



LOTS NUMBERED LOTS 8-A, 8-B, 8-C, 9-A AND 9-C, OF COORS PAVILION, WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRIME 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 MAY 25, 2021 IN MAP BOOK 2021C, FOLIO 62.

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 2021 IN BOOK 2021C, PAGE 62.
2. SPECIAL WARRANTY DEED FOR TRACT X-1-A2 (NOW LOTS 1-7, 8-A THRU 8-C, 9-A THRU 9-C), COORS PAVILION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2017, AS DOC. NO. 2017019228.

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0114H, DATED AUGUST 16, 2012.

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Projected Section 2, Township 10 North, Range 2 East,
N.M.P.M. within the Town of Albuquerque Grant
Subdivision: Coors Pavilion
Owner: Red Shamrock 4, LLC
UPC #: 101106017246820812 (Lot 8-A)
101106020546820811 (Lot 8-B)
101106017544420810 (Lot 8-C)
101106017250420814 (Lot 9-A)
101106021049320813 (Lot 9-C)

1. SUBDIVIDE BY LOT LINE ELIMINATION AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

GROSS ACREAGE.	13.0470 ACRES
ZONE ATLAS PAGE NO.	6-11-Z
NUMBER OF EXISTING LOTS.	5
NUMBER OF LOTS CREATED.	1
MILES OF FULL-WIDTH STREETS.	0.0000 MILES
MILES OF HALF-WIDTH STREETS.	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.	0.0000 ACRES
DATE OF SURVEY.	FEBRUARY 2025

1. FIELD SURVEY PERFORMED IN JULY 2019, JUNE 2021 AND FEBRUARY 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83—CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON APRIL 9, 2025.

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101106017246820812
101106017250420814
101106017544420810
101106020546820811
101106021049320813

PROPERTY OWNER OF RECORD
Red Shamrock LLC
BERNALILLO COUNTY TREASURER'S OFFICE
George Stone

Project Number: PR-2019-002765

Plat Approvals:

<u>RF Rodney Fuentes</u> RF Rodney Fuentes (Mar 27, 2025 14:31 MDT)	Mar 27, 2025
<u>PNM Electric Services</u> <u>David Hall</u> David Hall (Mar 10, 2025 10:42 MDT)	Mar 10, 2025
<u>Qwest Corp. d/b/a CenturyLink QC</u> <u>Brandon Kauffman</u> Brandon Kauffman (Mar 26, 2025 11:20 MDT)	Mar 26, 2025
<u>New Mexico Gas Company</u> <u>Mike Mortus</u> Mike Mortus (Mar 6, 2025 07:03 MST)	Mar 6, 2025
<u>Comcast</u>	

Loren N. Risenhoover P.S. 2/14/2025

City Surveyor	
Ernest Armijo	May 6, 2025
Traffic Engineering, Transportation Division	
<i>[Signature]</i>	May 9, 2025
ABCWUA	
<i>[Signature]</i>	May 6, 2025
Parks and Recreation Department	
<i>[Signature]</i>	Mar 6, 2025
AMAFCA	
<i>[Signature]</i>	May 6, 2025
History	
<i>[Signature]</i>	May 12, 2025
<small>Jeff Pfeiffer (May 12, 2025 08:12 MDT)</small>	
Code Enforcement	
<i>[Signature]</i>	May 6, 2025
Planning Department	
<i>[Signature]</i>	May 13, 2025
City Engineer	

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 3/28/25
N.M.R.P.S. No. 18374 Date



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 1 of 4
191250

DOC# 2025066298

08/15/2025 04:53 PM Page: 1 of 4 R:\$25.00
PLAT B: 2025C P: 0050 Michelle S. Kavanaugh, Bernalillo County

