

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

**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:

| | |
|--|------------------|
| PUBLIC SERVICE COMPANY OF NEW MEXICO | DATE |
| <i>[Signature]</i> | <u>5-31-2012</u> |
| NEW MEXICO GAS COMPANY | DATE |
| <i>[Signature]</i> | <u>5-30-12</u> |
| WEST CORPORATION ID/B/A CENTURYLINK CO | DATE |
| <i>[Signature]</i> | <u>05-30-12</u> |
| 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:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 15.8464 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: DECEMBER, 2011
- 9: 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
- 10: 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

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** 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) 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 A, B, C, D ARE THE PUBLIC UTILITY EASEMENTS REFERENCED IN THE PUBLIC UTILITY EASEMENTS NOTE ABOVE AND WHICH ARE SHOWN ON SHEET 3 OF 3

CITY APPROVALS:

| | |
|---|----------------|
| <i>[Signature]</i> | DATE |
| CITY SURVEYOR | <u>5-22-12</u> |
| *REAL PROPERTY DIVISION (CONDITIONAL) | DATE |
| **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| ABCWUA | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| 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 EDWYAT, 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

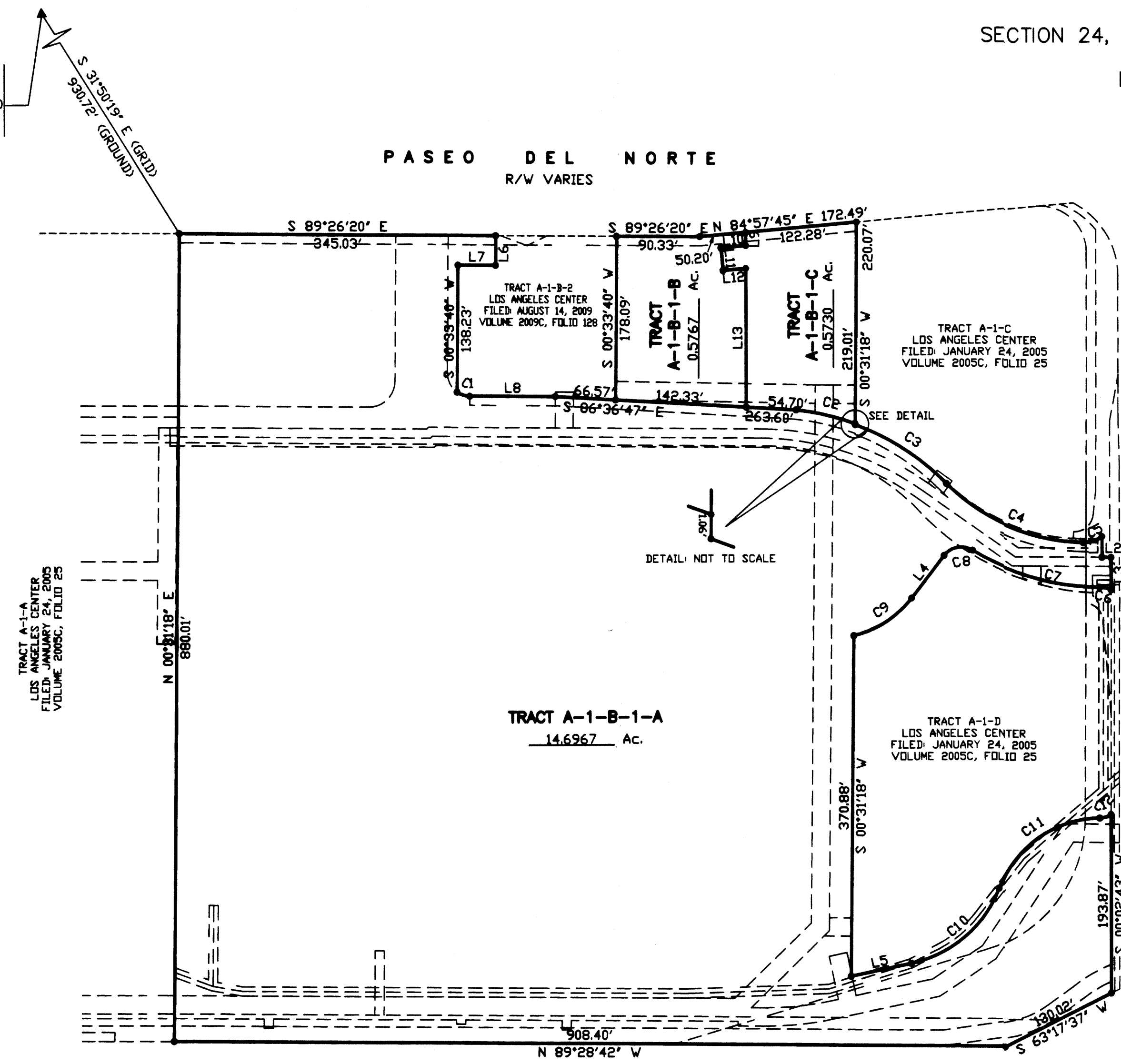
HARRIS SURVEYING, INC.
2415-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8058
FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

