

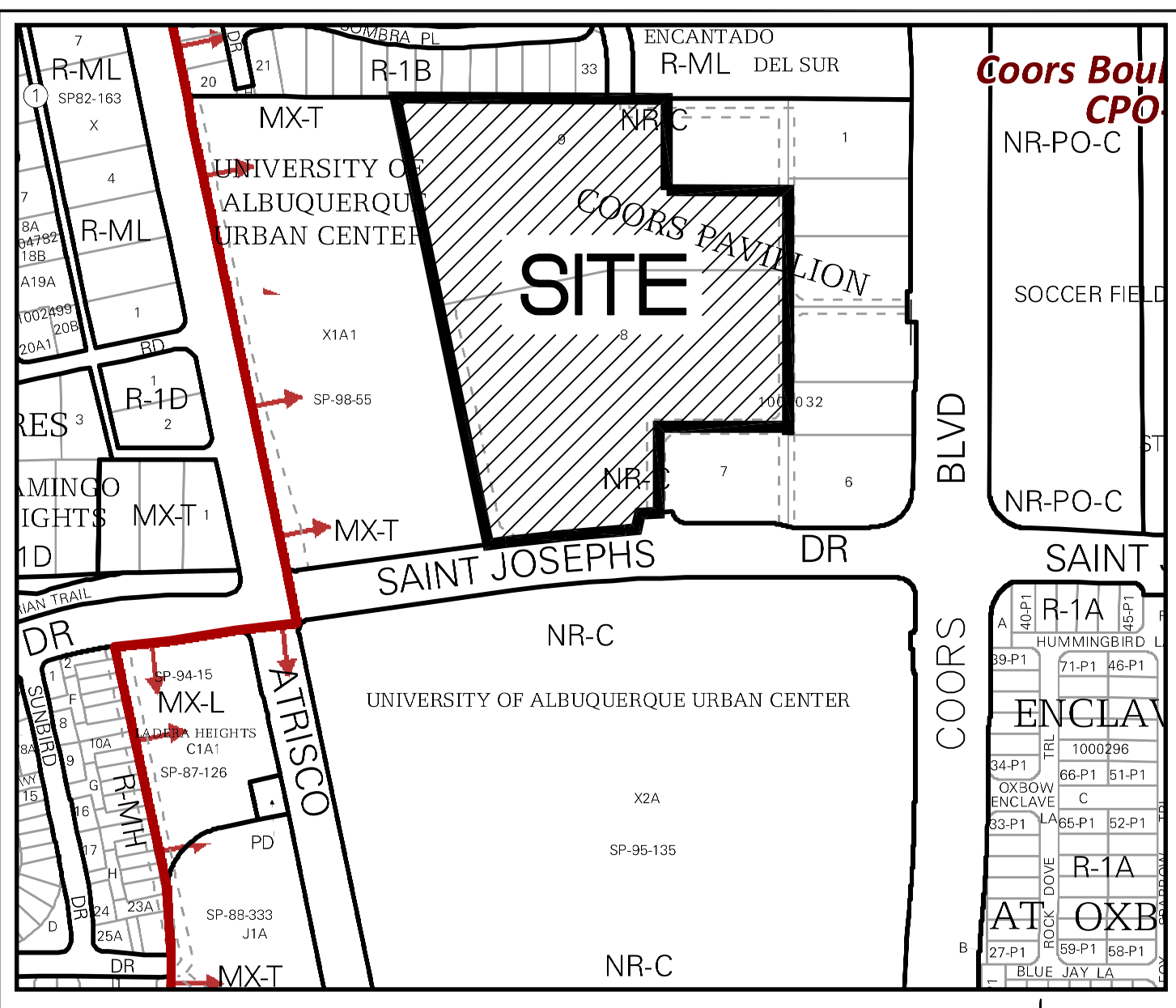
**Sketch Plat for  
Lot 8-A-1, Coors Pavilion  
Being Comprised of  
Lots 8-A, 8-B, 8-C, 9-A  
and 9-C, Coors Pavilion  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2025**

**Purpose of Sketch Plat is to  
create 1 new lot from 5 existing  
lots; vacate, and grant easements.**

- Notes**
1. FIELD SURVEY PERFORMED IN JULY 2019 AND JUNE 2020.
  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 DASHED LINES.
  5. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.

**Subdivision Data**

GROSS ACREAGE	13.0470 ACRES
ZONE ATLAS PAGE NO.	6-11-2
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	OCTOBER 2022



