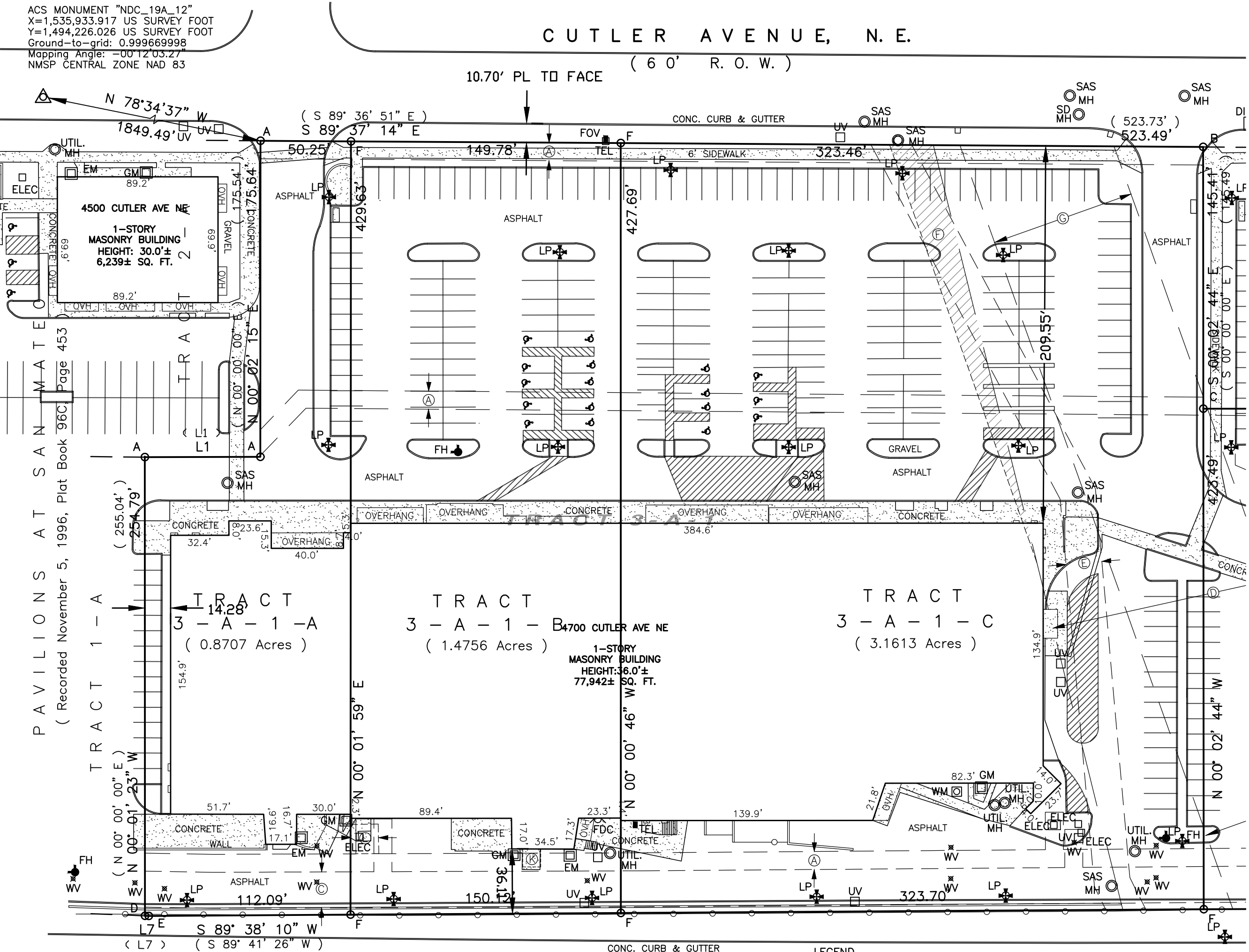


PLAT OF
TRACTS 3-A-1-A, 3-A-1-B,
3-A-1-C, 3-A-1-D, & 3-A-1-E
PAVILIONS AT SAN MATEO

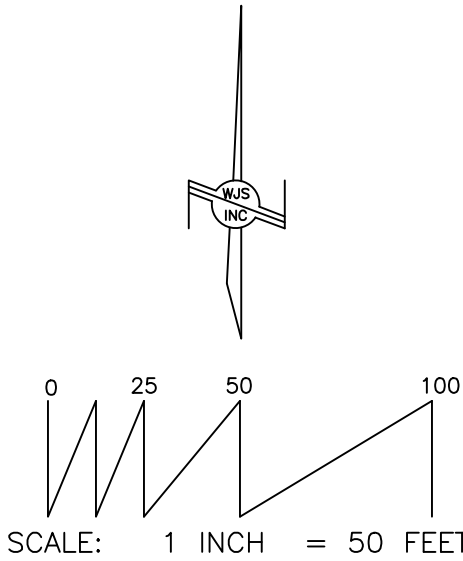
A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

EXISTING CONDITIONS

CUTLER AVENUE, N.E.