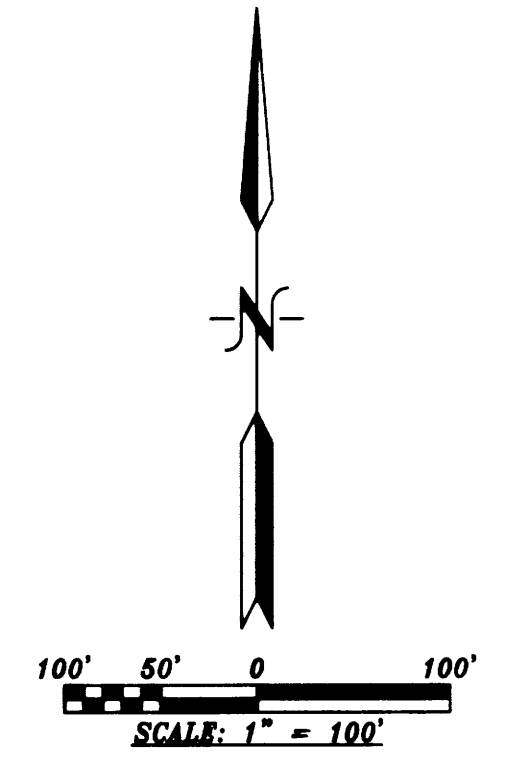
PLAT OF
**TRACTS A-1-B-1-A, A-1-B-1-B
 AND A-1-B-1-C**
LOS ANGELES CENTER

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
 Δκ = -00° 11' 30.25"
 CENTRAL ZONE, NAD 1983



SAN PEDRO BOULEVARD N.E.
 R/W VARIES



DOMINGO BACA ARROYO
 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 |

11-0566.DWG (JANUARY, 2012)

HEC HARRIS SURVEYING, INC. PHONE: (505) 889-8056
 2312-D DOMINGO STREET, N.E. FAX: (505) 889-9645
 ALBUQUERQUE, NEW MEXICO 87110

