

VICINITY MAP No. D-18

LEGAL DESCRIPTION

TRACT LETTERED A-ONE-B-ONE (A-1-B-1) OF THE PLAT OF TRACTS A-1-B-1 AND A-1-B-2, LOS ANGELES CENTER, 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 AUGUST 14, 2009 IN PLAT BOOK 2009C, PAGE 128

N.T.S.

**PLAT OF
TRACTS A-1-B-1-A, A-1-B-1-B
AND A-1-B-1-C
LOS ANGELES CENTER**

WITHIN
SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2012

PROJECT NUMBER: 1001946
APPLICATION NUMBER: 12-DRB-70151

UTILITY APPROVALS:

Fernando Virel 6-5-12
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
AK 5-30-2012
NEW MEXICO GAS COMPANY DATE
Rachel Adams 5-30-12
QWEST CORPORATION D/B/A CENTURYLINK QC DATE
Ante a Chua 05-30-12
COMCAST DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT A-1-B-1 INTO 3 TRACTS AND GRANT EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 15.8464 ACRES.
- TALOS LOG NO. N/A
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER, 2011
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- BY THE RECORDING OF THIS PLAT, A CROSS LOT ACCESS AND DRAINAGE EASEMENT IS BEING GRANTED BASED ON THE APPROVED SITE PLAN AND GRADING AND DRAINAGE PLAN AFFECTING TRACTS A-1-B-1-A, A-1-B-1-B, AND A-1-B-1-C TO BENEFIT SAID TRACTS AND TO BE MAINTAINED EQUALLY BY SAID TRACTS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

EASEMENTS SHOWN WITH THE SYMBOLS @@@@ ARE THE PUBLIC UTILITY EASEMENTS REFERENCED IN THE PUBLIC UTILITY EASEMENTS NOTE ABOVE AND WHICH ARE SHOWN ON SHEET 3 OF 3

CITY APPROVALS:

[Signature] 5-22-12
CITY SURVEYOR DATE
NA
REAL PROPERTY DIVISION (CONDITIONAL) DATE
NA
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
[Signature] 06-06-12
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 06/06/12
ABCWA DATE
[Signature] 6-6-12
PARKS AND RECREATION DEPARTMENT DATE
[Signature] 6-6-12
AMAFCA DATE
[Signature] 6-6-12
CITY ENGINEER DATE
[Signature] 6-8-12
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND ALSO GRANT EASEMENTS AS NOTED

[Signature] 5-16-2012
DATE
GARY ED WYATT, SENIOR VICE PRESIDENT
REAL ESTATE, ENGINEERING AND CONSTRUCTION
LOWE'S HOME CENTERS, INC.

ACKNOWLEDGMENT
STATE OF NORTH CAROLINA) s.s.
COUNTY OF WILKES)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 15th DAY OF May, 2012

BY: *[Signature]*
NOTARY PUBLIC

Tanya C. Benfield
Notary Public
Surry County, NC
Commission Expires October 9, 2016

SURVEYORS CERTIFICATE:

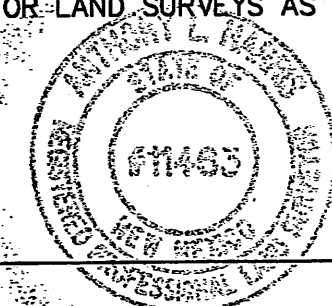
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 8th DAY OF May, 2012.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110