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

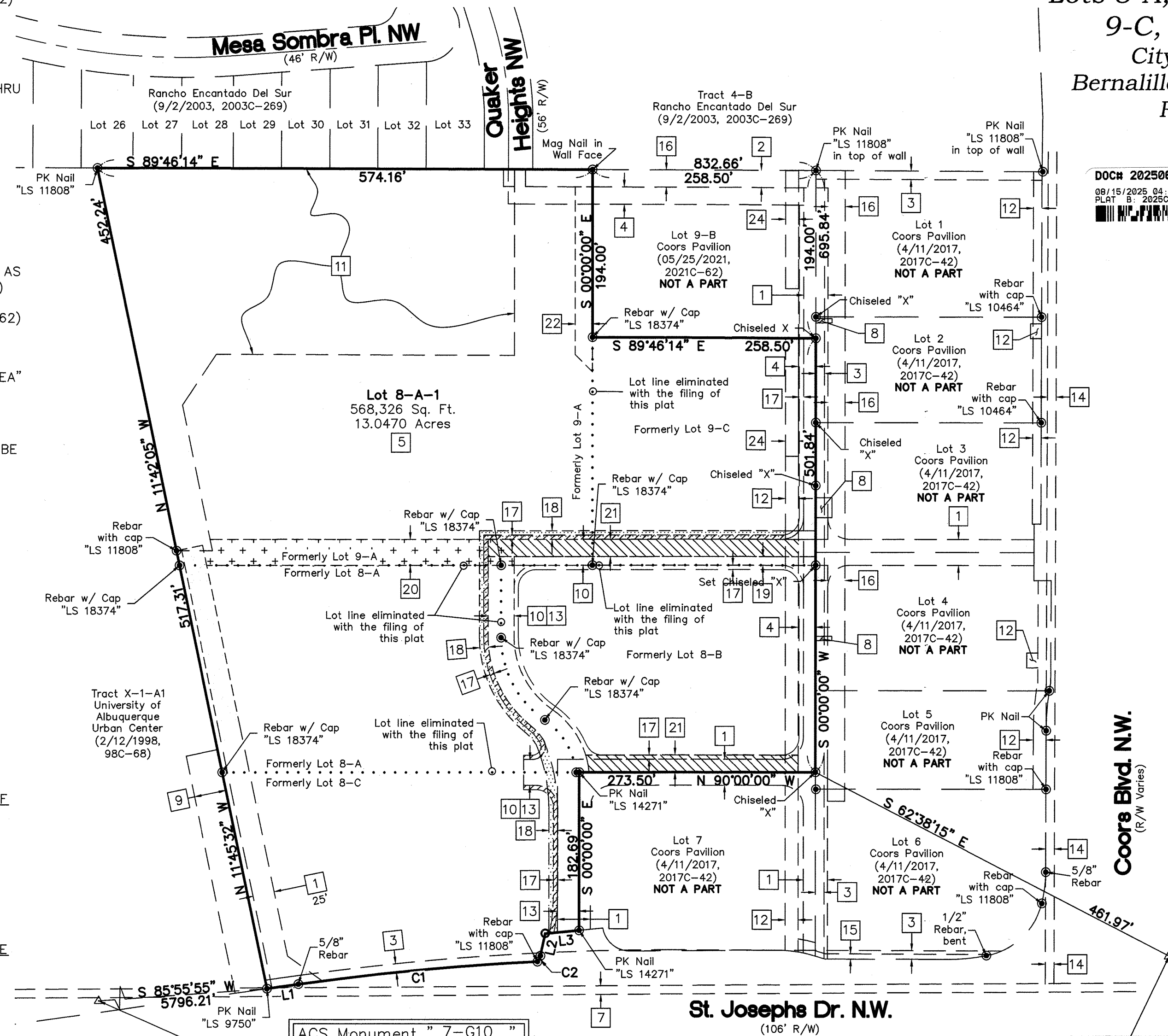
Easement Notes

- * [1] EXISTING PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- * [2] EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [3] EXISTING 10' PUBLIC UTILITY EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [4] EXISTING 20' PUBLIC WATER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [5] PRIVATE DRAINAGE EASEMENT, BLANKET IN NATURE, BENEFITING LOTS 1 THRU 7, AND 8-A-1, TO BE MAINTAINED BY THE OWNER'S OF LOT 8-A-1, (4/11/2017, BK. 2017C, PG. 42) VACATED WITH THE FILING OF THIS PLAT
- [6] INTENTIONALLY OMITTED
- [7] EXISTING 20' UTILITY EASEMENT (3/18/1976, BK. 468, PG. 165-166, DOC. NO. 4915317) AND AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [8] EXISTING PUBLIC WATER METER EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- [9] EXISTING 37' PUBLIC WATERLINE EASEMENT (5/8/2000, BK. A5, PG. 4444 AS DOC. NO. 20044618) AS SHOWN ON PLAT (4/11/2017, BK. 2017C, PG. 42)
- [10] 30' INGRESS/EGRESS EASEMENT-ACCESS DRIVEWAY (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [11] EXISTING PRIVATE DRAINAGE POND EASEMENT, BENEFITING LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C TO BE MAINTAINED AS "COMMON USE AREA" BY ALL THE OWNERS PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF ECR RECORDED ON DECEMBER 13, 2016 AS DOC. NO. 2016116329 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF ECR RECORDED SEPTEMBER 25, 2019 AS DOC. NO. 2019081522. THE LOCATION AND DESIGN OF THIS PRIVATE DRAINAGE POND EASEMENT, MAY BE AMENDED PURSUANT TO THE TERMS CONTAINED IN THE DECLARATION OF SAID ECR. AMENDED BY THIS PLAT AS SHOWN ON SHEET 3
- [12] EXISTING 15' PNM EASEMENT (1/30/2018, AS DOC. NO. 2018009029)
- [13] PUBLIC WATER AND SEWER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [14] EXISTING 10' PNM & MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. EASEMENT (09/03/1953, BK. D254, PG. 217)