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

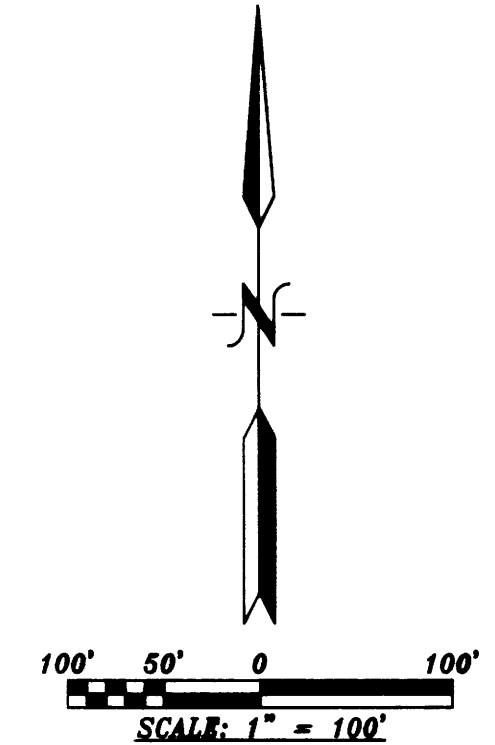
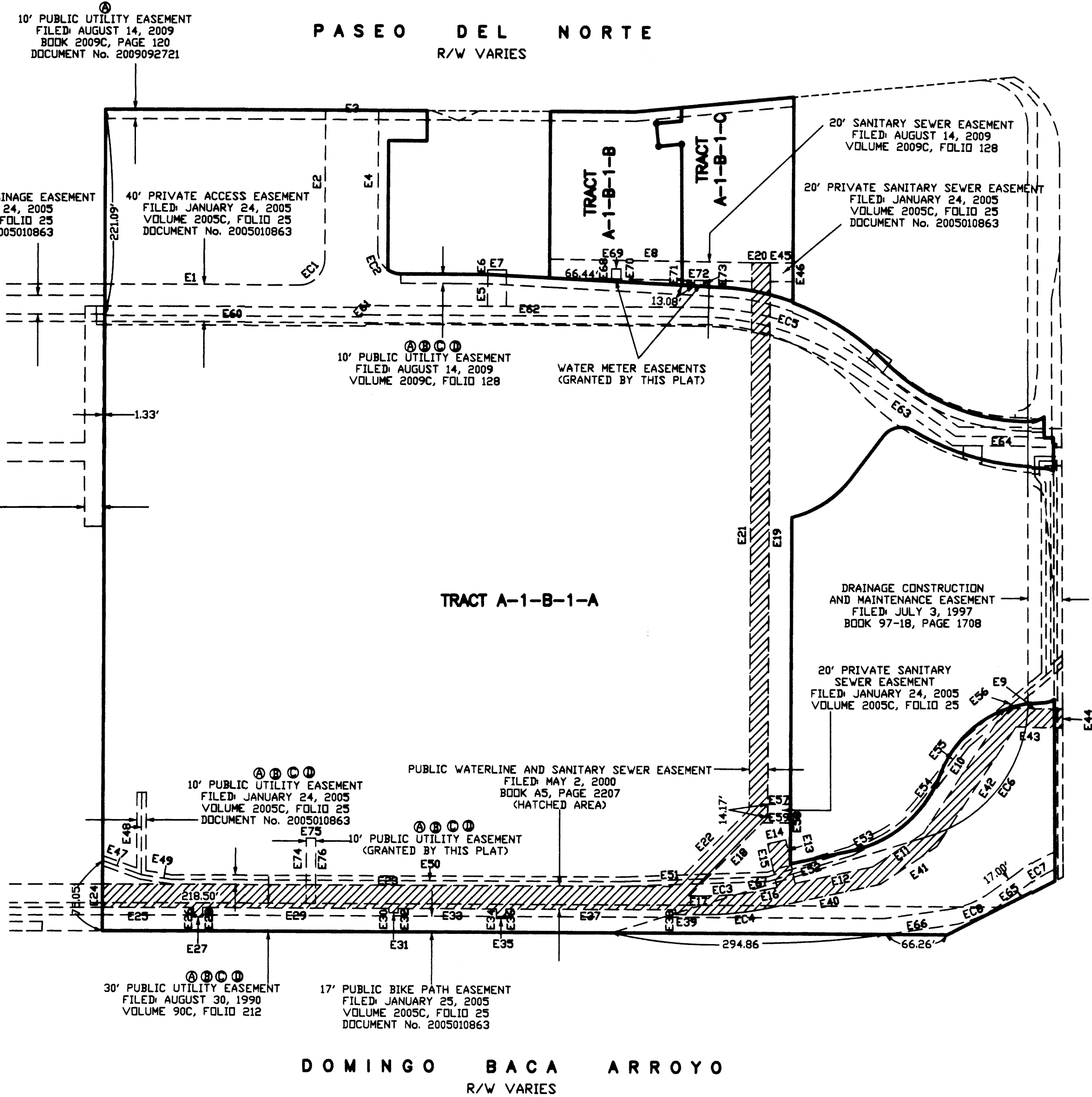
PASEO DEL NORTE
 R/W VARIES