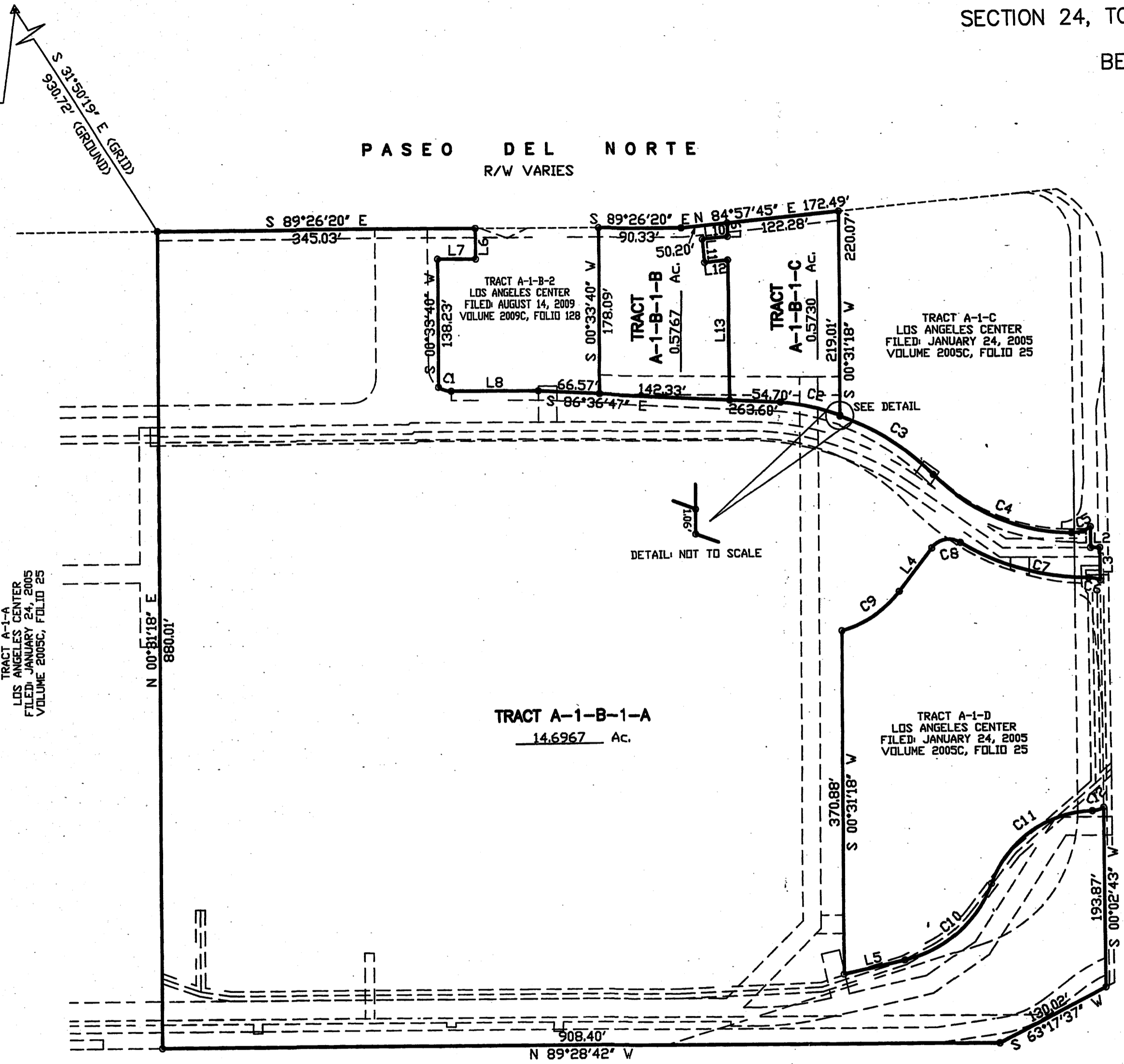
DOC# 2012058205
06/08/2012 03:11 PM Page: 1 of 3
PLAT R: \$25.00 B: 2012C P: 0069 N: Toulous Olivere, Bernalillo Cour

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101806319445620804
PROPERTY OWNER OF RECORD: Lowes Home Center inc.
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 6-8-12

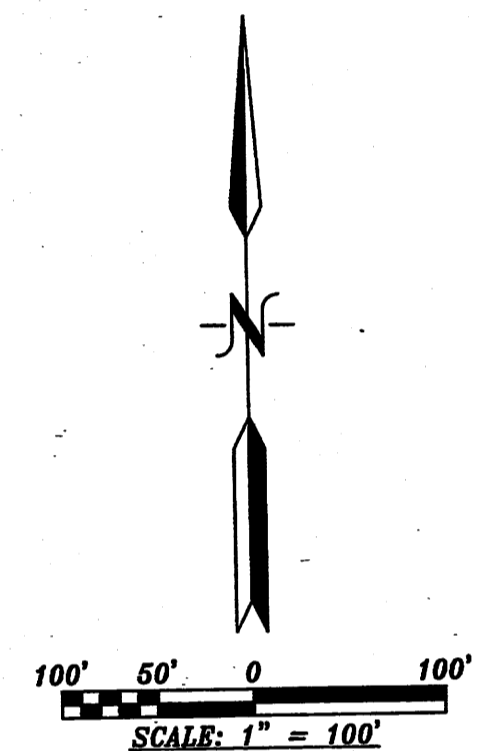
PLAT OF
**TRACTS A-1-B-1-A, A-1-B-1-B
 AND A-1-B-1-C**
LOS ANGELES CENTER

WITHIN
 SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2012

ACS STATION "ZAB-B"
 N=1,519,518.103
 E=1,540,960.370
 GRD TO GRID=0.999666140
 Δα = -00° 11' 30.25"
 CENTRAL ZONE, NAD 1983



