





PLAT OF  
**LOTS 1 THRU 10**  
**THE UNIVERSITY OF ALBUQUERQUE**  
**URBAN CENTER**  
 WITHIN  
 THE TOWN OF ATRISCO GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2021

**LEGAL DESCRIPTION**

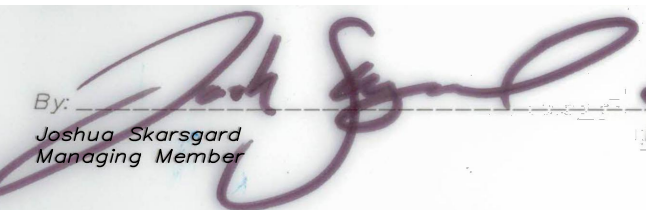
Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

**FREE CONSENT AND DEDICATION**

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER**


Red Shamrock 12, LLC, a New Mexico limited liability company

By:  2-14-22  
 Joshua Skarsgard Date  
 Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14<sup>th</sup>  
 day of February, 2022, by Joshua Skarsgard.

 My commission expires 04/01/24  
 Notary Public



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

**PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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."

**FLOOD ZONE DETERMINATION**

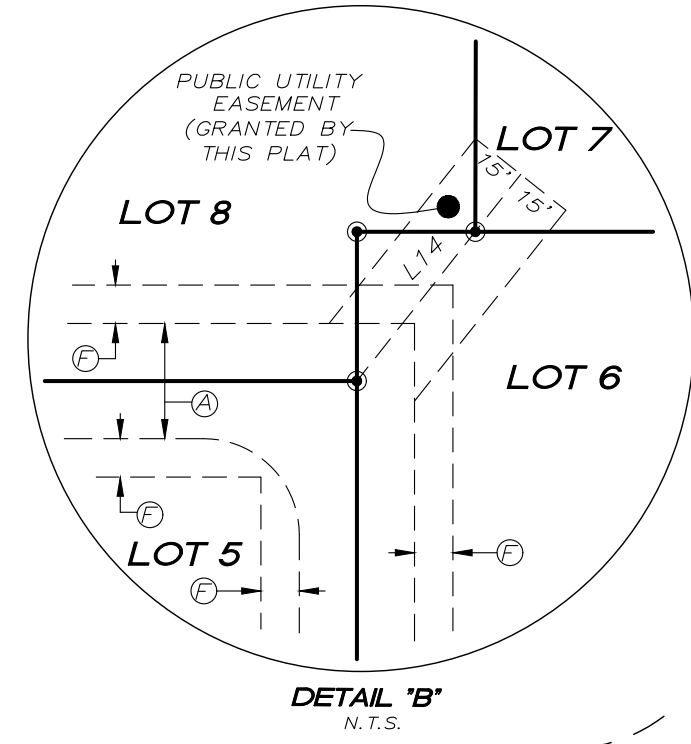
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