- [15] EXISTING 6' PUBLIC ROADWAY EASEMENT FOR LOT 6 (09/17/19, AS DOC. NO. 2019078636)
- ** [16] EXISTING PUBLIC SEWER EASEMENT TO ABCWUA (03/23/2021, DOCUMENT NO. 2021034015) NOTE: A 10' PRIVATE SEWER EASEMENT WAS LOCATED IN THE SAME APPROXIMATE LOCATION AND WAS VACATED AND FILED ON 03/23/2021, AS DOCUMENT NO. 2021034014.
- [17] EXISTING PRIVATE 5' SIDEWALK EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- [18] EXISTING 10' P.U.E. (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- [19] EXISTING 10' PRIVATE SANITARY SEWER EASEMENT BENEFITING LOT 8-B TO BE MAINTAINED BY THE SAME (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [20] PRIVATE DRAINAGE EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- [21] 20' PUBLIC WATER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Pattern]
- [22] 20' PRIVATE SANITARY SEWER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
- [23] INTENTIONALLY OMITTED
- [24] EXISTING 15' PUE (12/16/2021, DOC. NO. 2021146463)
* BENEFITING AND FOR USE OF THE OWNERS OF LOT 1 THRU 9, COORS PAVILION. MAINTENANCE OF SAID EASEMENT 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". (12/13/2016, DOC. NO. 2016116329.)
- ** THE PUBLIC SEWER EASEMENT WAS ESTABLISHED OVER AN EXISTING PRIVATE SANITARY SEWER EASEMENT THAT WAS VACATED ON 03/23/2021 AS DOCUMENT NO. 2021034014.

THE PROPERTIES (LOTS 1-7, 8A, 8B, 8C, 9A, 9B AND 9C) ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS REFLECTED IN THE "FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS 'COORS PAVILION'" FILED IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF BERNALILLO COUNTY NEW MEXICO ON 9/25/2019 AS DOCUMENT 2019081522. SAID DECLARATION PROVIDES FOR ASSURANCES THAT FUTURE PRIVATE UTILITY EASEMENTS SHALL BE GRANTED FOR AND ACROSS SAID LOTS INCLUDING PRIVATE SEWER EASEMENTS TO THE PUBLIC SEWER EASEMENT AS SHOWN HEREON AS EASEMENT [16].