- 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"

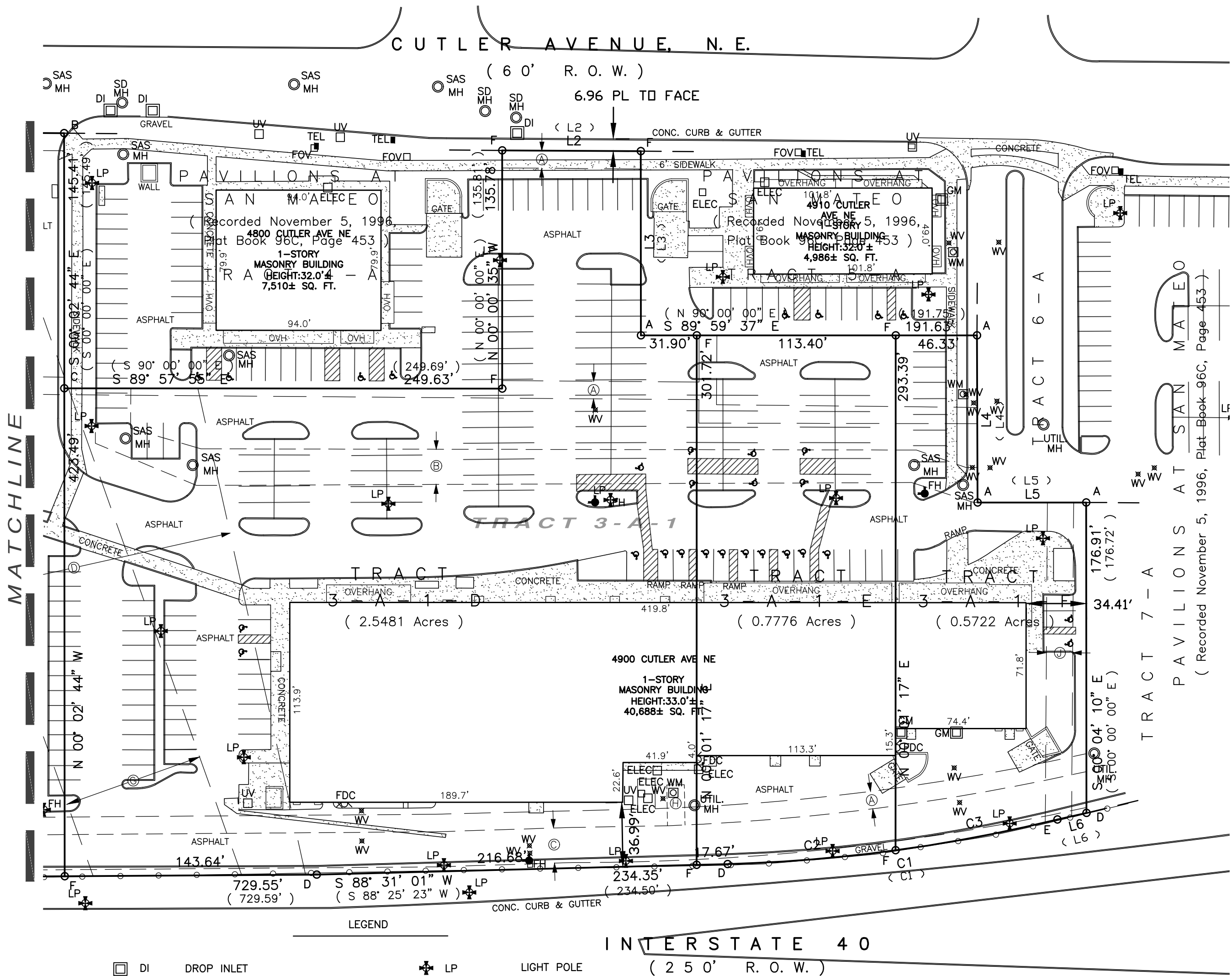
- | | | | |
|------|----------------------------|-----|--------------------|
| DI | DROP INLET | LP | LIGHT POLE |
| EM | ELECTRIC METER | MH | MANHOLE (TYPE) |
| ELEC | ELECTRIC PEDESTAL | TEL | TELEPHONE PEDESTAL |
| FDC | FIRE DEPARTMENT CONNECTION | UV | UTILITY VAULT |
| FH | FIRE HYDRANT | WM | WATER METER |
| FOV | FIBER OPTIC VAULT | WV | WATER VALVE |
| GM | GAS METER | | |

CHAIN LINK FENCE

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

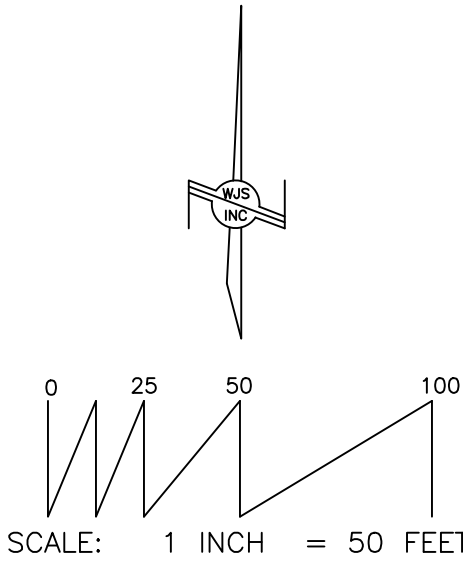
A REPLAT OF TRACT 3A-1, PAVILIONS AT SAN MATEO
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

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" 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

CHAIN LINK FENCE

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