

Vicinity Map - Zone Atlas G-11-Z

N.T.S.

**Indexing Information**

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 #: 101106018746520809 (Lot 8)  
 101106018750920808 (Lot 9)

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101106018746520809  
 101106018750920808

PROPERTY OWNER OF RECORD  
*Red Shamrock 4, LLC*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Ruby Torrey*

DOC# 2021061777  
 05/25/2021 09:45 AM Page: 1 of 4  
 PLAT R-325.00 B-2021C P-0082 Linda Stover, Bernalillo County  
 About Eboyan Mar 15, 2021 14:23 MDT

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....14.1982 ACRES  
 ZONE ATLAS PAGE NO.....G-11-Z  
 NUMBER OF EXISTING LOTS.....2  
 NUMBER OF LOTS CREATED.....6  
 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.....OCTOBER 2020

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2019.
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 .....

**Legal Description**

LOTS NUMBERED EIGHT (8) AND NINE (9), 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 APRIL 11, 2017 IN MAP BOOK 2017C, FOLIO 42.

**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.

**Plat for  
 Lots 8-A, 8-B, 8-C, 9-A,  
 9-B and 9-C  
 Coors Pavilion  
 Being Comprised of  
 Lots 8 and 9  
 Coors Pavilion  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2021**

**Project Number:** PR-2019-002765

**Application Number:** SD-2020-00218

**Plat Approvals:**

- Rodney Fuentes* Mar 16, 2021
- PNM Electric Services  
*Abdul Bawwan* Mar 16, 2021
- Qwest Corp. d/b/a CenturyLink QC  
*Jeff Eboyan* Mar 16, 2021
- New Mexico Gas Company  
*Mike Martin* Mar 17, 2021
- Comcast

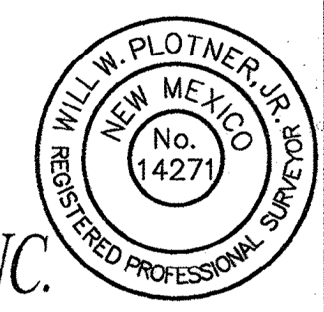
**City Approvals:**

- Loren N. Risenhoover P.S.* Apr 2, 2021
- City Surveyor  
*Jeanne Wolfenbarger* May 24, 2021
- Traffic Engineer  
*Blaine Carter* Apr 19, 2021
- ABCWA  
*Carl Garcia* Apr 13, 2021
- Code Enforcement  
*Dorell Griedt* 4/2/2021
- AMAFCA  
*Ernest Armijo* Apr 13, 2021
- City Engineer  
*Chris Hamplert* Apr 13, 2021
- Parks and Recreation  
*Jimbo* May 24, 2021
- DRB Chairperson, Planning Department

**Surveyor's Certificate**

I, WILL PLOTNER JR., 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.

*Will Plotner Jr.* 4/2/2021  
 Will Plotner Jr. date  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

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

2021C-62

(1)

**Easement Notes**

- \* [1] 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)
- [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] INTENTIONALLY OMITTED
- [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 GRANTED WITH THE FILING OF THIS PLAT BENEFITING THE OWNERS OF LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH TRACT 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.
- [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.
- [12] EXISTING 15' PNM EASEMENT (1/30/2018, AS DOC. NO. 2018009029)
- [13] PUBLIC WATER AND SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO ABCWUA. SEE SHEET 3 FOR DETAIL.
- [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. SHOWN HEREON AS [Symbol]
- [17] PRIVATE 5' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING LOTS 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C, MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH LOT, SHOWN HEREON AS [Symbol]
- [18] 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT. SEE SHEET 3 FOR DETAIL.
- [19] 10' PRIVATE SANITARY SEWER EASEMENT BENEFITING LOT 8-B TO BE MAINTAINED BY THE SAME, GRANTED WITH THE FILING OF THIS PLAT
- [20] PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. BENEFITING LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C, TO BE MAINTAINED BY THE SAME. SHOWN HEREON AS [Symbol]
- [21] 20' PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO ABCWUA. SHOWN HEREON AS [Symbol]
- [22] 20' PRIVATE SANITARY SEWER EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF LOT 9-C, GRANTED WITH THE FILING OF THIS PLAT.

DOC# 2021061777  
 05/25/2021 09:45 AM Page: 2 of 4  
 PLAT R: \$25.00 B: 2021C P: 0082 Linda Stover, Bernalillo County

\* 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".