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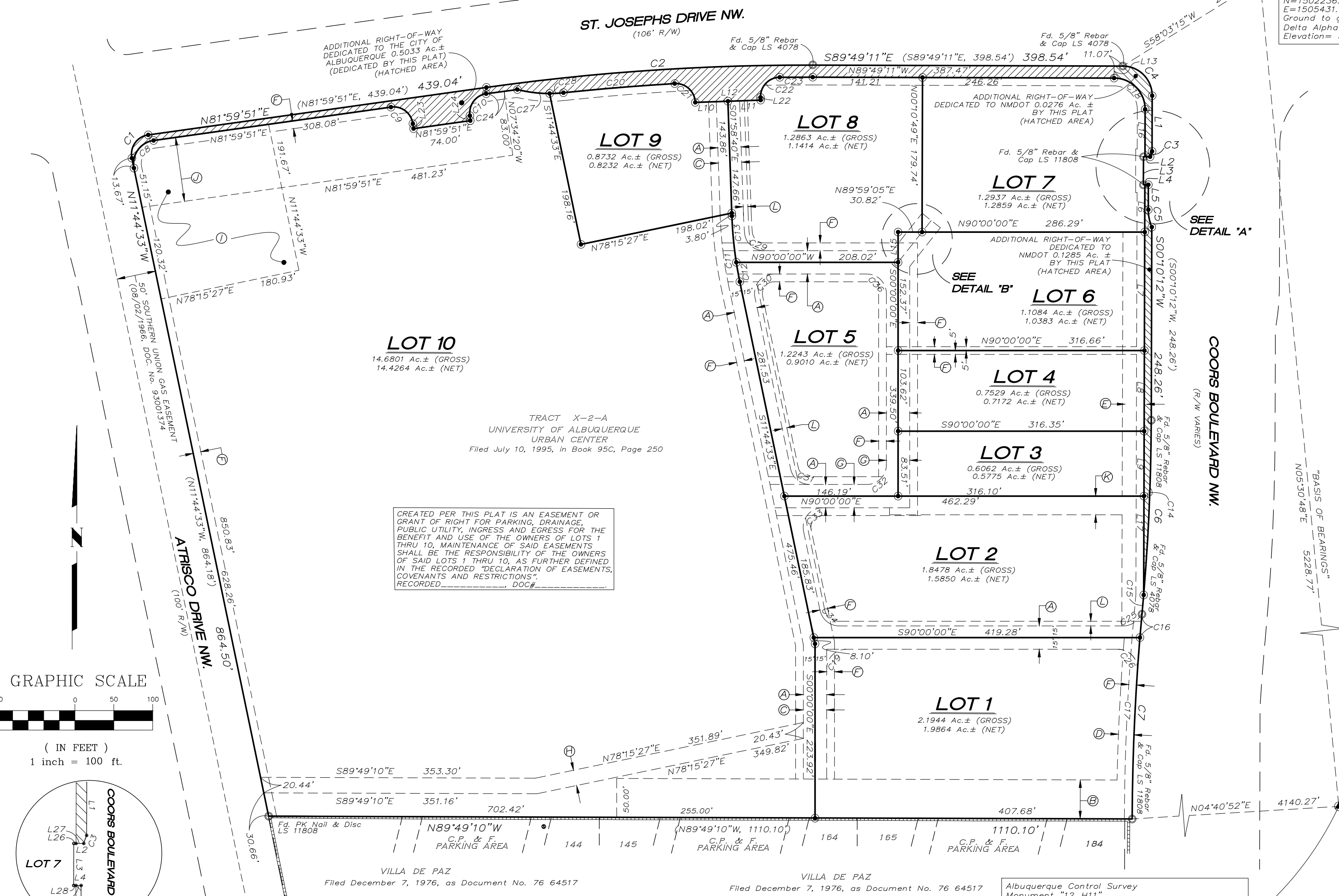
LINE	LENGTH	BEARING
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)
L3	36.00' (36.00')	S00°10'12"W (S00°10'12"W)
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)
L6	60.88	S00°10'12"W
L7	152.37	S00°10'12"W
L8	103.62	S00°10'12"W
L9	83.51	S00°10'12"W
L10	42.00	S88°01'20"W
L11	42.00	S88°01'20"W
L12	84.00	S88°01'20"W
L13	15.50	N00°10'49"E
L14	68.66	N38°24'25"E
L15	38.88	N00°00'00"E

LINE	LENGTH	BEARING
L16	63.97	N00°10'06"E
L17	127.13	S00°10'12"W
L18	5.16	N89°49'47"W
L19	3.37	N89°49'49"W
L20	5.16	S89°47'24"E
L21	1.22	S90°00'00"E
L22	3.48	S1°58'40"E
L23	6.47	N8°00'09"W
L24	6.47	N8°00'09"W
L25	16.24	S22°30'00"E
L26	3.84	N89°49'48"W
L27	13.22	N89°49'48"W
L28	3.84	S89°49'48"E
L29	8.92	S89°49'48"E

- KEYED EASEMENTS:**
- (A) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (B) PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (C) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (D) 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (E) 28' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (F) 20' PUBLIC WATER & SANITARY SEWER EASEMENT BENEFIT OF LOT 10 TO BE MAINTAINED BY OWNERS OF SAID LOT. (GRANTED BY THIS PLAT)
  - (G) 10' P.U.E. (GRANTED BY THIS PLAT)
  - (H) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (I) PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10. (GRANTED BY THIS PLAT)
  - (J) REVOCABLE AND TEMPORARY STORMWATER DRAINAGE LICENSE (APPROXIMATE LOCATION) (VACATED BY THIS PLAT)
  - (K) 24' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
  - (L) 6' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

