



PLAN SNAPSHOT REPORT PA-2025-00185 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2024-010490 (PR-2024-010490) **App Date:** 06/22/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 12/19/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: The purpose of this plat is to create six lots from one lot **Expire Date:**

Parcel: 101705937410640208 Main	Address: 4600 Cutler Ave Ne Albuquerque, NM 4610 Cutler Ave Ne Main Albuquerque, NM 87110	Zone:
--	---	--------------

Applicant Owner
Juanita Garcia San Mateo Station LLC
P.O. Box 7857 Mobile: (505) 362-8903
Albuquerque, NM 87194
Business: (505) 362-8903

Plan Custom Fields

Existing Project Number	PR-2021-005016	Existing Zoning	MX-M - Mixed-Use - Medium Intensity, NR-C - Non-Residential - Commercial	Number of Existing Lots	1
Number of Proposed Lots	6	Total Area of Site in Acres	9.4055	Site Address/Street	4600 Cutler Blvd NE 4610 Cutler Blvd NE 4700 Cutler Blvd NE 4900 Cutler Blvd NE
Site Location Located Between Streets	San Mateo Blvd NE and Washington ST NE	Case History	PR-2021-005016	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	118630	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	3A1
Block Number	0000	Subdivision Name and/or Unit Number	PAVILIONS AT SAN MATEO	Legal Description	TRACT 3A-1 PLAT OF TRACT 3A-1 PAVILIONS AT SAN MATEO CONT 9.4144 AC
Existing Zone District	MX-M, NR-C	Zone Atlas Page(s)	H-17	Acreage	9.4144
Calculated Acreage	9.4074	Council District	7	Community Planning Area(s)	Mid Heights
Development Area(s)	Change	Current Land Use(s)	03 Commercial Retail	Corridor Type	Major Transit (MT) Area
Pre-IDO Zoning District	C-2, C-3	Pre-IDO Zoning Description		Major Street Functional Classification	8 - urban interstate on-ramp, 7 - urban freeway (interstate), 7 - urban freeway (interstate)
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage2	0
Total Gross Square Footage4	0	Total Gross Square Footage	0	Total Gross Square Footage3	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_6/22/2025.jpg	06/22/2025 12:31	Garcia, Juanita		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00029966	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00

PLAN SNAPSHOT REPORT (PA-2025-00185)

		Total for Invoice INV-00029966	\$53.50	\$53.50
		Grand Total for Plan	\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject	
DFT Meeting v.1	ZOOM	07/02/2025	DFT	
Workflow Step / Action Name		Action Type	Start Date	End Date
Application Screening v.1			06/23/2025 16:11	
Associate Project Number v.1		Generic Action		06/23/2025 16:11
DFT Meeting v.1		Hold Meeting	06/24/2025 7:37	06/24/2025 7:38
Screen for Completeness v.1		Generic Action		06/24/2025 7:38
Verify Payment v.1		Generic Action		06/24/2025 7:38
Application Review v.1				
Sketch Plat/Plan Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		



June 23, 2025

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for San Mateo Station, LLC C/O Phillips Edison & Company LTD, respectfully requests your review of a proposed Sketch Plat Application for the location of 4600 Cutler Ave NE, legally described as **Tract 3A-1, Pavilions at San Mateo Subdivision**, containing approximately 9.4144 acres. The site is not within an Overlay Zone and is partly within a 660' Major Transit Corridor, as identified within the Integrated Development Ordinance (IDO). The parcel has split zoning with NR-C along the western edge of the parcel and MX-M along the eastern edge of the parcel. However, in reviewing the aerial map of the site along with the zone map, none of the existing buildings appear to overlap the floating zone line.

The applicant intends to create six tracts from one tract as shown on the plat. The proposed legal description for the new Lots will be **Tracts 3-A-1-A & 3-A-1-B, 3-A-1-C, 3-A-1-D, & 3-A-1-E, Pavilions at San Mateo.**

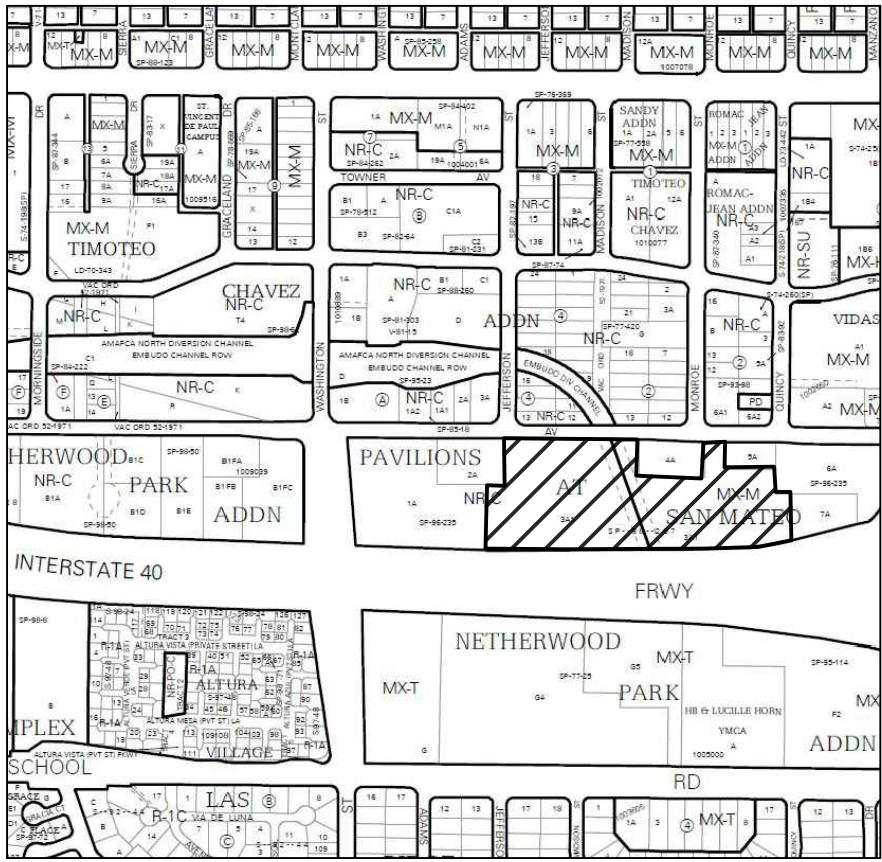
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC