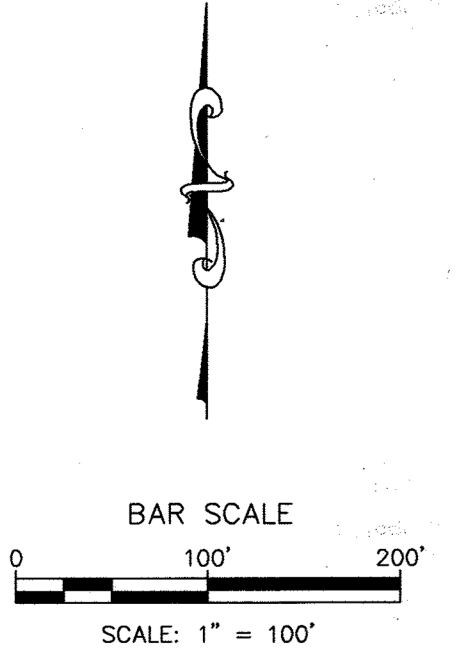
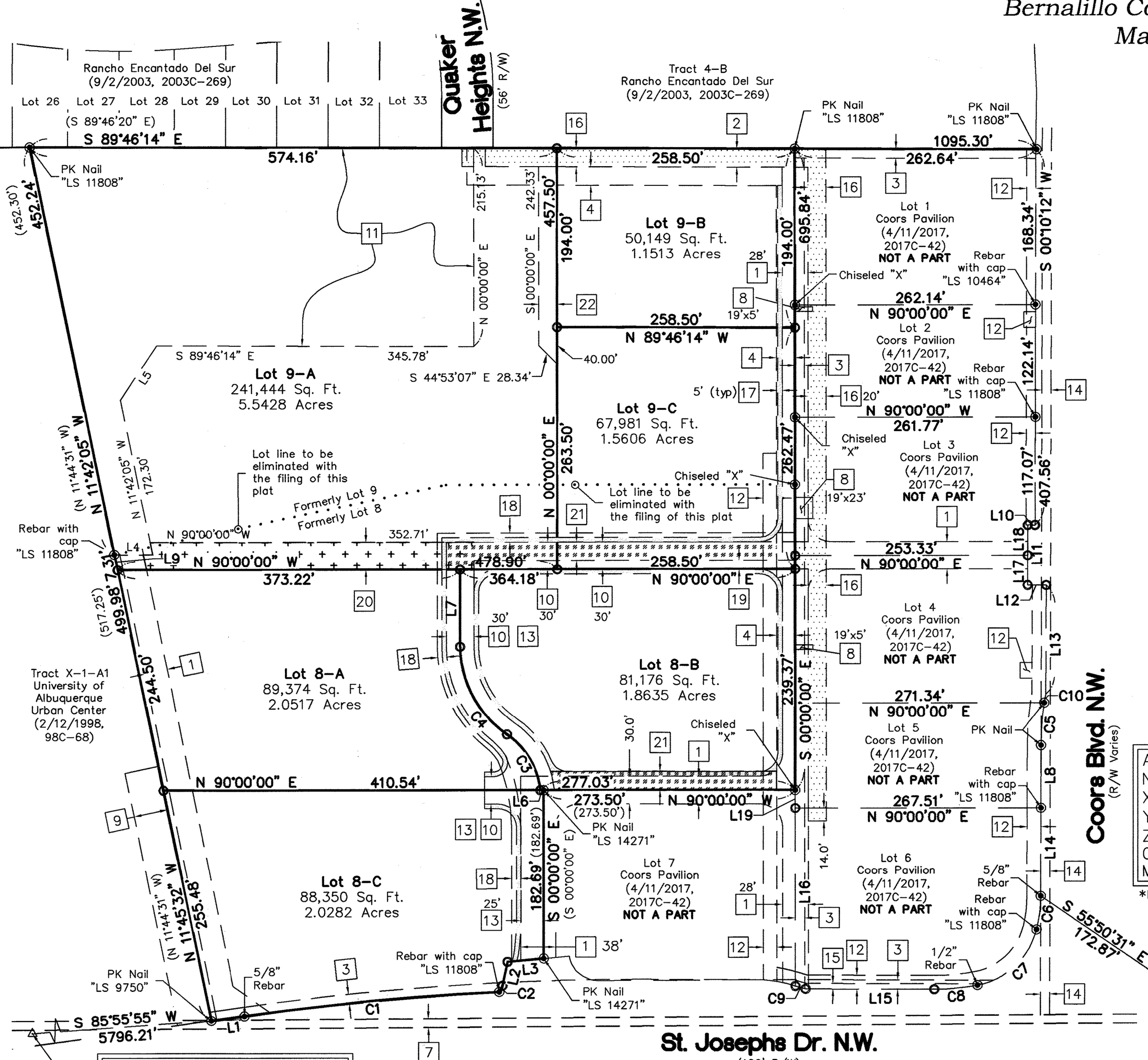
THE PUBLIC SEWER EASEMENT WAS ESTABLISHED OVER AN EXISTING PRIVATE SANITARY SEWER EASEMENT THAT WAS VACATED ON 03/23/2021 AS DOCUMENT NO. 2021034014.