SAN PEDRO BOULEVARD N.E.
 R/W VARIES

DOMINGO BACA ARROYO
 R/W VARIES

EASEMENT LINE TABLE

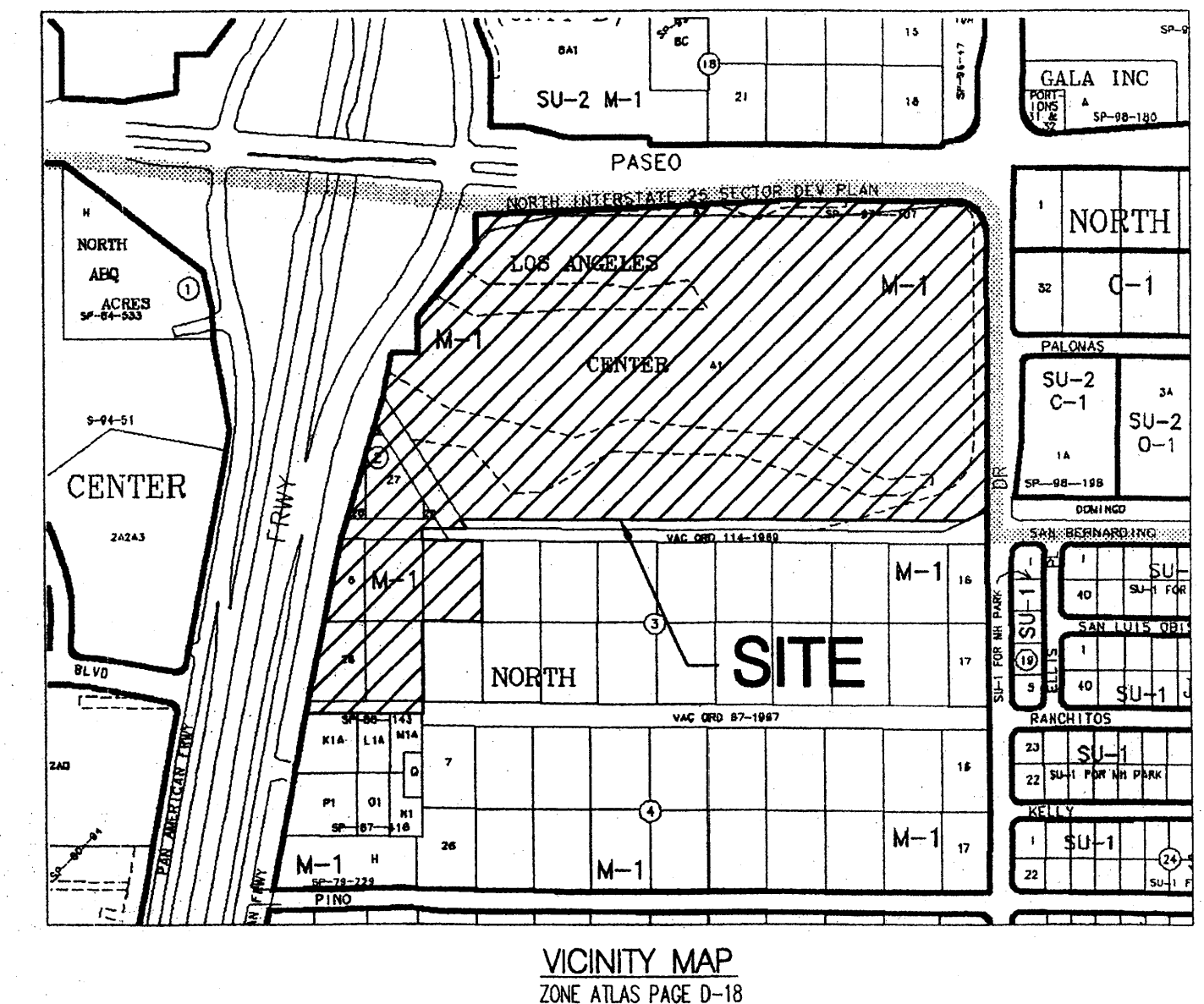
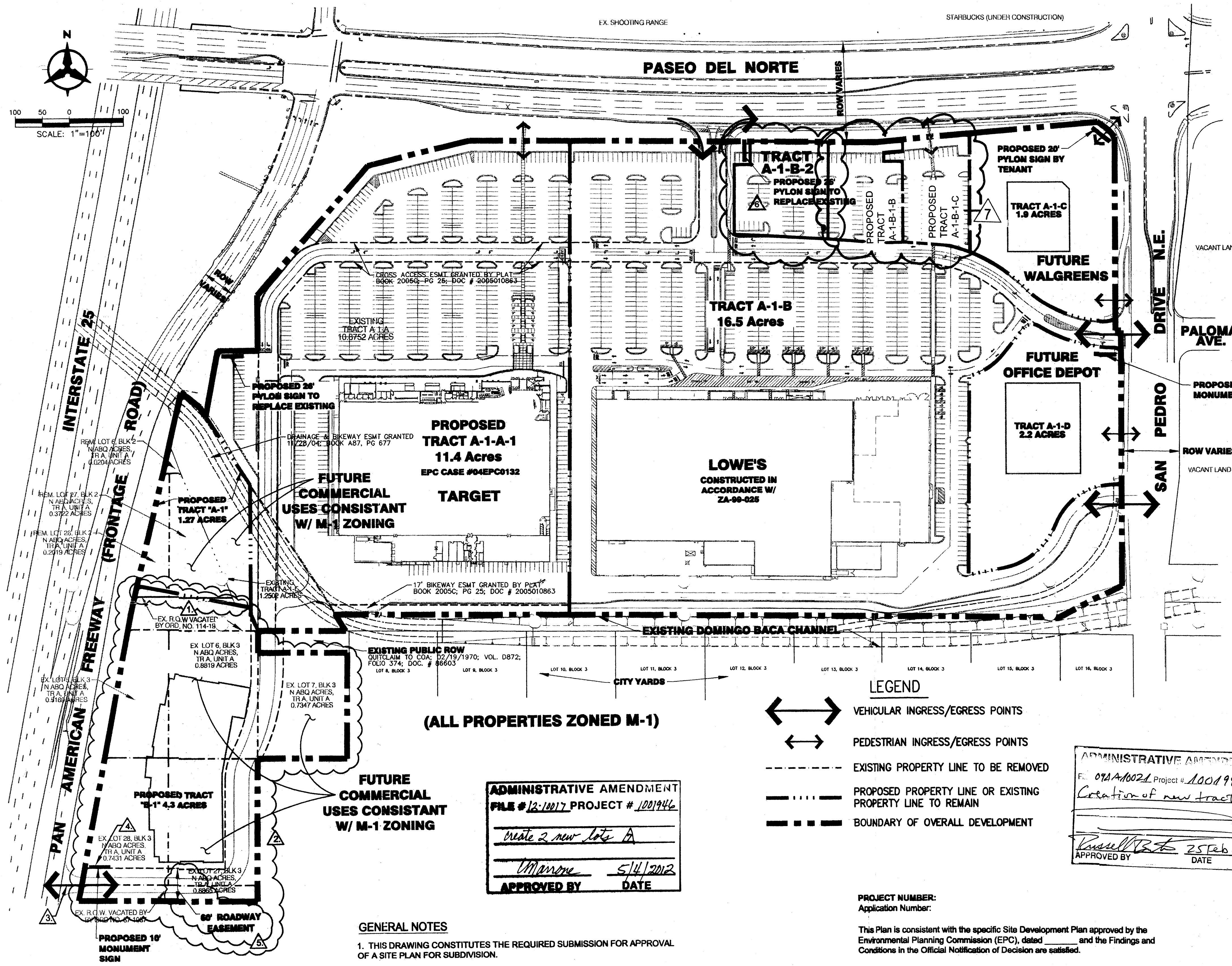
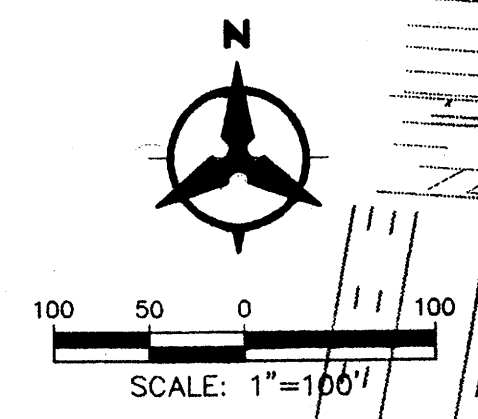
| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| E1 | S 89°28'42" E | 207.50' |
| E2 | N 00°31'18" E | 159.43' |
| E3 | S 89°26'20" E | 57.00' |
| E4 | S 00°31'18" W | 149.89' |
| E5 | S 00°31'18" W | 34.00' |
| E6 | N 00°31'18" E | 5.00' |
| E7 | S 89°28'42" E | 20.00' |
| E8 | 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" E | 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 | 586.13' |
| 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" W | 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' |