SAN PEDRO BOULEVARD N.E.
 R/W VARIES



NUMBER	DIRECTION	DISTANCE
L1	S 00°10'37" W	22.69'
L2	S 89°28'42" E	9.92'
L3	S 00°02'43" W	35.41'
L4	S 37°27'50" W	58.44'
L5	N 78°04'18" E	67.35'
L6	S 00°33'40" W	32.33'
L7	N 89°26'20" W	41.47'
L8	S 89°28'42" E	94.07'
L9	N 00°00'00" W	14.36'
L10	S 84°59'08" W	27.26'
L11	N 05°02'15" W	24.69'
L12	S 84°59'08" W	25.08'
L13	S 00°00'00" W	150.87'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	34°11'51"	S 72°22'46" E	25.00	14.92	14.70
C2	14°12'37"	N 77°01'39" W	270.50	67.09	66.92
C3	25°23'24"	S 57°09'07" E	269.50	119.43	118.45
C4	44°35'15"	S 66°45'02" E	213.50	166.15	161.98
C5	37°16'42"	N 72°19'00" E	33.48	21.78	21.40
C6	25°39'32"	N 76°37'16" W	29.21	13.08	12.97
C7	30°58'37"	N 73°57'44" W	269.56	145.74	143.97
C8	84°03'45"	S 79°29'42" W	23.41	34.35	31.35
C9	38°52'56"	S 56°54'17" W	113.50	77.02	75.55
C10	57°14'51"	N 49°26'54" E	131.00	130.89	125.51
C11	68°39'00"	N 55°08'59" E	119.00	142.58	134.20
C12	31°41'19"	N 73°37'49" E	23.73	13.12	12.96

DOCH 2012058205
 06/08/2012 03:11 PM Page: 2 of 3
 PLAT R: \$25.00 B: 2012C P: 0069 R: Toulous Olivere, Bernalillo Cour

W&E HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645

11-0566.DWG (JANUARY, 2012)

EASEMENT DETAIL SHEET

PLAT OF TRACTS A-1-B-1-A, A-1-B-1-B AND A-1-B-1-C LOS ANGELES CENTER

WITHIN
SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2012

10' PUBLIC UTILITY EASEMENT
FILED: AUGUST 14, 2009
BOOK 2009C, PAGE 120
DOCUMENT No. 2009092721

PASEO DEL NORTE
R/W VARIES

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
E1	S 89°28'42" E	207.50'
E2	N 00°31'18" E	159.43'
E3	S 89°26'20" E	57.00'
E4	S 00°31'18" W	149.89'
E5	S 00°31'18" W	34.00'
E6	N 00°31'18" E	5.00'
E7	S 89°28'42" E	20.00'
E8	N 88°47'12" W	217.63'
E9	S 89°28'42" E	60.86'
E10	N 33°45'07" E	159.90'
E11	N 56°15'07" E	65.48'
E12	N 78°04'18" E	85.42'
E13	S 11°55'42" E	47.80'
E14	N 78°04'18" E	20.00'
E15	N 11°55'42" W	47.80'
E16	S 78°04'18" W	9.24'
E17	S 89°28'42" E	15.36'
E18	S 45°46'58" W	120.02'
E19	S 00°31'18" W	594.49'
E20	S 89°28'42" E	20.00'
E21	N 00°31'18" E	586.15'
E22	N 45°46'58" E	117.66'
E23	S 89°28'42" E	612.10'
E24	S 00°31'18" W	25.00'
E25	N 89°28'42" W	98.38'
E26	N 00°31'18" E	10.00'
E27	N 89°28'42" W	10.00'
E28	S 00°31'18" W	10.00'
E29	N 89°28'42" W	199.29'
E30	N 00°31'18" E	4.50'
E31	N 89°28'41" W	10.00'
E32	S 00°31'18" W	4.50'
E33	N 89°28'42" W	106.16'
E34	N 00°31'18" E	10.00'
E35	N 89°28'42" W	10.00'
E36	S 00°31'18" W	10.00'
E37	N 89°28'42" W	182.39'
E38	N 00°31'18" E	5.00'
E39	N 89°28'42" W	29.57'
E40	S 78°04'18" W	118.51'
E41	S 56°15'07" W	73.32'
E42	S 33°45'07" W	153.07'
E43	N 89°28'42" W	50.22'
E44	S 00°02'43" W	20.00'
E45	S 89°28'42" E	24.50'
E46	S 00°31'18" W	20.00'
E47	S 69°52'42" E	44.58'
E48	S 00°31'18" W	88.09'
E49	S 80°29'49" E	32.65'
E50	S 89°28'42" E	485.77'
E51	N 88°18'49" E	155.92'
E52	N 73°01'15" E	94.58'
E53	N 62°11'16" E	35.13'
E54	N 38°12'31" E	35.85'
E55	N 38°12'31" E	45.70'
E56	N 49°42'24" E	114.17'
E57	S 89°28'42" E	24.50'
E58	S 00°31'18" W	20.00'
E59	N 89°28'42" W	30.38'
E60	N 89°28'42" W	274.74'
E61	S 45°31'18" W	2.83'
E62	N 89°28'42" W	359.97'
E63	N 54°27'38" E	122.82'
E64	N 89°28'42" W	94.96'
E65	S 54°04'04" W	35.44'
E66	S 82°06'08" W	69.77'
E67	S 73°19'39" W	357.17'
E68	S 00°31'29" W	13.23'
E69	S 89°28'31" E	10.00'
E70	S 00°31'29" W	13.73'
E71	S 00°47'07" W	5.86'
E72	S 89°28'31" E	10.00'
E73	S 00°47'07" W	6.36'
E74	S 00°31'18" W	70.00'
E75	S 89°28'42" E	10.00'
E76	S 00°31'18" W	70.00'