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 HERE ON AS EASEMENT [16].

**Plat for  
 Lots 8-A, 8-B, 8-C, 9-A,  
 9-B and 9-C  
 Coors Pavilion  
 Being Comprised of  
 Lots 8 and 9  
 Coors Pavilion  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2021**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/11/2017, BK. 2017C, PG. 42)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED



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

ACS Monument " 8-G11 "  
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(2)

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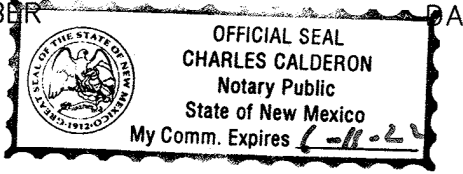
DOCH 2021061777  
 05/25/2021 09:45 AM Page: 3 of 4  
 PLOT R-525 00 B-2021C P-0052 Linda Stover, Bernalillo County

**Free Consent**

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.

*[Signature]*  
 APRIL 2, 2021

JOSHUA SKARSGARD, MANAGING MEMBER  
 RED SHAMROCK 4, LLC



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

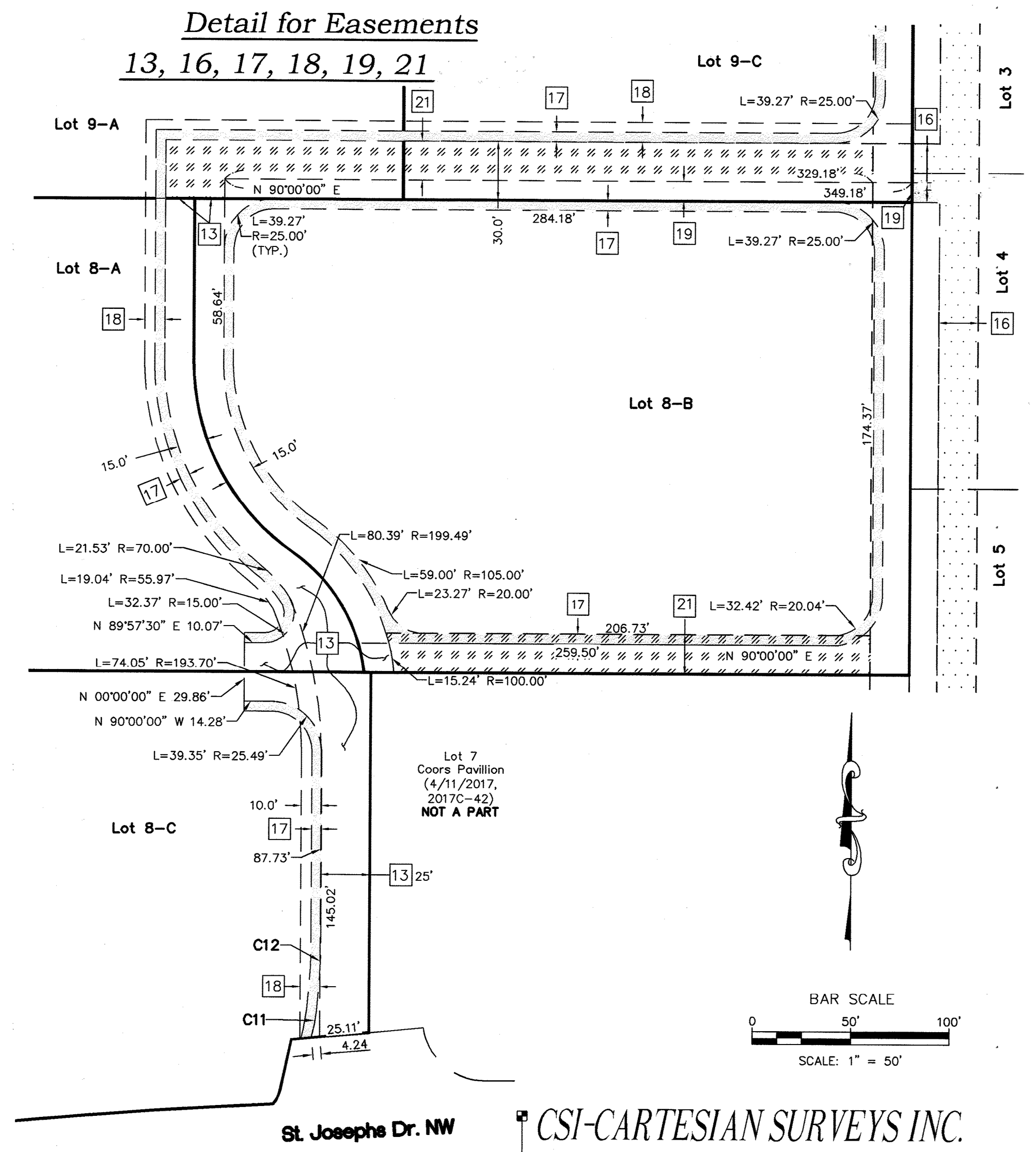
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2<sup>nd</sup> April, 2021  
 BY: JOSHUA SKARSGARD, MANAGING MEMBER, RED SHAMROCK 4, LLC

