18
 DATE
 COMCAST 12/18/18
 DATE

City Approvals

Joran M. Risenhoover P.S. 8/27/18
 CITY SURVEYOR DATE
 10/31/18
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
 10-31-18
 A.B.C.W.U.A. DATE
 N/A
 PARKS AND RECREATION DEPARTMENT DATE
 N/A
 AMAFCA DATE
 10-31-18
 CITY ENGINEER DATE
 12-20-2018
 DREI CHAIRPERSON, PLANNING DEPARTMENT DATE
 10/31/18
 CODE ENFORCEMENT DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCRAGEMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
 N.M.P.S. No. 11993
 8/23/18
 DATE

| COORDINATE AND DIMENSION INFORMATION | | | PLSS INFORMATION | | | | INDEXING INFORMATION FOR COUNTY CLERK | | | PROJECT INFORMATION | |
|---|---|---|---|----------------------|-----------------------------|--------------------------|---|--|--|-------------------------|------------------------------|
| STATE PLANE ZONE: NM-C | GRID/GROUND COORDINATES: GRID | TYPE: STANDARD | LAND GRANT TOWN OF ALBUQUERQUE GRANT | | | | PROPERTY OWNER UNIVEST-COORS ROAD, LLC | | | CREW/TECH: MT | DATE OF SURVEY 08/08/2018 |
| HORIZONTAL DATUM: NAD83 | VERTICAL DATUM: NAVD88 | ROTATION ANGLE: 0° 00' 00.00" | SECTION 35 | TOWNSHIP 11 NORTH | RANGE 2 EAST | MERIDIAN NMPM | SUBDIVISION NAME COORS VILLAGE | | | DRAWN BY: JK | CHECKED BY: LM |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 | CITY ALBUQUERQUE | COUNTY BERNALILLO | STATE NM | UPC 10110612108821201 | PRECISION SURVEYS, INC. | | | PSI JOB NO. 18-1123P | SHEET NUMBER 1 OF 2 |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000319322 GROUND TO GRID: 0.99968078 | | DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID | ELEVATION TRANSLATION: ±0.00' | | ELEVATIONS VALID: YES/NO | | OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX | | | | |

Curve Table

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH | CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------|---------------|--------------|-------|----------|------------|-------------|---------|---------------|--------------|
| C1 | 428.00' | 288.18' | 38°34'41" | 149.79' | N 04°20'46" E | 282.76' | C8 | 3897.72' | 98.91' | 1°27'14" | 49.46' | N 01°20'16" E | 98.91' |
| C2 | 372.00' | 98.79' | 15°12'57" | 49.69' | S 07°20'11" E | 98.50' | C9 | 57.00' | 24.07' | 24°11'44" | 12.22' | S 12°47'40" W | 23.89' |
| C3 | 25.00' | 39.28' | 90°00'54" | 25.01' | S 45°16'17" W | 35.36' | C10 | 57.00' | 24.05' | 24°10'22" | 12.21' | S 10°34'31" E | 23.87' |
| C4 | 300.00' | 69.43' | 13°15'40" | 34.87' | N 83°05'52" W | 69.28' | C11 | 25.00' | 41.30' | 94°38'54" | 27.12' | N 47°59'45" E | 36.76' |
| C5 | 150.00' | 34.72' | 13°15'40" | 17.44' | S 83°05'52" E | 34.64' | C12 | 334.21' | 116.15' | 19°54'47" | 58.67' | S 74°43'45" E | 115.57' |
| C6 | 30.00' | 34.77' | 66°24'51" | 19.64' | N 56°31'03" W | 32.86' | C13 | 25.00' | 25.31' | 57°59'55" | 13.86' | S 35°50'29" E | 24.24' |
| C7 | 60.00' | 26.70' | 25°29'40" | 13.57' | N 10°26'45" W | 26.48' | C14 | 75.00' | 36.11' | 27°35'03" | 18.41' | N 20°45'43" W | 35.76' |

Line Table

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 00°41'50" W | 44.95' |
| | (S 00°40'50" W) | (44.88') |

