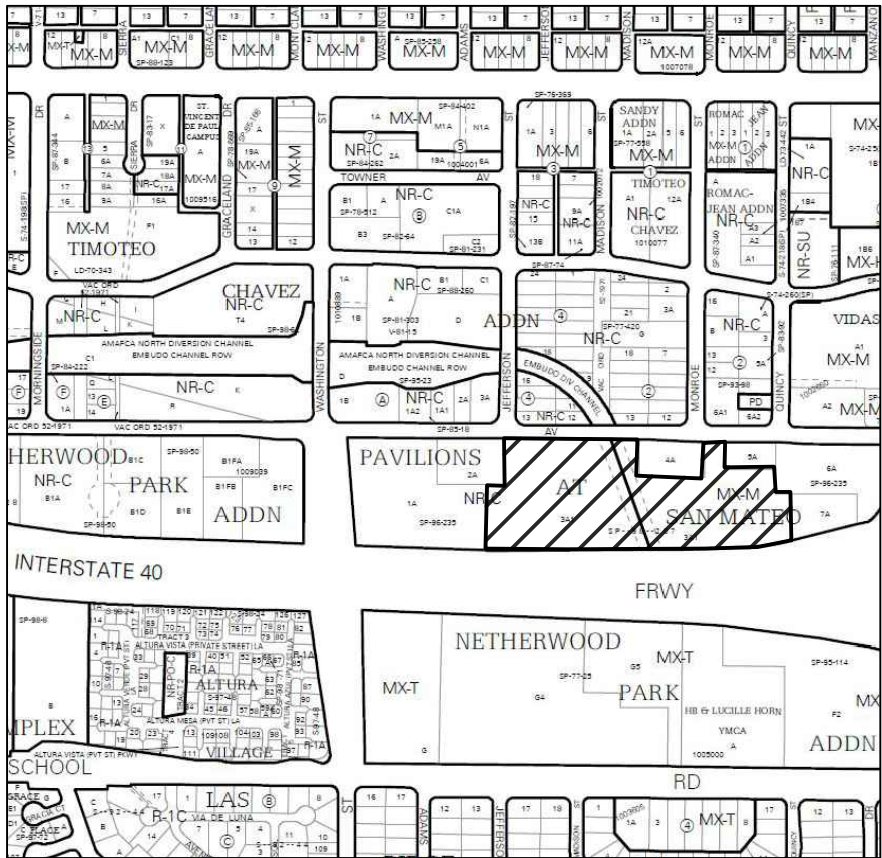


VICINITY MAP (H-17)



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

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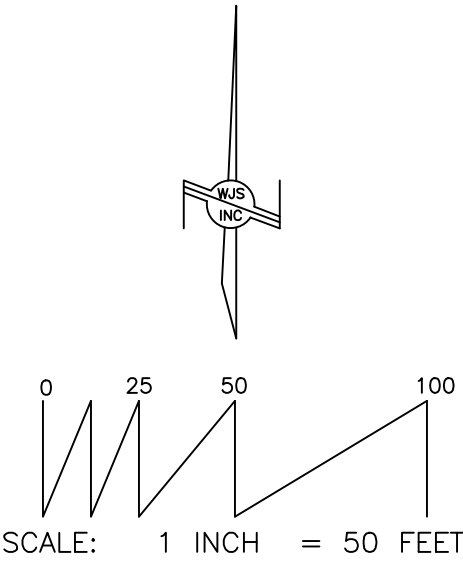
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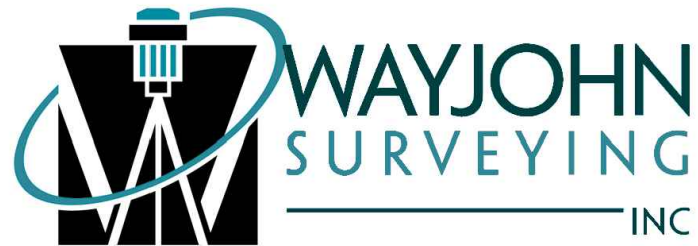
EASEMENTS

- Ⓐ EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (REC. 11/5/1996, BK, 96C, PG. 453)
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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
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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