By: *[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	278.74' (278.73')	3053.00' (3053.00')	5°13'52"	278.64'	S 84°36'47" W
C2	7.60' (7.60')	15.00' (15.00')	29°01'18"	7.52'	S 26°43'08" W
C3	72.84'	85.00'	49°05'52"	70.63'	N 30°59'18" W
C4	112.12'	117.00'	54°54'22"	107.88'	S 28°05'03" E
C5	46.33'	307.00'	8°38'50"	46.29'	S 04°29'37" W
C6	36.50'	150.00'	13°56'31"	36.41'	N 07°08'03" E
C7	93.35'	82.00'	65°13'34"	88.39'	N 46°43'41" E
C8	47.29'	250.00'	10°50'17"	47.22'	N 84°45'41" E
C9	11.42'	140.00'	4°40'20"	11.41'	S 73°49'09" E
C10	9.15'	307.00'	1°42'30"	9.15'	S 09°40'17" W
C11	13.81'	105.00'	7°32'16"	13.80'	N 10°19'37" E
C12	44.19'	300.60'	8°25'20"	44.15'	N 02°39'16" E

Line #	Direction	Length (ft)
L1	S 81°59'51" W (S 81°59'51" W)	36.65' (36.65')
L2	S 12°12'29" W (S 12°12'29" W)	26.39' (26.39')
L3	S 84°41'06" W (S 84°41'06" W)	39.52' (39.52')
L4	N 33°51'33" E	70.65'
L5	N 90°00'00" E	3.53'
L6	N 00°00'00" E	83.64'
L7	N 00°00'00" E	67.85'
L8	S 00°10'24" W	17.33'
L9	S 89°49'48" E	8.00'
L10	N 11°45'32" W	65.37'
L11	N 00°10'12" E	20.19'
L12	N 89°49'48" W	118.27'
L13	N 00°15'49" E	95.80'
L14	S 00°10'03" W	140.37'
L15	S 00°00'00" E	193.20'
L16	S 00°10'12" W	32.49'
L17	N 00°10'12" E	32.89'
L18	N 00°00'00" E	19.47'
L19	S 00°00'00" E	