VICINITY MAP (H-17)



NO SCALE

PURPOSE OF PLAT:

This plat has been prepared for the purpose of creating six new tracts from one existing tract.

PLAT NOTES:

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.

- No property within the area of requested 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.

- The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0352H Revised August 16, 2012.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 017 059 374 106 40208
PROPERTY OWNER OF RECORD: SAN MATEO STATION LLC C/O PHILLIPS EDISON & COMPANY LTD BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No.
 - Zone Atlas Index No. H-17
 - Gross acreage: 9.4055 Ac.
 - Existing number of lots: 1
Replatted number of lots: 6

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract 3-A-1 of PAVILIONS AT SAN MATEO, Albuquerque, 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 November 25, 1998, in Plat Book 98C, Page 334.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Sanjiv Chopra Date
San Mateo Station LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)
On this ____day of _____, 2025, the foregoing instrument was acknowledged by:
Sanjiv Chopra.

My Commission expires

Notary Public

PLAT OF
TRACTS 3-A-1-A, 3-A-1-B, 3-A-1-C,
3-A-1-D, 3-A-1-E, & 3-A-1-F

PAVILIONS AT SAN MATEO

A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

PROJECT NUMBER: PR-2025-

Application Number:

Utility Company Approvals:

PNM Electric Services Date

New Mexico Gas Company Date

Qwest Corporation D/B/A Centurylink QC Date

Comcast Date

City Approvals:

City Surveyor Date

Hydrology Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineering Date

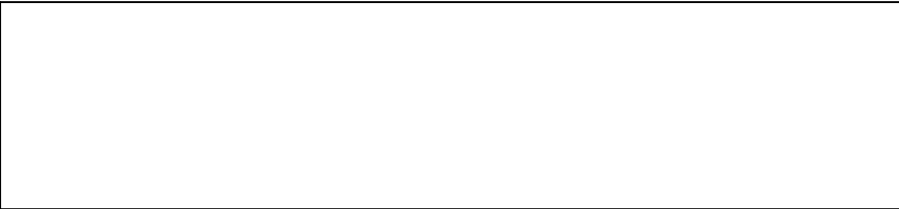
Code Enforcement Date

Planning Department Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: SAN MATEO STATION LLC C/O PHILLIPS EDISON & COMPANY LTD UPC: 1 017 059 374 106 40208 LOCATION: SECTION 11, T10N, R3E SUBDIVISION: PAVILIONS AT SAN MATEO	DRAWN: T R J	SCALE:	FILE NO.
	CHECKED: T D J	1" = 50'	SP-4-02-2025
	DRAWING NO. SP40225.DWG	13 JUN 2025	SHEET 1 OF 3



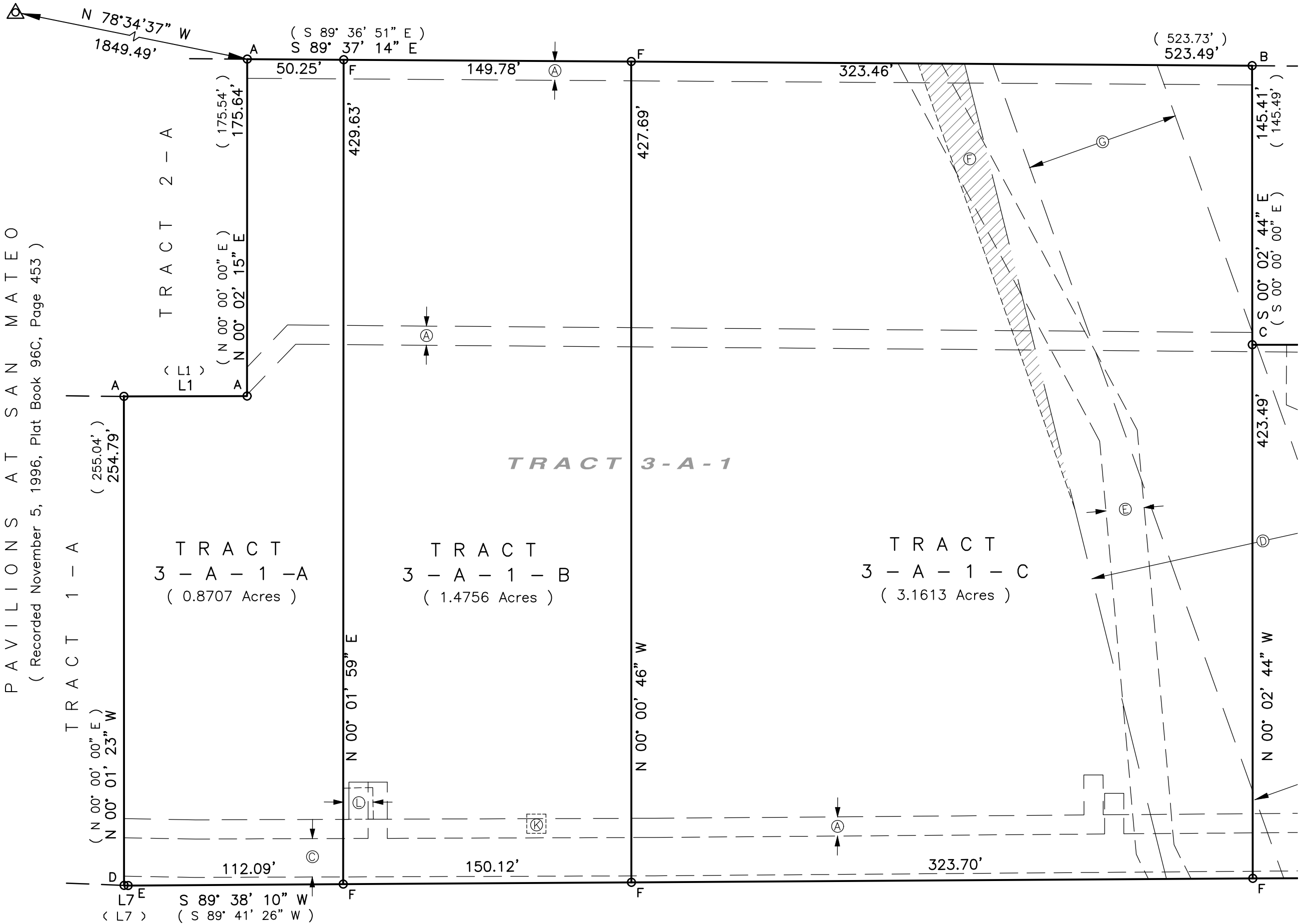
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS 3-A-1-A, 3-A-1-B,
3-A-1-C, 3-A-1-D, & 3-A-1-E
PAVILIONS AT SAN MATEO

