

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, FIELD VERIFIED DECEMBER 21, 2019

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, TO GRANT AN EASEMENT, AND TO VACATE EASEMENTS, AND TO REVICATE ADDITIONAL E.A.W. FOR STREET PURPOSES.

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 (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO 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

Plat of
 Lots 3-A-1 and 3-B-1
Coors Village
 Town of Albuquerque Grant, Projected
 Section 35, Township 11 North, Range 2, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 January 2020

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. COMPRISING OF TRACTS 3-A AND 3-B, COORS VILLAGE AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 31, 2018, IN MAP BOOK 2018C PAGE 169, NOW COMPRISING OF TRACTS 3-A-1 AND 3-B-1, COORS VILLAGE.

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

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.

[Signature] 2/3/20
 DATE
 JACK N. ROSS II
 MANAGER
 UNIVEST-COORS ROAD, LLC
 OWNER TRACT 3-A

[Signature] 1/30/20
 DATE
 RYAN BURT
 SVP-GENERAL COUNSEL
 PRESBYTERIAN HEALTHCARE SERVICES
 OWNER TRACT 3-B

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 MARIKOPA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF February, 2020 BY
 JACK N. ROSS, MANAGER, UNIVEST-COORS ROAD, LLC

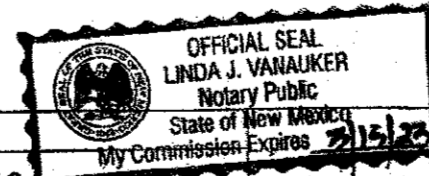
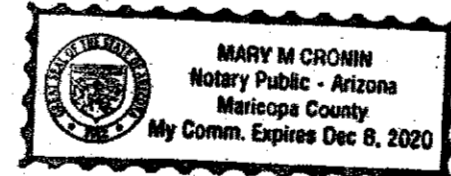
BY *[Signature]* MARY M. CROWIN MY COMMISSION EXPIRES: December 8, 2020
 NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF January, 2020 BY
 RYAN BURT, SVP-GENERAL COUNSEL, PRESBYTERIAN HEALTHCARE SERVICES

BY *[Signature]* LINDA J. VANAUKER MY COMMISSION EXPIRES: Mar. 15, 2023
 NOTARY PUBLIC



Project No. PR-2018-001584
 Application No. SD-2020-00056

Utility Approvals

PNM *[Signature]* 5/6/2020
 DATE
 NEW MEXICO GAS COMPANY *[Signature]* 4/13/2020
 DATE
 Don Davala *[Signature]* 4/6/2020
 DATE
 QWEST CORPORATION D/B/A CENTURYLINK QC *[Signature]* 4/7/20
 DATE
 COMCAST *[Signature]*
 DATE

City Approvals

[Signature] Susan M. Pritchard P.S. 2/5/2020
 CITY SURVEYOR DATE
[Signature] *[Signature]* 3-17-20
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] Kristyell Cadon 03-04-20
 A.B.C.W.U.A. DATE
[Signature] *[Signature]* 03-04-20
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] *[Signature]* 5/4/2020
 AMAFCA DATE
[Signature] *[Signature]* 3-4-2020
 CITY ENGINEER DATE
 May 22, 2020
 DRB CHAIRPERSON, PLANNING DEPARTMENT
[Signature] *[Signature]* 3/4/2020
 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 ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] LARRY W. MEDRANO 01/30/2020
 DATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



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-TRACT 3-A PRESBYTERIAN HEALTHCARE SERVICES-TRACT 3-B		CREW/TECH: MT	DATE OF SURVEY 12/21/2019	
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	UPC	10110612108821201	DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY ALBUQUERQUE				COUNTY BERNALILLO		STATE NM		PSI JOB NO. 19-2160P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000319322 GROUND TO GRID: 0.99968078			BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES/NO		OFFICE LOCATION: 9290 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	



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 SUBDIVISIONS 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.