**Vicinity Map**

**Legend**

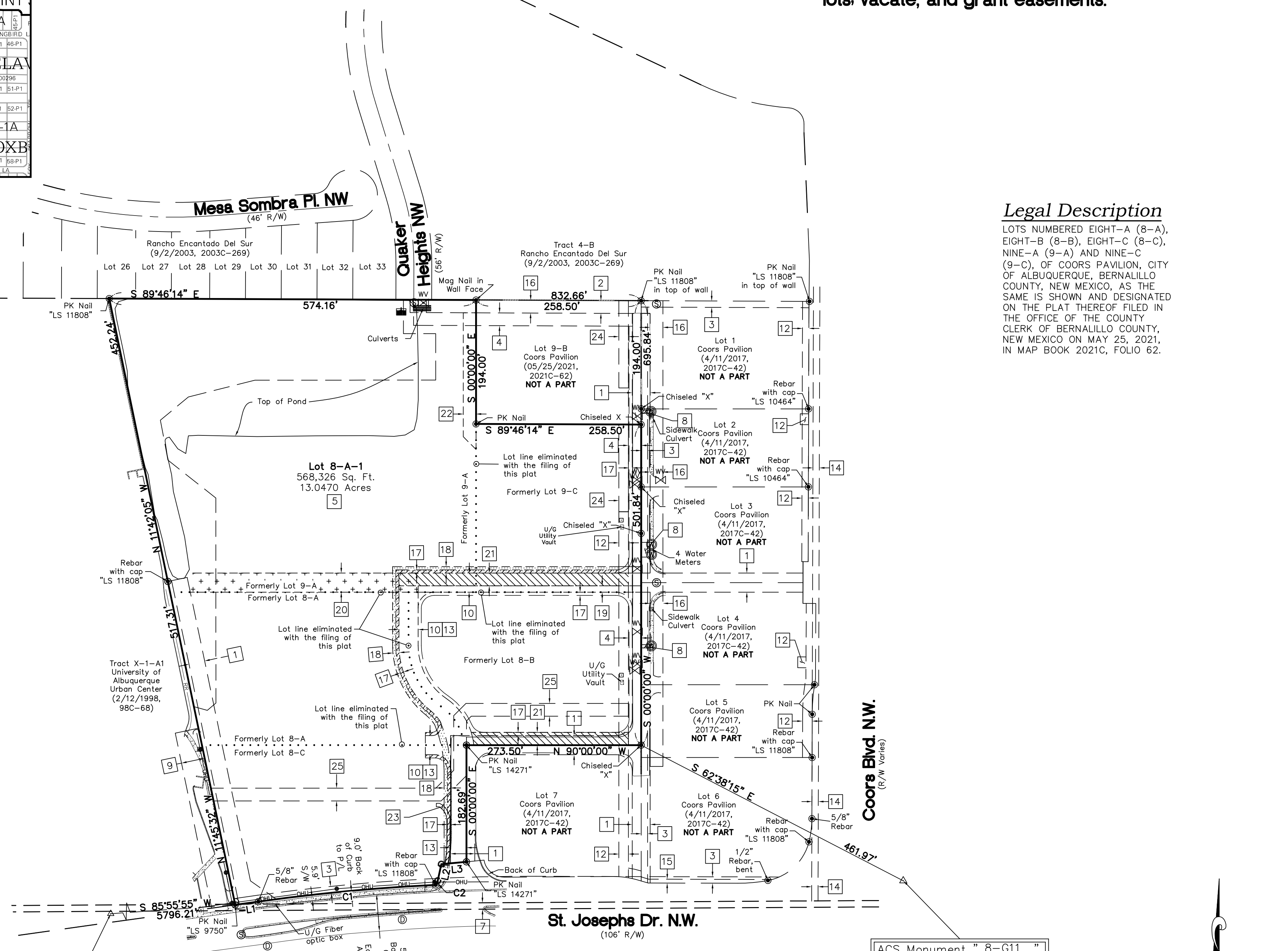
- MEASURED BEARINGS AND DISTANCES FOUND MONUMENT AS INDICATED
- SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- ▬ CONCRETE
- ▬ BLOCK WALL
- OHU— OVERHEAD UTILITY LINE
- U— UTILITY POLE
- ANCHOR
- WV WATER VALVE
- ⊙ WATER METER
- ⊙ MANHOLE
- OR— SIGN
- SDI— STORM DRAIN INLET
- UP— UTILITY PEDESTAL
- ⊙ MANHOLE
- RR— RAILROAD TIES

**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'	51°3'52"	278.64'	S 84°36'47" W
C2	7.60'	15.00'	29°01'18"	7.52'	S 26°43'08" W

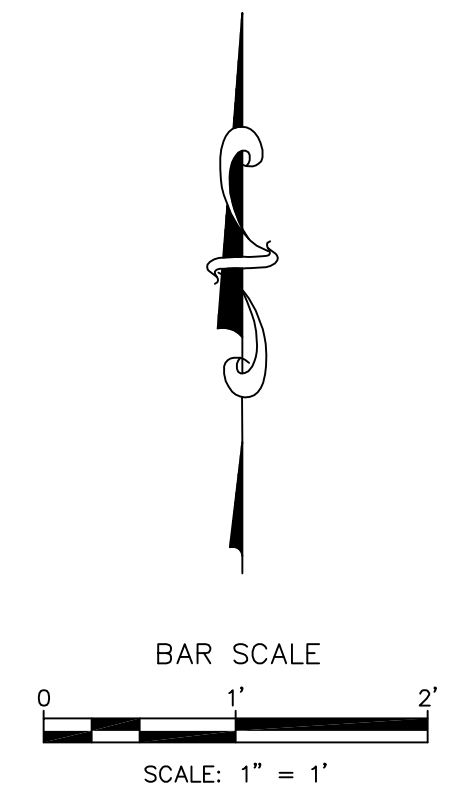


**Legal Description**  
LOTS NUMBERED EIGHT-A (8-A), EIGHT-B (8-B), EIGHT-C (8-C), NINE-A (9-A) AND NINE-C (9-C), OF COORS PAVILION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 25, 2021, IN MAP BOOK 2021C, FOLIO 62.

- Easement Notes**
- 1] EXISTING PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT (4/11/2017, BK. 2017C, PG. 42) VACATED WITH THE FILING OF THIS PLAT
  - 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, DOC. 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 DOC. NO. 2021034014.
  - 17] EXISTING PRIVATE 5' SIDEWALK EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal hatching]
  - 18] EXISTING 10' P.U.E. (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal hatching]
  - 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 [plus sign]
  - 21] 20' PUBLIC WATER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal hatching]
  - 22] 20' PRIVATE SANITARY SEWER EASEMENT (05/25/2021, 2021C-62) VACATED WITH THE FILING OF THIS PLAT
  - 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
  - 24] EXISTING 15' PUE (12/16/2021, DOC. NO. 2021146463)
  - 25] 20' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

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 "  
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



**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".  
\*\* 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].