A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

ACS MONUMENT "NDC_19A_12"
X=1,535,933.917 US SURVEY FOOT
Y=1,494,226.026 US SURVEY FOOT
Ground-to-grid: 0.99966998
Mapping Angle: -00°12'03.27"
NMSP CENTRAL ZONE NAD 83

CUTLER AVENUE, N. E.
(6 0' R. O. W.)



PAVILIONS AT SAN MATEO
(Recorded November 5, 1996, Plat Book 96C, Page 453)

TRACT
3 - A - 1 - A
(0.8707 Acres)

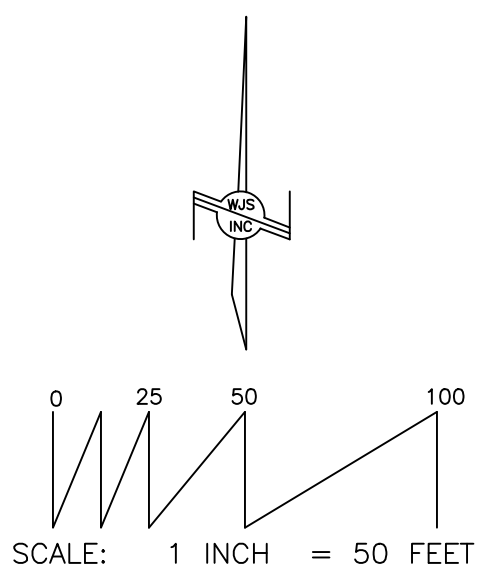
TRACT
3 - A - 1 - B
(1.4756 Acres)

TRACT
3 - A - 1 - C
(3.1613 Acres)

INTERSTATE 40
(2 5 0' R. O. W.)

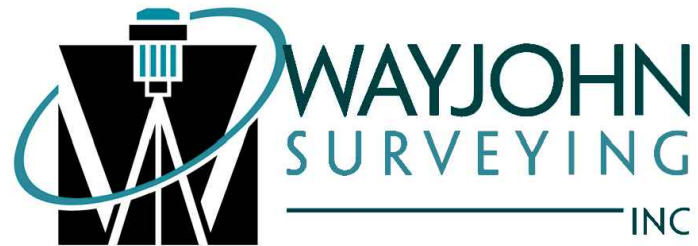
EASEMENTS

- Ⓐ EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓑ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓒ EXISTING 20' WIDE PUBLIC WATERLINE EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓓ EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 5/1/1996, BK, 96-12, PGS. 4871-4873)
- Ⓔ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 7/1/1996, BK, 96C, PG. 289)
- Ⓕ EXISTING PUBLIC DRAINAGE EASEMENT (REC. 9/20/1996, BK, 96-25, PG. 6947)
- Ⓖ EXISTING 80' WIDE A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 6/17/1970, BK, MISC, PGS. 271-278)
- Ⓗ EXISTING 10' WIDE PUBLIC WATERLINE EASEMENT (REC. 7/29/1997, BK, 97-20, PGS. 4794-4798)
- Ⓙ EXISTING 15' WIDE P.N.M. EASEMENT (REC. 2/14/1972, BK, MISC. 248, PGS. 9-11)
- Ⓚ EXISTING 10' X 10' P.N.M. EASEMENT (REC. 6/11/1997, BK, 97-15, PG. 8917)
- Ⓛ EXISTING P.N.M. EASEMENT (6/11/1997, BK, 97-15, PGS. 8917-8918)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1 (L1)	S 89° 55' 31" E S 90° 00' 00" E	64.14' 64.21'
L2 (L2)	S 89° 38' 19" E S 89° 36' 52" E	79.01' 79.00'
L3 (L3)	S 00° 02' 49" E S 00° 00' 00" E	105.13' 105.28'
L4 (L4)	S 00° 01' 56" E S 00° 00' 00" E	95.14' 95.29'
L5 (L5)	S 89° 58' 09" E S 90° 00' 00" E	62.12' 62.47'
L6 (L6)	S 76° 18' 25" W (N 76° 19' 01" E)	17.00' (17.02')
L7 (L7)	N 87° 54' 12" W (N 87° 53' 11" W)	2.09' (2.09')