THIS SHEET SHOWS EXISTING CONDITIONS

Plat for
Lot 8-A-1, Coors Pavilion
Being Comprised of
Lots 8-A, 8-B, 8-C, 9-A and
9-C, Coors Pavilion
City of Albuquerque
Bernalillo County, New Mexico
February 2025



ACS Monument " 7-G10 "
NAD 1983 CENTRAL ZONE
X=1498606.697*
Y=1501787.741*
Z=5159.487* (NAVD 1988)
G-G=0.999680173
Mapping Angle=-0°16'22.41"

*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 81°59'51" W	36.65'
L2	S 12°12'29" W	26.39'
L3	S 84°41'06" W	39.52'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74'	3053.00'	5°13'52"	278.64'	S 84°36'47" W
C2	7.60'	15.00'	29°01'18"	7.52'	S 26°43'08" W

ACS Monument " 8-G11 "
NAD 1983 CENTRAL ZONE
X=1505431.887*
Y=1502236.625*
Z=5116.009* (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"

*U.S. SURVEY FEET

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191250

THIS SHEET SHOWS POST-PLAT CONDITIONS

Plat for Lot 8-A-1, Coors Pavilion Being Comprised of Lots 8-A, 8-B, 8-C, 9-A and 9-C, Coors Pavilion City of Albuquerque Bernalillo County, New Mexico February 2025