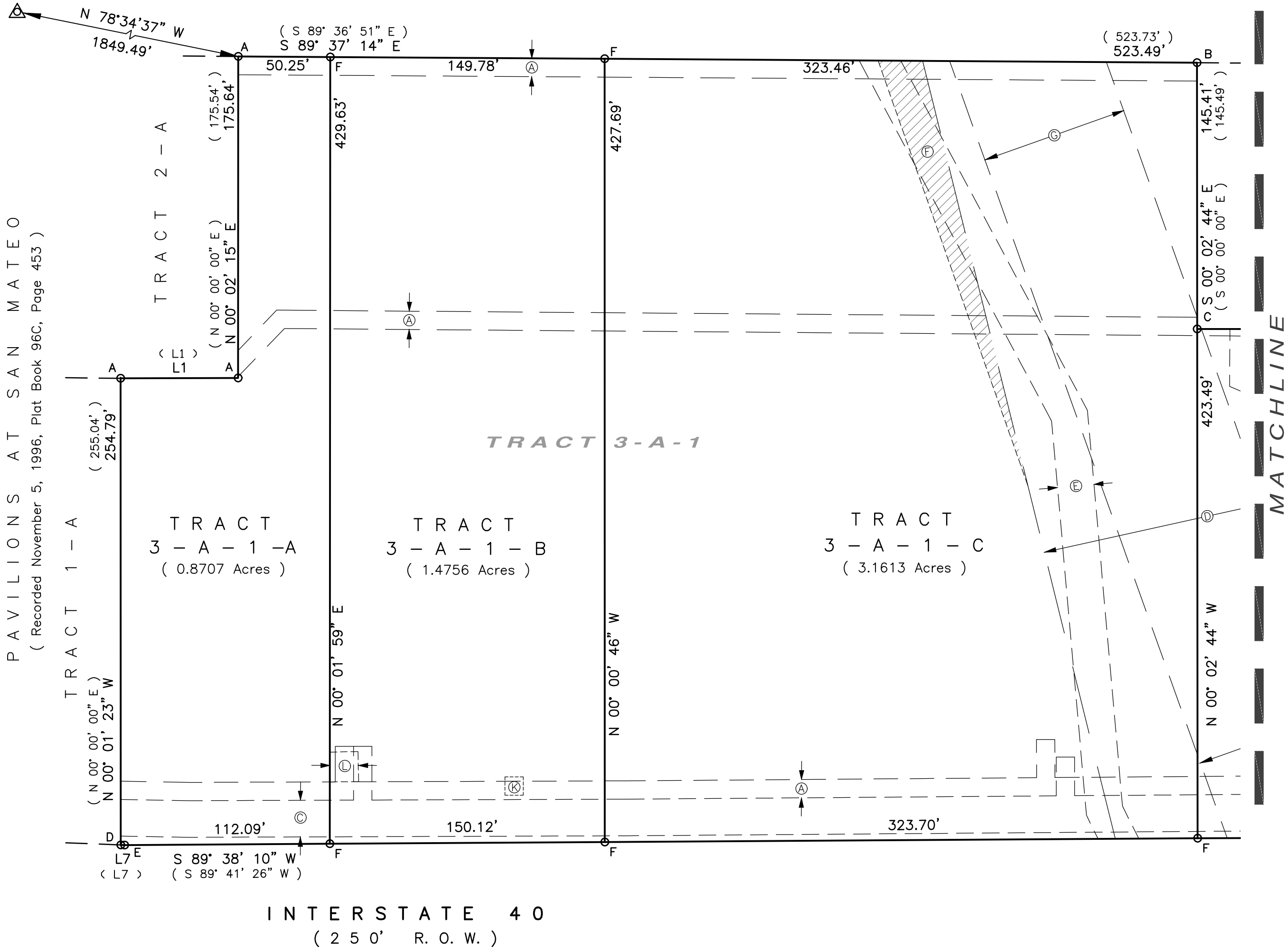
DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP40225.DWG

SCALE:
1" = 50'
13 JUN 2025

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

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.)