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	190.05' 190.16'	900.00' 900.00'	12° 05' 56" 12° 06' 22"	S 82° 18' 50" W S 82° 22' 12" W	189.70' 189.91'
C2	96.11'	900.00'	6° 07' 07"	S 85° 18' 15" W	96.06'
C3	93.94'	900.00'	5° 58' 49"	S 79° 15' 17" W	93.90'



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: SAN MATEO STATION LLC C/O
PHILLIPS EDISON & COMPANY LTD
UPC: 1 017 059 374 106 40208
LOCATION: SECTION 11, T10N, R3E
SUBDIVISION: PAVILIONS AT SAN MATEO

DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP40225.DWG

SCALE:
1" = 50'
13 JUN 2025

FILE NO.
SP-4-02-2025
SHEET 2 OF 3

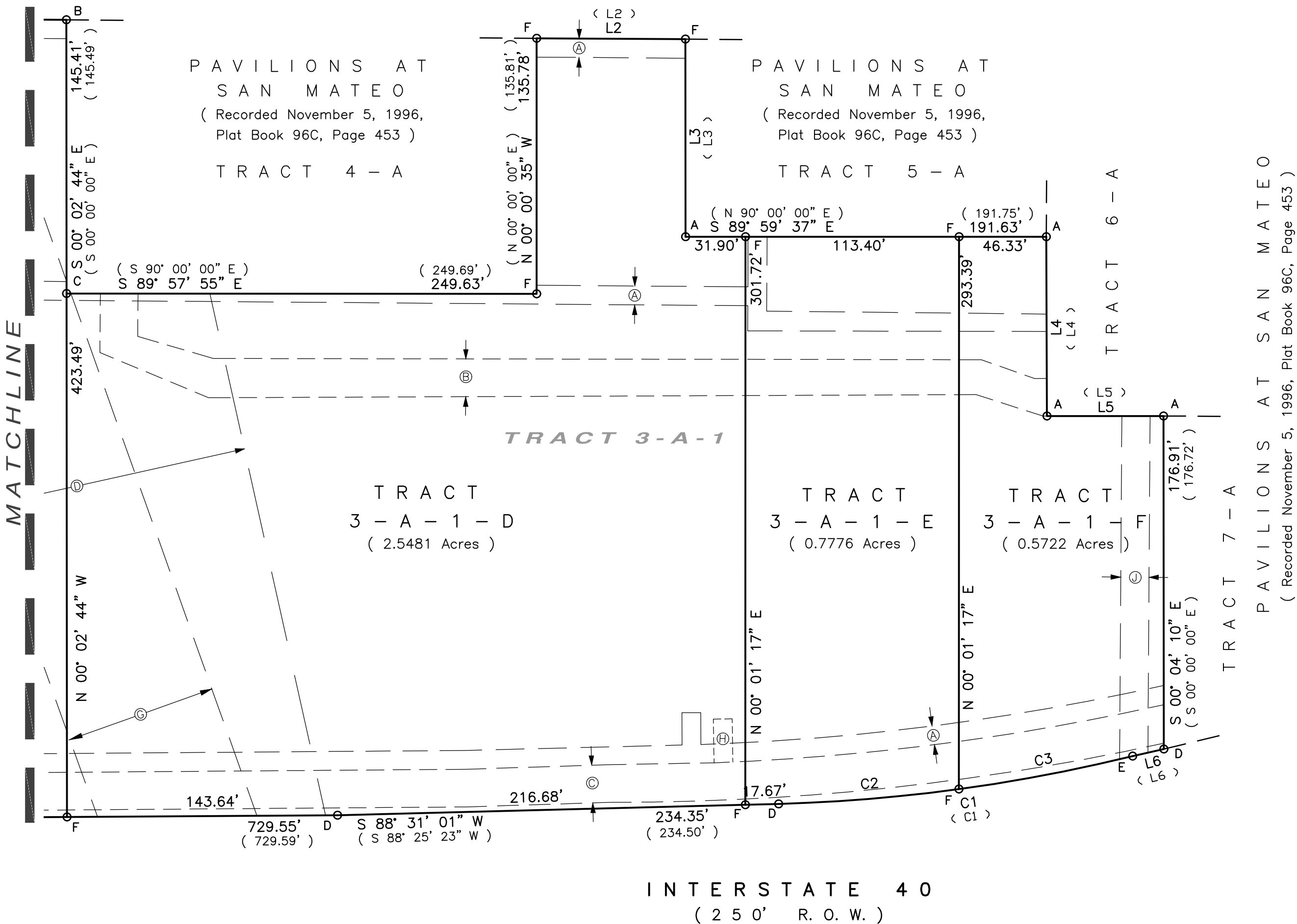
- FOUND/SET MONUMENT LEGEND:
- A: FOUND CONCRETE NAIL & DISK (NO ID)
 - B: FOUND CHISELED "+" IN CONCRETE
 - C: FOUND 1/2" REBAR & CAP "PS 11393"
 - D: FOUND 5/8" REBAR & CAP "LS 5978"
 - E: FOUND 5/8" REBAR & CAP "PS 26742"
 - F: SET 1/2" REBAR & CAP "PS 14269"