Easement Notes

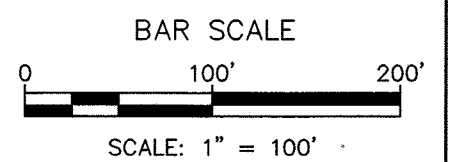
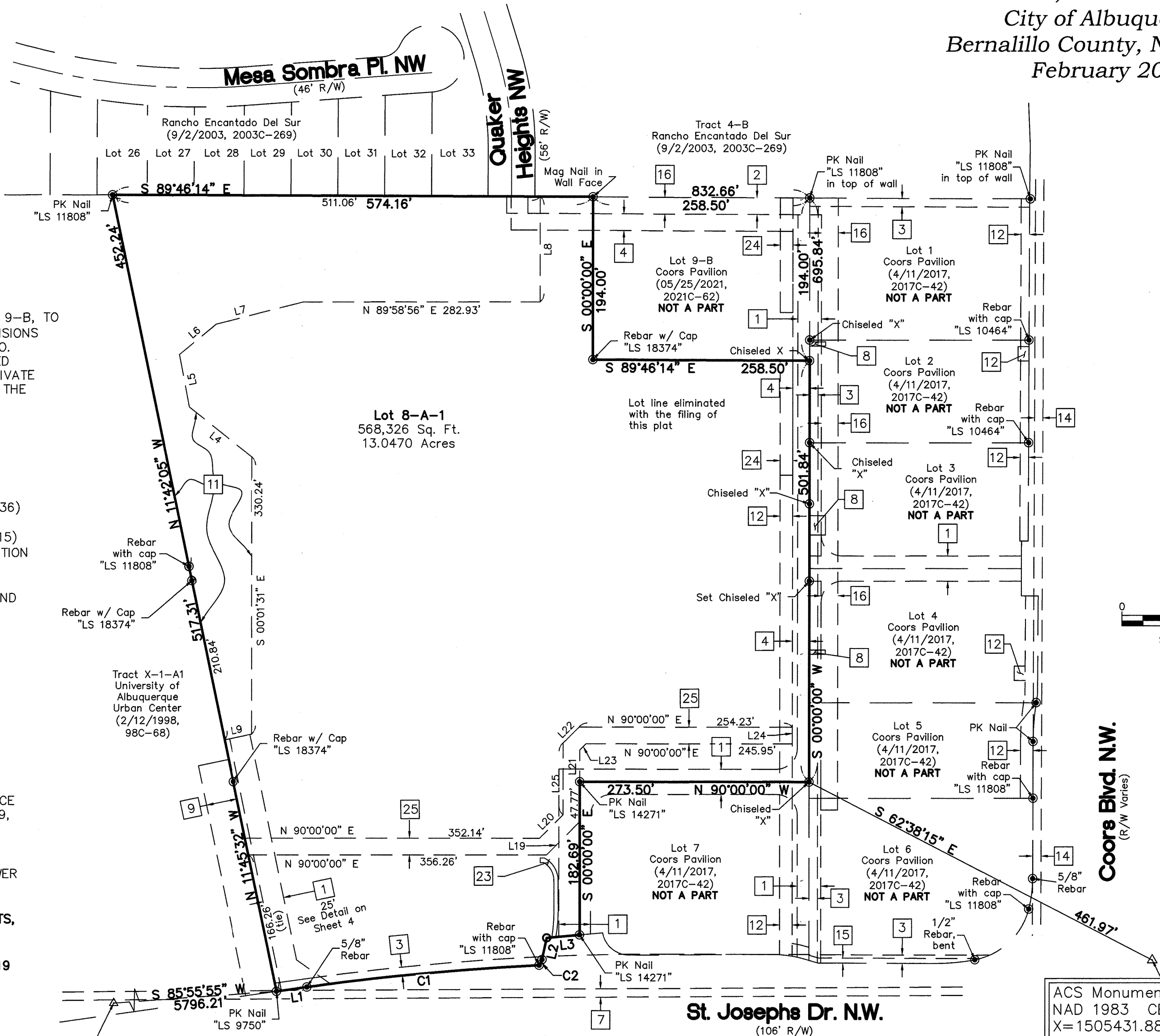
- * [1] REMAINING PORTIONS OF EXISTING PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
- * [2] EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42)
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- [12] EXISTING 15' PNM EASEMENT (1/30/2018, AS DOC. NO. 2018009029)
- [14] EXISTING 10' PNM & MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. EASEMENT (09/03/1953, BK. D254, PG. 217)
- [15] EXISTING 6' PUBLIC ROADWAY EASEMENT FOR LOT 6 (09/17/19, AS DOC. NO. 2019078636)
- ** [16] EXISTING PUBLIC SEWER EASEMENT TO ABCWUA (03/23/2021, DOCUMENT NO. 2021034015) NOTE: A 10' PRIVATE SEWER EASEMENT WAS LOCATED IN THE SAME APPROXIMATE LOCATION AND WAS VACATED AND FILED ON 03/23/2021, AS DOCUMENT NO. 2021034014.
- [23] PRIVATE 5' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF LOT 8-A-1, SEE DETAIL ON SHEET 4 FOR DIMENSIONS
- [24] EXISTING 15' PUE (12/16/2021, DOC. NO. 2021146463)
- [25] 20' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EASEMENTS [1], [5], [6], [10], [13], AND [17] THRU [22] ARE INTENTIONALLY OMITTED

Note:

- * BENEFITING AND FOR USE OF THE OWNERS OF LOT 1 THRU 9, COORS PAVILION. MAINTENANCE OF SAID EASEMENT 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". (12/13/2016, DOC. NO. 2016116329.)
- ** THE PUBLIC SEWER EASEMENT WAS ESTABLISHED OVER AN EXISTING PRIVATE SANITARY SEWER EASEMENT THAT WAS VACATED ON 03/23/2021 AS DOCUMENT NO. 2021034014.

THE PROPERTIES (LOTS 1-7, 8A, 8B, 8C, 9A, 9B AND 9C) ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS REFLECTED IN THE "FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS 'COORS PAVILION'" FILED IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF BERNALILLO COUNTY NEW MEXICO ON 9/25/2019 AS DOCUMENT 2019081522. SAID DECLARATION PROVIDES FOR ASSURANCES THAT FUTURE PRIVATE UTILITY EASEMENTS SHALL BE GRANTED FOR AND ACROSS SAID LOTS, INCLUDING PRIVATE SEWER EASEMENTS TO THE PUBLIC SEWER EASEMENT AS SHOWN HEREON AS EASEMENT [16].