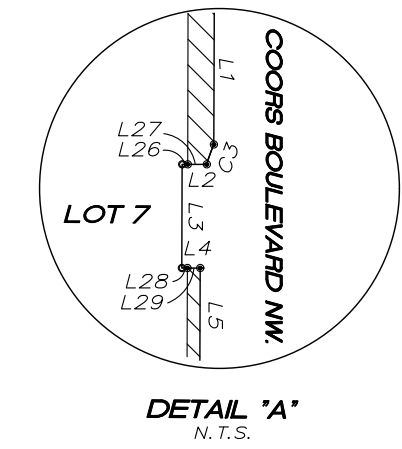
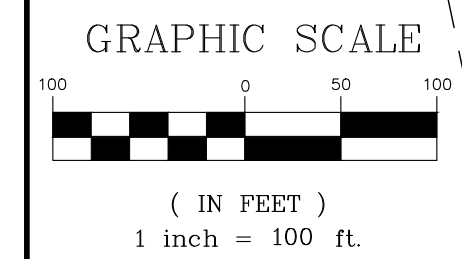


Albuquerque Control Survey Monument "8\_G11"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 N=1502236.625 U.S. SURVEY FEET  
 E=1505431.887 U.S. SURVEY FEET  
 Ground to grid factors= 0.999680082  
 Delta Alpha= -00°15'35.17"  
 Elevation= 5116.009 U.S. SURVEY FEET (NAVD88)



Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70'	36.50' (36.50')	S35°07'10"W (S35°07'10"W)	93°45'42" (93°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C3	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00'	53.74' (53.74')	N44°49'30"W (N44°49'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C6	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°08'08" (5°08'08")
C7	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C8	49.08	30.00	32.03	43.79	S35°07'39"W	93°44'24"
C9	39.27	25.00	25.00	35.36	N53°00'09"W	90°00'00"
C10	39.26	25.00	24.99	35.35	S36°59'12"W	89°58'42"
C11	85.21	500.00	42.71	85.11	S6°51'37"E	9°45'53"
C12	25.38	500.00	12.69	25.38	S10°17'18"E	2°54'30"
C13	59.83	500.00	29.95	59.80	S5°24'21"E	6°51'23"
C14	180.50	2786.79	90.28	180.47	N2°01'32"E	3°42'40"
C15	24.70	2786.79	12.35	24.70	N5°03'06"E	0°30'28"
C16	30.31	2942.79	15.16	30.31	S5°00'42"W	0°35'25"
C17	233.40	2942.79	116.76	233.34	S2°26'40"W	4°32'40"
C18	62.82	40.00	39.99	56.56	N44°49'29"W	89°59'23"
C19	39.27	25.00	25.00	35.36	S45°00'00"W	90°00'00"
C20	143.56	2928.00	71.79	143.54	S85°18'11"W	2°48'33"
C21	39.84	25.00	25.58	35.76	N47°38'06"W	91°18'52"
C22	39.85	25.00	25.59	35.76	S43°41'12"W	91°19'44"
C23	42.43	2931.50	21.22	42.43	S89°45'56"W	0°49'45"
C24	23.43	2939.00	11.71	23.43	S82°11'58"W	0°27'24"
C25	37.02	25.00	22.85	33.73	N47°34'29"E	84°51'02"
C26	40.97	25.00	26.76	36.54	N43°02'56"W	93°54'08"
C27	41.85	169.10	21.03	41.74	S82°58'25"E	14°10'48"
C28	17.82	169.10	8.92	17.81	N86°55'03"E	6°02'17"
C29	37.27	25.00	23.07	33.91	S47°17'37"E	85°24'46"
C30	44.39	25.00	30.73	38.79	S39°07'44"W	101°44'33"
C31	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C32	39.27	25.00	25.00	35.36	N45°00'00"E	90°00'00"
C33	44.39	25.00	30.73	38.79	S39°07'44"W	101°44'33"
C34	34.15	25.00	20.34	31.55	S50°52'16"E	78°15'27"
C36	39.27	25.00	25.00	35.36	N45°00'00"W	90°00'00"

CREATED PER THIS PLAT IS AN EASEMENT OR GRANT OF RIGHT FOR PARKING, DRAINAGE, PUBLIC UTILITY, INGRESS AND EGRESS FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS 1 THRU 10. MAINTENANCE OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 1 THRU 10, AS FURTHER DEFINED IN THE RECORDED "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", RECORDED \_\_\_\_\_, DOC# \_\_\_\_\_.



Albuquerque Control Survey Monument "12\_H11"  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 N=1497519.02 U.S. SURVEY FEET  
 E=1505414.361 U.S. SURVEY FEET  
 Ground to grid factors= 0.999680622  
 Delta Alpha= -00°15'34.84"  
 Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)