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS 3-A-1-A, 3-A-1-B,
3-A-1-C, 3-A-1-D, & 3-A-1-E
PAVILIONS AT SAN MATEO

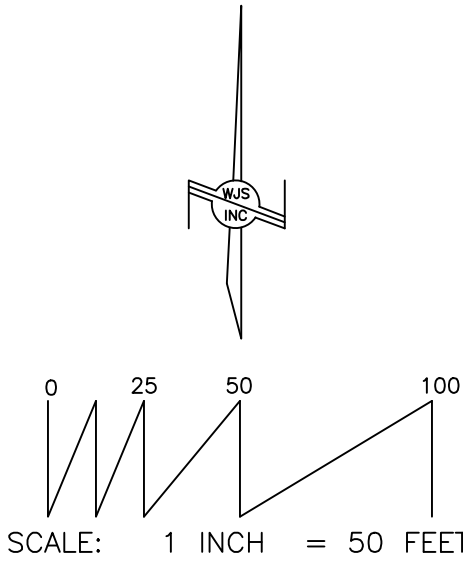
A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

CUTLER AVENUE, N. E.
(6 0' R. O. W.)



EASEMENTS

- Ⓐ EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓑ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓒ EXISTING 20' WIDE PUBLIC WATERLINE EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓓ EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 5/1/1996, BK, 96-12, PGS. 4871-4873)
- Ⓔ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 7/1/1996, BK, 96C, PG. 289)
- Ⓕ EXISTING PUBLIC DRAINAGE EASEMENT (REC. 9/20/1996, BK, 96-25, PG. 6947)
- Ⓖ EXISTING 80' WIDE A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 6/17/1970, BK, MISC, PGS. 271-278)
- Ⓗ EXISTING 10' WIDE PUBLIC WATERLINE EASEMENT (REC. 7/29/1997, BK, 97-20, PGS. 4794-4798)
- Ⓙ EXISTING 15' WIDE P.N.M. EASEMENT (REC. 2/14/1972, BK, MISC. 248, PGS. 9-11)
- Ⓚ EXISTING 10' X 10' P.N.M. EASEMENT (REC. 6/11/1997, BK, 97-15, PG. 8917)
- Ⓛ EXISTING P.N.M. EASEMENT (6/11/1997, BK, 97-15, PGS. 8917-8918)

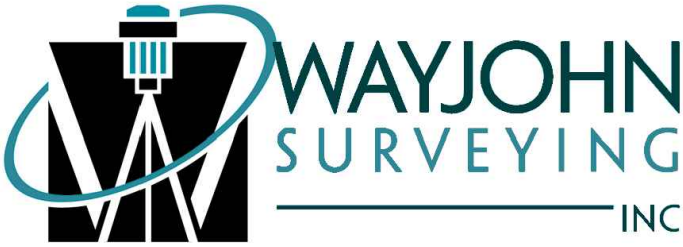


LINE TABLE		
LINE #	BEARING	DISTANCE
L1 (L1)	S 89° 55' 31" E S 90° 00' 00" E	64.14' 64.21'
L2 (L2)	S 89° 38' 19" E S 89° 36' 52" E	79.01' 79.00'
L3 (L3)	S 00° 02' 49" E S 00° 00' 00" E	105.13' 105.28'
L4 (L4)	S 00° 01' 56" E S 00° 00' 00" E	95.14' 95.29'
L5 (L5)	S 89° 58' 09" E S 90° 00' 00" E	62.12' 62.47'
L6 (L6)	S 76° 18' 25" W (N 76° 19' 01" E)	17.00' (17.02')
L7 (L7)	N 87° 54' 12" W (N 87° 53' 11" W)	2.09' (2.09')

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	190.05' 190.16'	900.00' 900.00'	12° 05' 56" 12° 06' 22"	S 82° 18' 50" W S 82° 22' 12" W	189.70' 189.91'
C2	96.11'	900.00'	6° 07' 07"	S 85° 18' 15" W	96.06'
C3	93.94'	900.00'	5° 58' 49"	S 79° 15' 17" W	93.90'

- FOUND/SET MONUMENT LEGEND:
A: FOUND CONCRETE NAIL & DISK (NO ID)
B: FOUND CHISELED "+" IN CONCRETE
C: FOUND 1/2" REBAR & CAP "PS 11393"
D: FOUND 5/8" REBAR & CAP "LS 5978"
E: FOUND 5/8" REBAR & CAP "PS 26742"
F: SET 1/2" REBAR & CAP "PS 14269"



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: SAN MATEO STATION LLC C/O
PHILLIPS EDISON & COMPANY LTD
UPC: 1 017 059 374 106 40208
LOCATION: SECTION 11, T10N, R3E
SUBDIVISION: PAVILIONS AT SAN MATEO

DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP40225.DWG

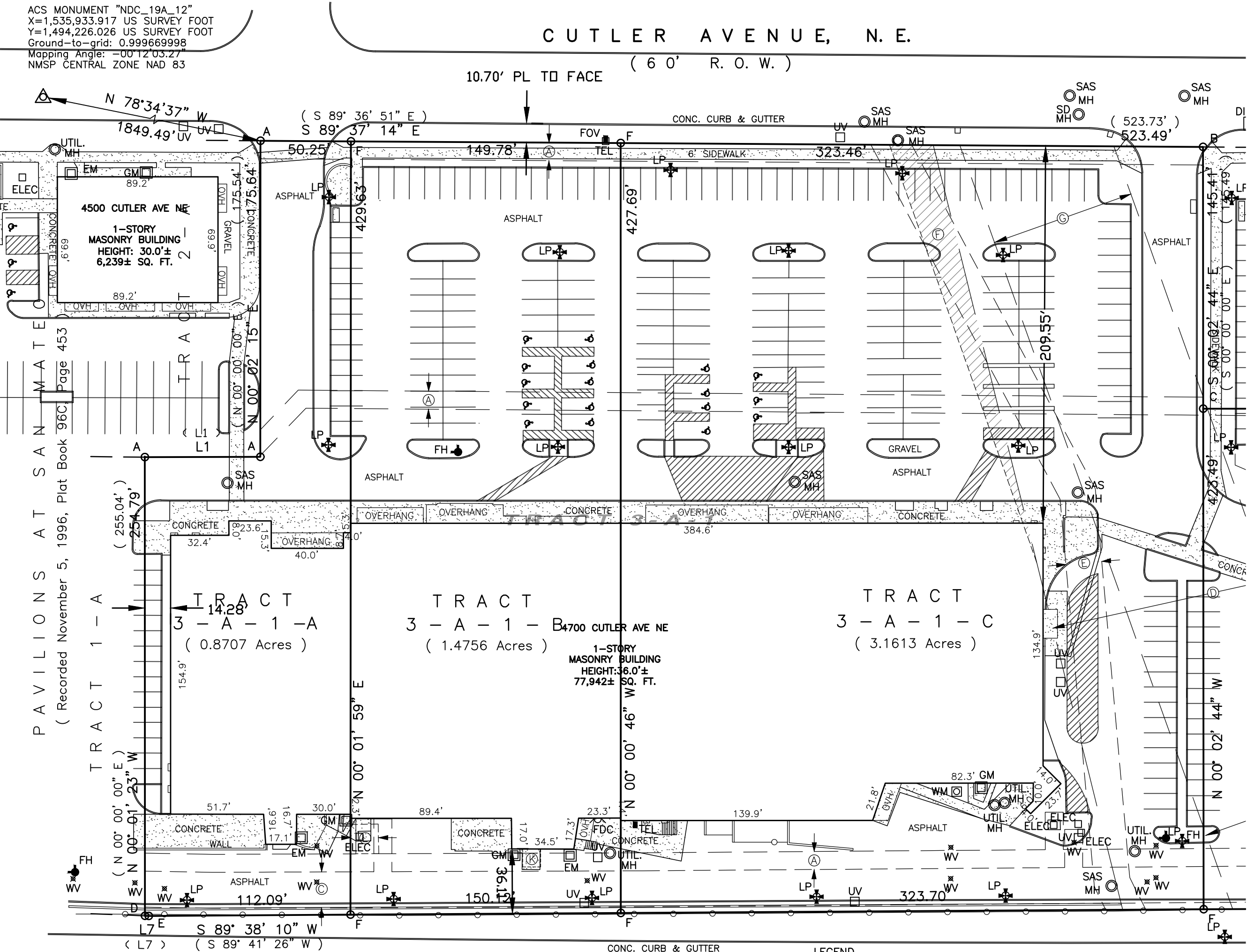
SCALE:
1" = 50'
13 JUN 2025

FILE NO.
SP-4-02-2025
SHEET 3 OF 3

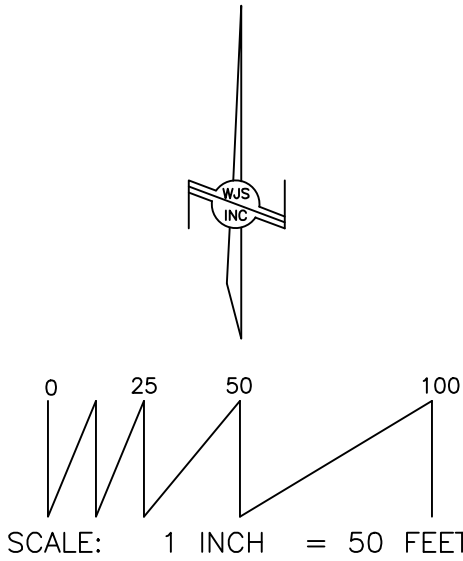
PLAT OF
TRACTS 3-A-1-A, 3-A-1-B,
3-A-1-C, 3-A-1-D, & 3-A-1-E
PAVILIONS AT SAN MATEO

A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

EXISTING CONDITIONS



- EASEMENTS**
- Ⓐ EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
 - Ⓑ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
 - Ⓒ EXISTING 20' WIDE PUBLIC WATERLINE EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
 - Ⓓ EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 5/1/1996, BK, 96-12, PGS. 4871-4873)
 - Ⓔ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 7/1/1996, BK, 96C, PG. 289)
 - Ⓕ EXISTING PUBLIC DRAINAGE EASEMENT (REC. 9/20/1996, BK, 96-25, PG. 6947)
 - Ⓖ EXISTING 80' WIDE A.M.A.F.C.A DRAINAGE EASEMENT (REC. 6/17/1970, BK, MISC, PGS. 271-278)
 - Ⓗ EXISTING 10' WIDE PUBLIC WATERLINE EASEMENT (REC. 7/29/1997, BK, 97-20, PGS. 4794-4798)
 - Ⓙ EXISTING 15' WIDE P.N.M. EASEMENT (REC. 2/14/1972, BK, MISC. 248, PGS. 9-11)
 - Ⓚ EXISTING 10' X 10' P.N.M. EASEMENT (REC. 6/11/1997, BK. 97-15, PG. 8917)
 - Ⓛ EXISTING P.N.M. EASEMENT (6/11/1997, BK. 97-15, PGS. 8917-8918)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1 (L1)	S 89° 55' 31" E S 90° 00' 00" E	64.14' 64.21'
L2 (L2)	S 89° 38' 19" E S 89° 36' 52" E	79.01' 79.00'
L3 (L3)	S 00° 02' 49" E S 00° 00' 00" E	105.13' 105.28'
L4 (L4)	S 00° 01' 56" E S 00° 00' 00" E	95.14' 95.29'
L5 (L5)	S 89° 58' 09" E S 90° 00' 00" E	62.12' 62.47'
L6 (L6)	S 76° 18' 25" W (N 76° 19' 01" E)	17.00' (17.02')
L7 (L7)	N 87° 54' 12" W (N 87° 53' 11" W)	2.09' (2.09')