20' PRIVATE STORM DRAINAGE EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

40' PRIVATE ACCESS EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

20' SANITARY SEWER EASEMENT
FILED: AUGUST 14, 2009
VOLUME 2009C, FOLIO 128

20' PRIVATE SANITARY SEWER EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

10' PUBLIC UTILITY EASEMENT
FILED: AUGUST 14, 2009
VOLUME 2009C, FOLIO 128

WATER METER EASEMENTS
(GRANTED BY THIS PLAT)

20' PUBLIC WATERLINE EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

TRACT A-1-B-1-A

DRAINAGE CONSTRUCTION
AND MAINTENANCE EASEMENT
FILED: JULY 3, 1997
BOOK 97-18, PAGE 1708

20' PRIVATE SANITARY
SEWER EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25

10' PUBLIC UTILITY EASEMENT
FILED: JANUARY 24, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

PUBLIC WATERLINE AND SANITARY SEWER EASEMENT
FILED: MAY 2, 2000
BOOK A5, PAGE 2207
(HATCHED AREA)

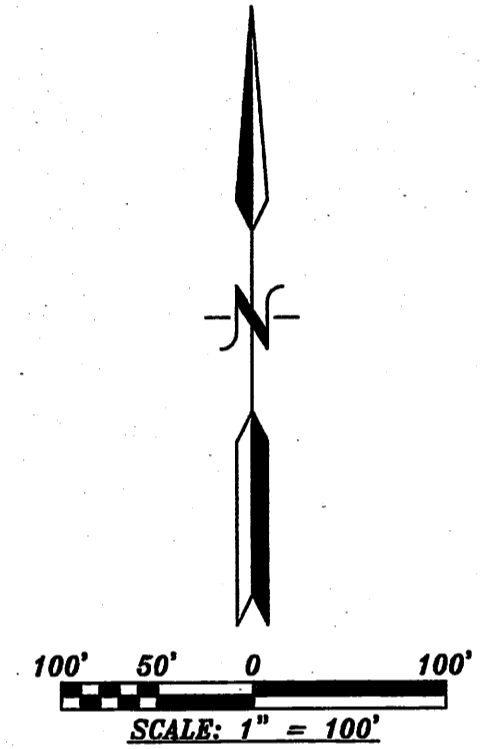
10' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

30' PUBLIC UTILITY EASEMENT
FILED: AUGUST 30, 1990
VOLUME 90C, FOLIO 212

17' PUBLIC BIKE PATH EASEMENT
FILED: JANUARY 25, 2005
VOLUME 2005C, FOLIO 25
DOCUMENT No. 2005010863

DOMINGO BACA ARROYO
R/W VARIES

SAN PEDRO BOULEVARD
R/W VARIES



DOCH 2012058205

06/08/2012 03:11 PM Page: 3 of 3
PLAT R: \$25.00 B: 2012C P: 0069 M: Toulous Olivere, Bernalillo Cour

EASEMENT CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
EC1	90°00'00"	N 45°31'18" E	28.00	43.98	39.60
EC2	55°48'09"	S 27°22'46" E	25.00	24.35	23.40
EC3	12°27'00"	N 84°17'48" E	330.00	71.71	71.57
EC4	12°27'00"	N 84°17'48" E	350.00	76.05	75.90
EC5	35°01'04"	N 71°58'10" W	310.00	189.46	186.53
EC6	73°05'45"	N 36°45'50" E	150.00	191.36	178.65
EC7	14°57'05"	S 59°11'18" W	163.29	42.61	42.49
EC8	27°32'14"	S 68°20'01" W	111.83	53.75	53.23