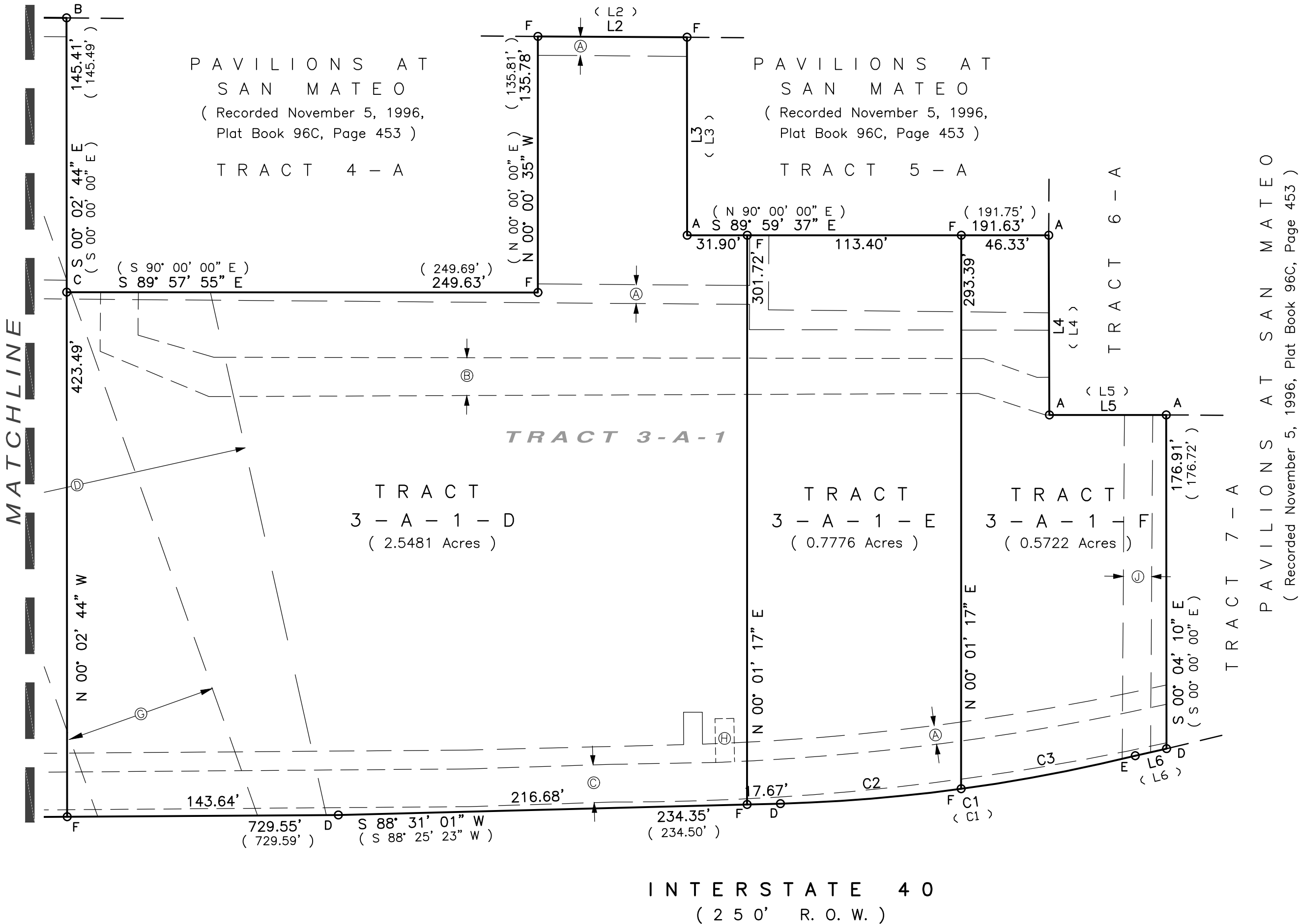


- FOUND/SET MONUMENT LEGEND:
A: FOUND CONCRETE NAIL & DISK (NO ID)
B: FOUND CHISELED "+" IN CONCRETE
C: FOUND 1/2" REBAR & CAP "PS 11393"
D: FOUND 5/8" REBAR & CAP "LS 5978"
E: FOUND 5/8" REBAR & CAP "PS 26742"
F: SET 1/2" REBAR & CAP "PS 14269"

COUNTY CLERK RECORDING LABEL HERE

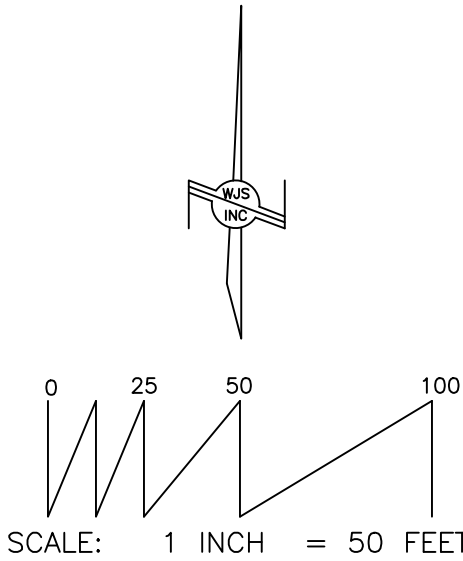
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

CUTLER AVENUE, N. E.
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