ACS Monument " 7-G10 "
NAD 1983 CENTRAL ZONE
X=1498606.697*
Y=1501787.741 *
Z=5159.487 * (NAVD 1988)
G-G=0.999680173
Mapping Angle=-0°16'22.41"

*U.S. SURVEY FEET

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument " 8-G11 "
NAD 1983 CENTRAL ZONE
X=1505431.887*
Y=1502236.625 *
Z=5116.009 * (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"

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Sheet 3 of 4
191250

DOCH 2025066298

08/15/2025 04:53 PM Page: 3 of 4 R:\$25.00
PLAT B: 2025C P: 0050 Michelle S. Kavanaugh, Bernalillo County

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JOSHUA SKARSGARD, MANAGING MEMBER
RED SHAMROCK 4, LLC

DATE

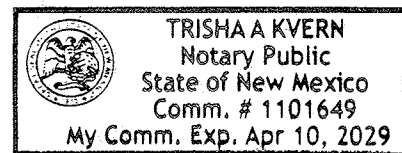
6/19/2025

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 19, 2025
BY: JOSHUA SKARSGARD, MANAGING MEMBER, RED SHAMROCK 4, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/10/2029



Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

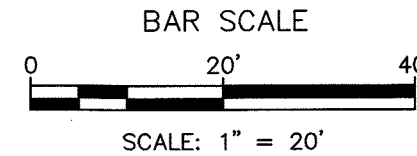
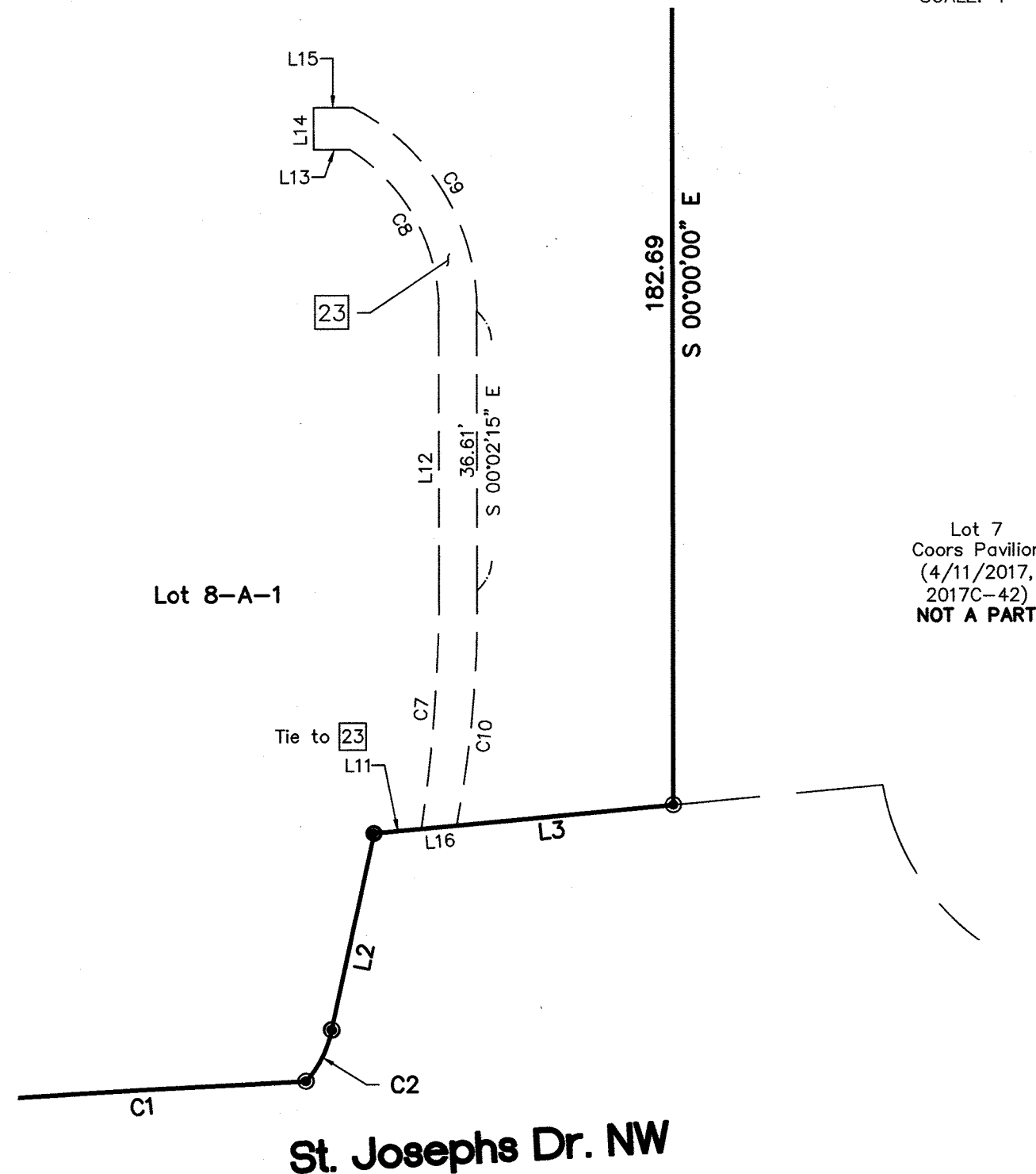
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas 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, 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 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) 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.