St. Josephs Dr. NW

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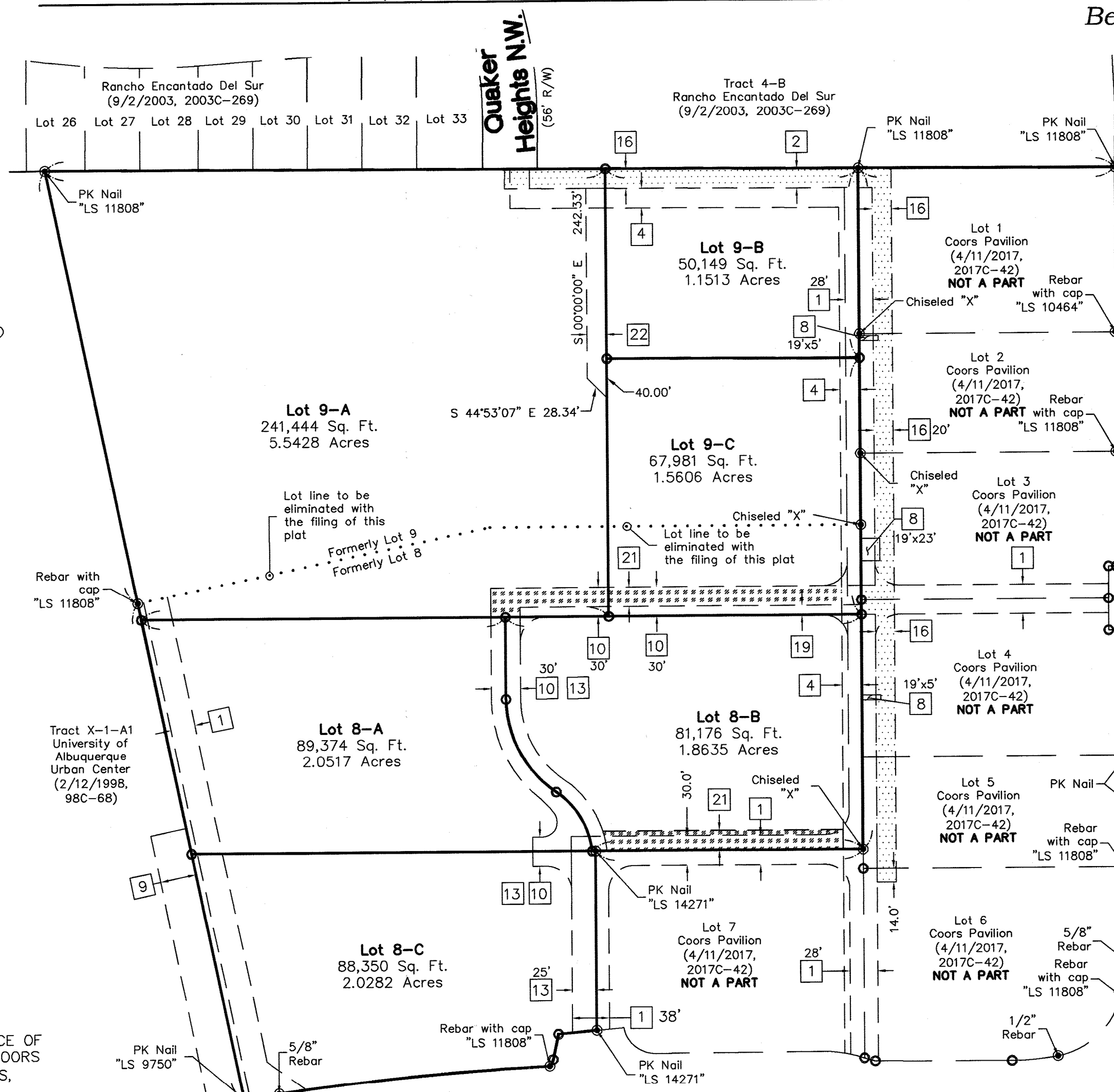
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March 2021**

**THIS SHEET IS TO SHOW THE ACCESS  
EASEMENTS AND ABCWUA EASEMENTS  
TO REFLECT HOW THEY RELATE.**

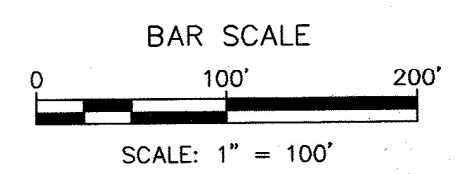
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**Detail of Easements 1, 4, 8, 9, 10, 13, 16, 19, 21, and 22**



DOCH 2021061777  
05/25/2021 09:45 AM Page: 4 of 4  
PLAT R: 525.00 B: 2021C P: 0002 Linda Stover, Bernalillo County



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- Easement Notes**
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  - \* [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)
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  - [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.
  - [12] EXISTING 15' PNM EASEMENT (1/30/2018, AS DOC. NO. 2018009029)
  - [13] PUBLIC WATER AND SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO ABCWUA. SEE SHEET 3 FOR DETAIL.
  - [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)
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  - [19] 10' PRIVATE SANITARY SEWER EASEMENT BENEFITING LOT 8-B TO BE MAINTAINED BY THE SAME, GRANTED WITH THE FILING OF THIS PLAT
  - [20] PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. BENEFITING LOTS 1-7, 8-A, 8-B, 8-C, 9-A, 9-B, AND 9-C, TO BE MAINTAINED BY THE SAME. SHOWN HEREON AS [Symbol]
  - [21] 20' PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO ABCWUA. SHOWN HEREON AS [Symbol]
  - [22] 20' PRIVATE SANITARY SEWER EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF LOT 9-C, GRANTED WITH THE FILING OF THIS PLAT.

\* 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".

\*\* 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 HERE ON AS EASEMENT [16].

**St. Josephs Dr. N.W.**  
(106' R/W)

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