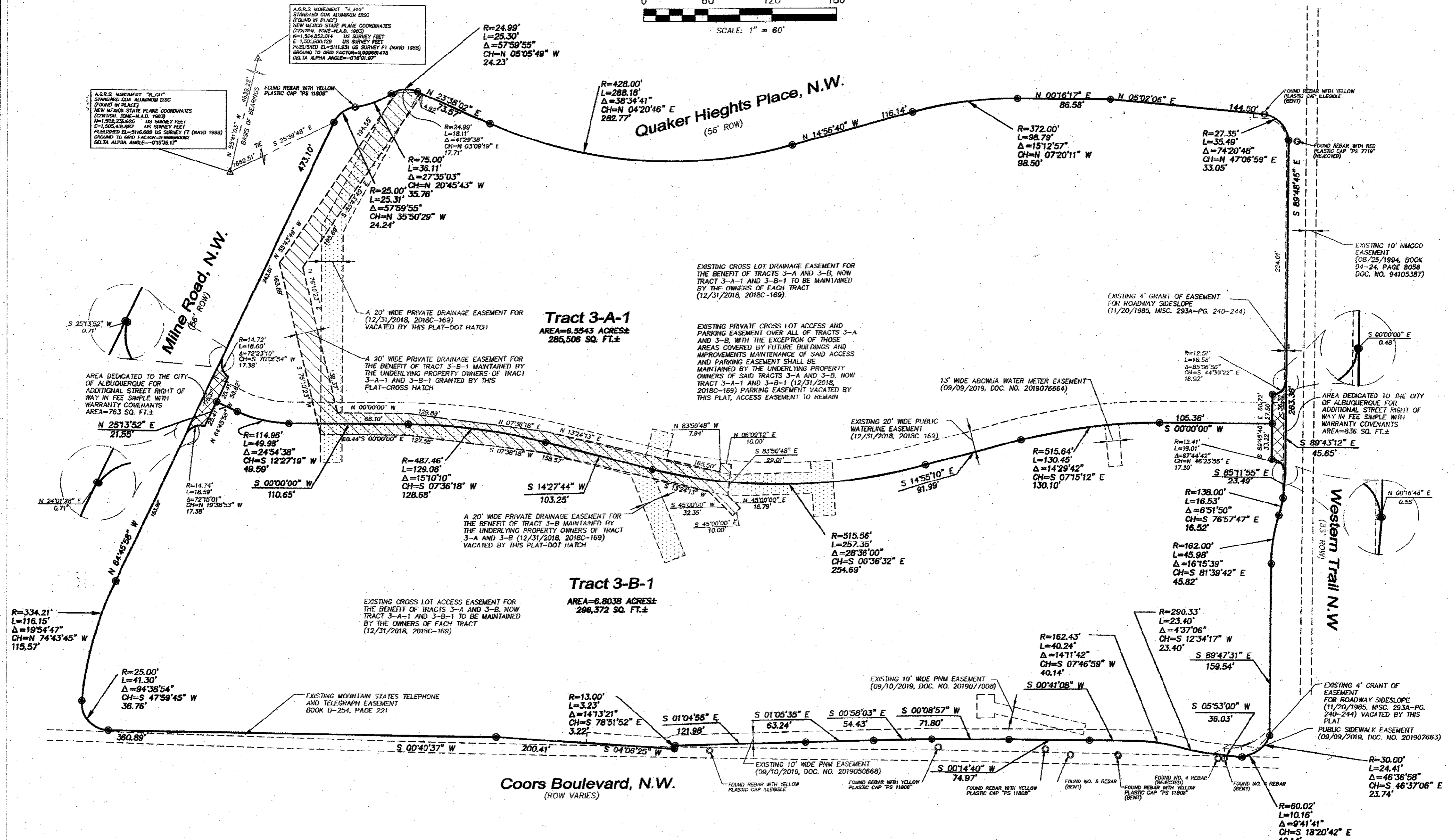
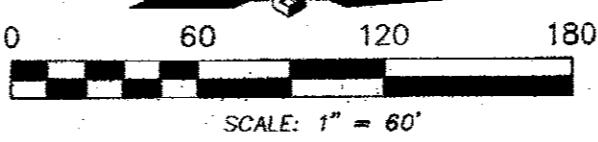
THE GRANTEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN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

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

RECORDING STAMP

Plat of
Lots 3-A-1 and 3-B-1
Coors Village
 Town of Albuquerque Grant, Projected
 Section 35, Township 11 North, Range 2, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 January 2020



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	PRECISION SURVEYS, INC.		CREW/TECH: MT	DATE OF SURVEY: 08/08/2018
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 35	TOWNSHIP: 11 NORTH	RANGE: 2 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: COORS VILLAGE
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N=0 E=0		CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 10110612106821201	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000319322 GROUND TO GRID: 0.99968078		DISTANCE ANNOTATION: GROUND		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES/NO		505.856.5700 PHONE 505.856.7900 FAX
								DRAWN BY: JK
								CHECKED BY: LM
								PSI JOB NO. 19-2160P
								SHEET NUMBER 2 OF 2






PR-2018-001584 - SD-2020-00056 P-F Plat Approved - 3-4-20

Final Audit Report

2020-05-22

Created:	2020-05-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-0YIMpl8Q4zoHgSkP-wE9roKJWA1pj31

"PR-2018-001584 - SD-2020-00056 P-F Plat Approved - 3-4-20" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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-  Email viewed by Jolene Wolfley (jwolfley@cabq.gov)
2020-05-22 - 7:43:01 PM GMT- IP address: 67.0.229.227
-  Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)
Signature Date: 2020-05-22 - 10:08:37 PM GMT - Time Source: server- IP address: 67.0.229.227
-  Signed document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) and Jolene Wolfley (jwolfley@cabq.gov)
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