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED

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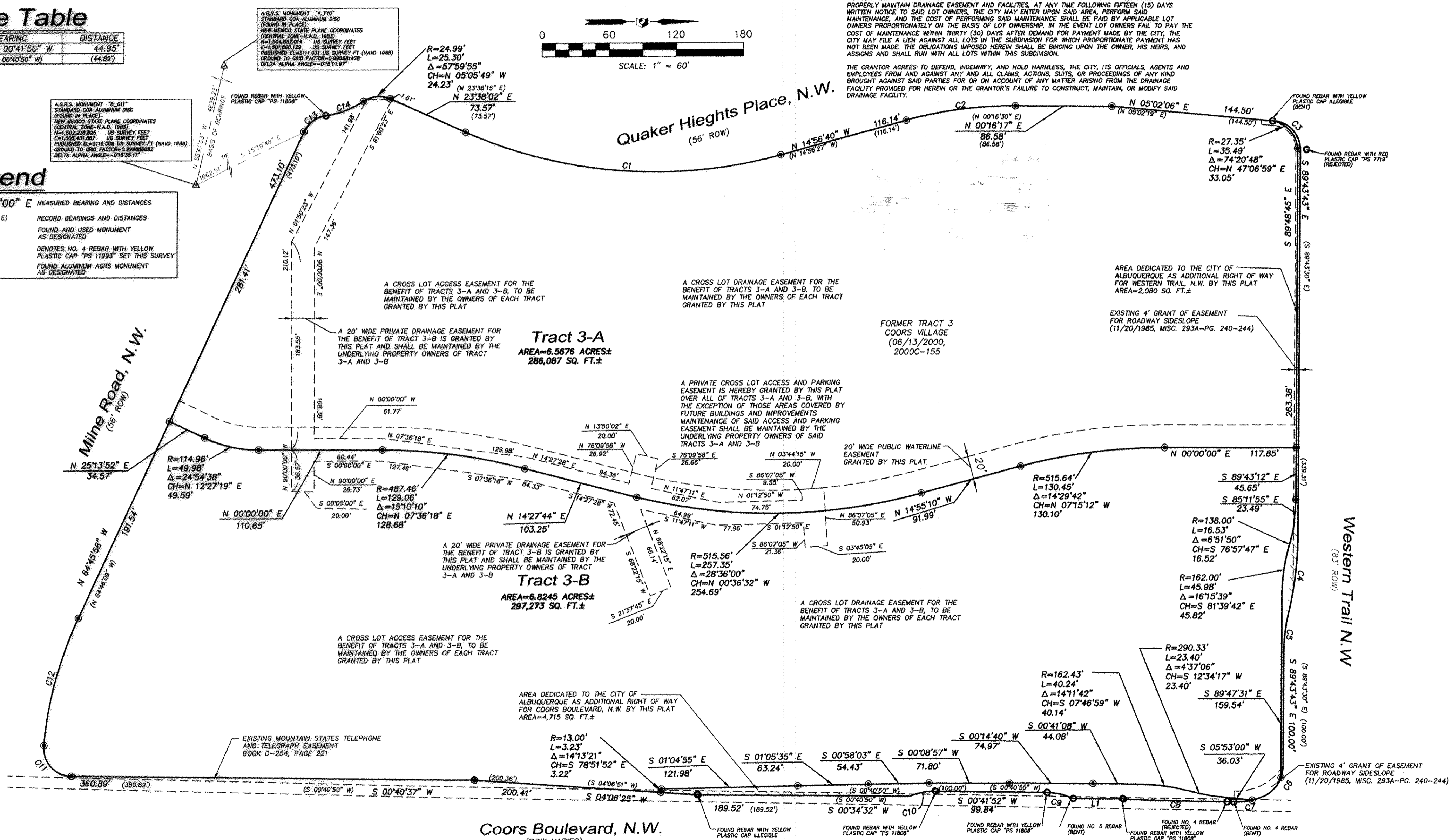
PLAT R. 325.00 B. 2018C P. 0169 Linda Stover, Bernalillo County

Plat of
Lots 3-A and 3-B
Coors Village
Town of Albuquerque Grant, Projected
Section 35, Township 11, Range 2, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2018

Drainage Easement Note:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.



COORDINATE AND DIMENSION INFORMATION

| | | |
|--|--|-------------------------------|
| STATE PLANE ZONE: NM-C | GRID: GRID | TYPE: STANDARD |
| HORIZONTAL DATUM: NAD83 | VERTICAL DATUM: NAVD88 | ROTATION ANGLE: 0° 00' 00.00" |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0 | MATCHES DRAWING UNITS: YES |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000319322, GROUND TO GRID: 0.99968078 | DISTANCE ANNOTATION: GROUND | ELEVATION TRANSLATION: ±0.00' |
| | BEARING ANNOTATION: GRID | ELEVATIONS VALID: YES/NO |

PLSS INFORMATION

| | |
|---------------------------------------|---|
| LAND GRANT: TOWN OF ALBUQUERQUE GRANT | PROPERTY OWNER: UNIVEST-COORS ROAD, LLC |
| SECTION: 35 | TOWNSHIP: 11 NORTH |
| RANGE: 2 EAST | MERIDIAN: NMPM |
| CITY: ALBUQUERQUE | COUNTY: BERNALILLO |
| STATE: NM | UPC: 10110612108821201 |

INDEXING INFORMATION FOR COUNTY CLERK

| |
|---|
| PROPERTY OWNER: UNIVEST-COORS ROAD, LLC |
| SUBDIVISION NAME: COORS VILLAGE |
| UPC: 10110612108821201 |

PRECISION SURVEYS, INC.

OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

| | |
|----------------------|----------------------------|
| CREW/TECH: MT | DATE OF SURVEY: 08/08/2018 |
| DRAWN BY: JK | CHECKED BY: LM |
| PSI JOB NO. 18-11230 | SHEET NUMBER 2 OF 2 |