Detail for Easement 23



Lot 7
Coors Pavilion
(4/11/2017,
2017C-42)
NOT A PART

Plat for
Lot 8-A-1, Coors Pavilion
Being Comprised of
Lots 8-A, 8-B, 8-C, 9-A
and 9-C, Coors Pavilion
City of Albuquerque
Bernalillo County, New Mexico
February 2025

Easement 23

Line Table		
Line #	Direction	Length (ft)
L11	N 84°41'06" E	6.28'
L12	N 00°02'15" W	36.61'
L13	S 89°57'01" W	4.65'
L14	N 00°02'59" W	5.54'
L15	N 89°55'20" E	5.00'
L16	S 84°41'06" W	4.63'

Easement 23

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C7	31.43'	222.63'	8°05'21"	31.41'	N 04°19'34" E
C8	25.32'	25.00'	58°01'44"	24.25'	N 28°51'58" W
C9	33.03'	30.00'	63°04'35"	31.38'	S 31°24'22" E
C10	31.05'	154.71'	11°29'58"	31.00'	S 05°06'35" W

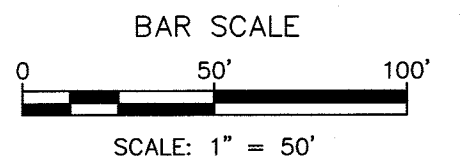
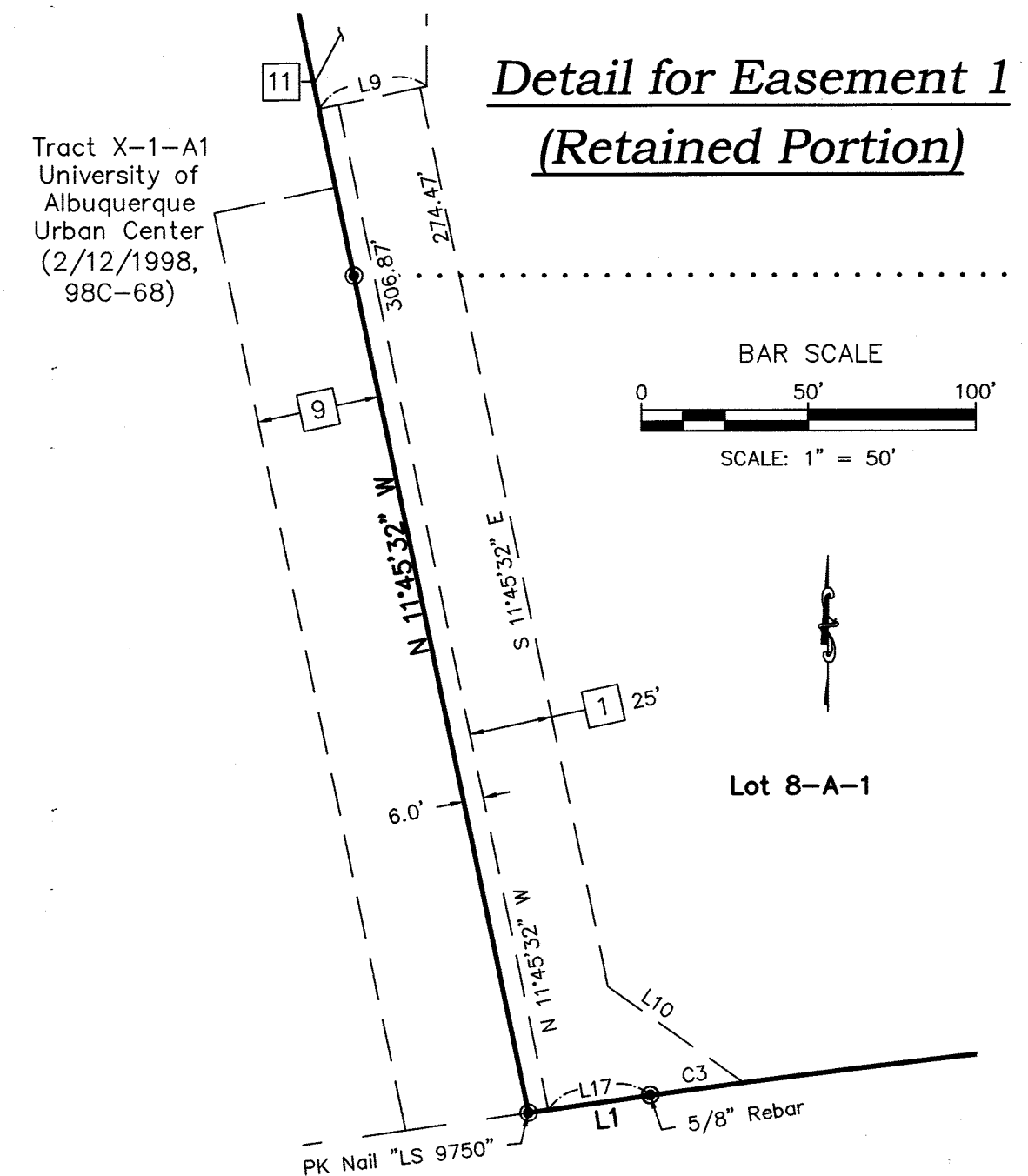
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74'	3053.00'	5°13'52"	278.64'	S 84°36'47" W