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	190.05' 190.16'	900.00' 900.00'	12° 05' 56" 12° 06' 22"	S 82° 18' 50" W S 82° 22' 12" W	189.70' 189.91'
C2	96.11'	900.00'	6° 07' 07"	S 85° 18' 15" W	96.06'
C3	93.94'	900.00'	5° 58' 49"	S 79° 15' 17" W	93.90'

- INTERSTATE 40**
(250' R. O. W.)
- FOUND/SET MONUMENT LEGEND:**
A: FOUND CONCRETE NAIL & DISK (NO ID)
B: FOUND CHISELED "+" IN CONCRETE
C: FOUND 1/2" REBAR & CAP "PS 11393"
D: FOUND 5/8" REBAR & CAP "LS 5978"
E: FOUND 5/8" REBAR & CAP "PS 26742"
F: SET 1/2" REBAR & CAP "PS 14269"
- LEGEND**
- | | | | |
|------|----------------------------|-----|--------------------|
| DI | DROP INLET | LP | LIGHT POLE |
| EM | ELECTRIC METER | MH | MANHOLE (TYPE) |
| ELEC | ELECTRIC PEDESTAL | TEL | TELEPHONE PEDESTAL |
| FDC | FIRE DEPARTMENT CONNECTION | UV | UTILITY VAULT |
| FH | FIRE HYDRANT | WM | WATER METER |
| FOV | FIBER OPTIC VAULT | WV | WATER VALVE |
| GM | GAS METER | | |
- CHAIN LINK FENCE

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

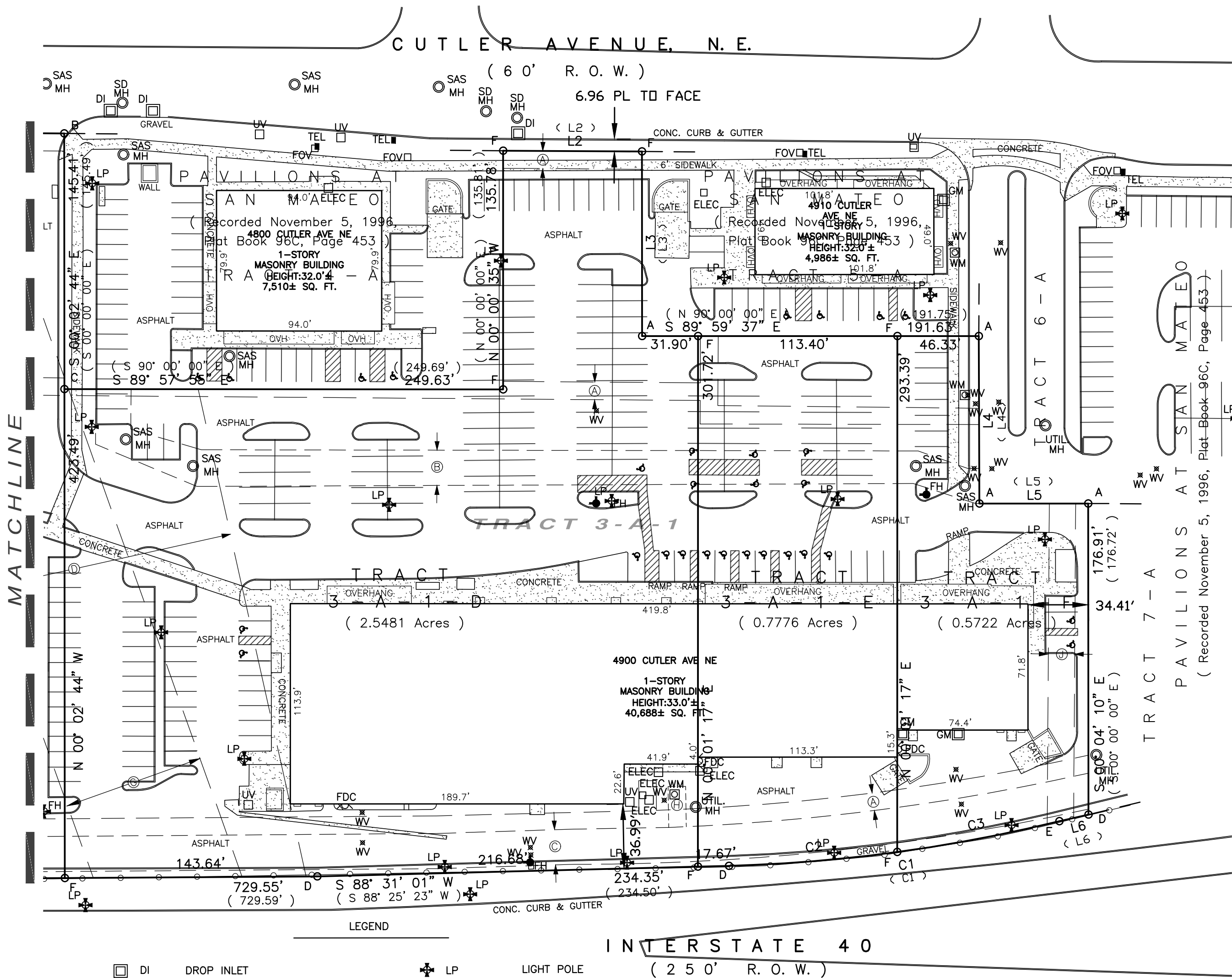
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: SAN MATEO STATION LLC C/O
PHILLIPS EDISON & COMPANY LTD
UPC: 1 017 059 374 106 40208
LOCATION: SECTION 11, T10N, R3E
SUBDIVISION: PAVILIONS AT SAN MATEO

DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-4-02-2025
CHECKED: T D J	13 JUN 2025	SHEET 2 OF 3
DRAWING NO. SP40225.DWG		

PLAT OF
TRACTS 3-A-1-A, 3-A-1-B,
3-A-1-C, 3-A-1-D, & 3-A-1-E
PAVILIONS AT SAN MATEO

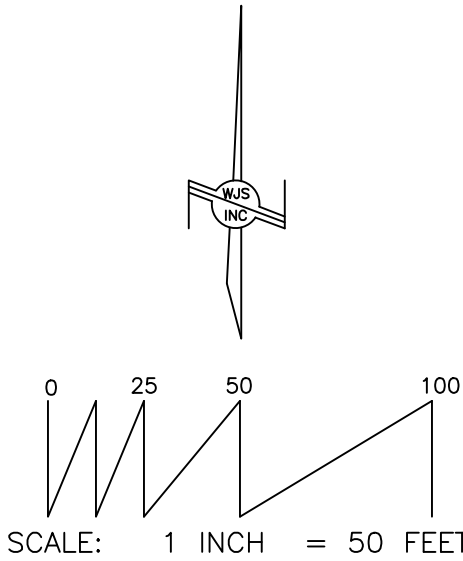
A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

EXISTING CONDITIONS



EASEMENTS

- Ⓐ EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓑ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓒ EXISTING 20' WIDE PUBLIC WATERLINE EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
- Ⓓ EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 5/1/1996, BK, 96-12, PGS. 4871-4873)
- Ⓔ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (REC. 7/1/1996, BK, 96C, PG. 289)
- Ⓕ EXISTING PUBLIC DRAINAGE EASEMENT (REC. 9/20/1996, BK, 96-25, PG. 6947)
- Ⓖ EXISTING 80' WIDE A.M.A.F.C.A. DRAINAGE EASEMENT (REC. 6/17/1970, BK, MISC, PGS. 271-278)
- Ⓗ EXISTING 10' WIDE PUBLIC WATERLINE EASEMENT (REC. 7/29/1997, BK, 97-20, PGS. 4794-4798)
- Ⓙ EXISTING 15' WIDE P.N.M. EASEMENT (REC. 2/14/1972, BK, MISC. 248, PGS. 9-11)
- Ⓚ EXISTING 10' X 10' P.N.M. EASEMENT (REC. 6/11/1997, BK. 97-15, PG. 8917)
- Ⓛ EXISTING P.N.M. EASEMENT (6/11/1997, BK. 97-15, PGS. 8917-8918)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1 (L1)	S 89° 55' 31" E S 90° 00' 00" E	64.14' 64.21'
L2 (L2)	S 89° 38' 19" E S 89° 36' 52" E	79.01' 79.00'
L3 (L3)	S 00° 02' 49" E S 00° 00' 00" E	105.13' 105.28'
L4 (L4)	S 00° 01' 56" E S 00° 00' 00" E	95.14' 95.29'
L5 (L5)	S 89° 58' 09" E S 90° 00' 00" E	62.12' 62.47'
L6 (L6)	S 76° 18' 25" W (N 76° 19' 01" E)	17.00' (17.02')
L7 (L7)	N 87° 54' 12" W (N 87° 53' 11" W)	2.09' (2.09')

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (C1)	190.05' 190.16'	900.00'	12° 05' 56" S 82° 22' 12" W	S 82° 18' 50" W S 82° 22' 12" W	189.70' 189.91'
C2	96.11'	900.00'	6° 07' 07"	S 85° 18' 15" W	96.06'
C3	93.94'	900.00'	5° 58' 49"	S 79° 15' 17" W	93.90'

- DI

EM

ELEC

FDC

FH

FOV

GM

DROP INLET

ELECTRIC METER

ELECTRIC PEDESTAL

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

FIBER OPTIC VAULT

GAS METER
- LP

MH

TEL

UV

WM

WV
- LIGHT POLE

MANHOLE (TYPE)

TELEPHONE PEDESTAL

UTILITY VAULT

WATER METER

WATER VALVE

- FOUND/SET MONUMENT LEGEND:
- A: FOUND CONCRETE NAIL & DISK (NO ID)
 - B: FOUND CHISELED "+" IN CONCRETE
 - C: FOUND 1/2" REBAR & CAP "PS 11393"
 - D: FOUND 5/8" REBAR & CAP "LS 5978"
 - E: FOUND 5/8" REBAR & CAP "PS 26742"
 - F: SET 1/2" REBAR & CAP "PS 14269"



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: SAN MATEO STATION LLC C/O
PHILLIPS EDISON & COMPANY LTD
UPC: 1 017 059 374 106 40208
LOCATION: SECTION 11, T10N, R3E
SUBDIVISION: PAVILIONS AT SAN MATEO

DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP40225.DWG

SCALE:
1" = 50'
13 JUN 2025

FILE NO.
SP-4-02-2025
SHEET 3 OF 3