C2	7.60'	15.00'	29°01'18"	7.52'	S 26°43'08" W
C3	28.42'	3053.00'	0°32'00"	28.42'	S 82°15'51" W

* C4-C6 Intentionally Omitted

Line Table		
Line #	Direction	Length (ft)
L1	S 81°59'51" W	36.65'
L2	S 12°12'29" W	26.39'
L3	S 84°41'06" W	39.52'
L4	S 51°37'24" E	95.57'
L5	S 10°45'32" E	63.70'
L6	S 50°25'33" W	56.88'
L7	S 75°47'12" W	107.54'
L8	S 00°00'00" W	125.60'
L9	S 78°15'27" W	32.90'
L10	S 54°44'45" E	49.75'
L17	S 81°59'51" W	30.64'
L19	N 45°02'46" E	56.01'
L20	N 45°02'46" E	39.44'
L21	N 00°00'00" E	37.79'
L22	N 45°02'46" E	27.23'
L23	N 45°02'46" E	10.66'
L24	N 00°00'00" E	20.00'
L25	N 00°00'00" W	85.57'

* L11-L16, see Easement 23
* L18 is intentionally omitted

Detail for Easement 1
(Retained Portion)



Tract X-1-A1
University of
Albuquerque
Urban Center
(2/12/1998,
98C-68)

CSI-CARTESIAN SURVEYS INC.

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PLAT B: 2025C P: 0050 Michelle S. Kavanaugh, Bernalillo County