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 |

11-0566.DWG (JANUARY, 2012)



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

PURPOSE OF SITE PLAN:
The purpose of this Site Plan for Subdivision is to include the additional tracts to the South along Pan American Freeway as part of the overall Site Plan for Subdivision and development.

THE SITE:
The site consists of approximately 37.7 acres. Tract A-1 is currently being replatted into Tracts A-1-A-1, A-1-B, A-1-C, A-1-D, & A-1-E-1. All other tracts being added and modified are to be replatted at a future time.

PROPOSED USE:
The site is currently zoned M-1. No rezoning is required for the proposed commercial uses.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS: All vehicular access except for the new access to Pan American Freeway is in place as approved by the Zoning Hearing Examiner in ZA-99-025. The new access point at Pan American Freeway will require permission from NMDOT.

PEDESTRIAN ACCESS: A minimum of one pedestrian access from each site along Paseo del Norte and San Pedro will be provided as per ADA Criteria. Tracts located along Pan American Freeway will not have pedestrian access since a public sidewalk does not exist and will not be required by the State.

BICYCLE and TRAIL ACCESS: Bicycle and trail access is not currently provided. A combined pedestrian and bicycle trail is required along the Domingo Baca Channel and will be constructed as part of this development.

TRANSIT ACCESS: Transit access shall remain as provided for in case number ZA-99-025.

INTERNAL CIRCULATION REQUIREMENTS:
Access points as shown on this plan have been previously approved by ZA-99-025, with the exception of the new access point along Pan American Freeway. This new access point will require NMDOT approval.

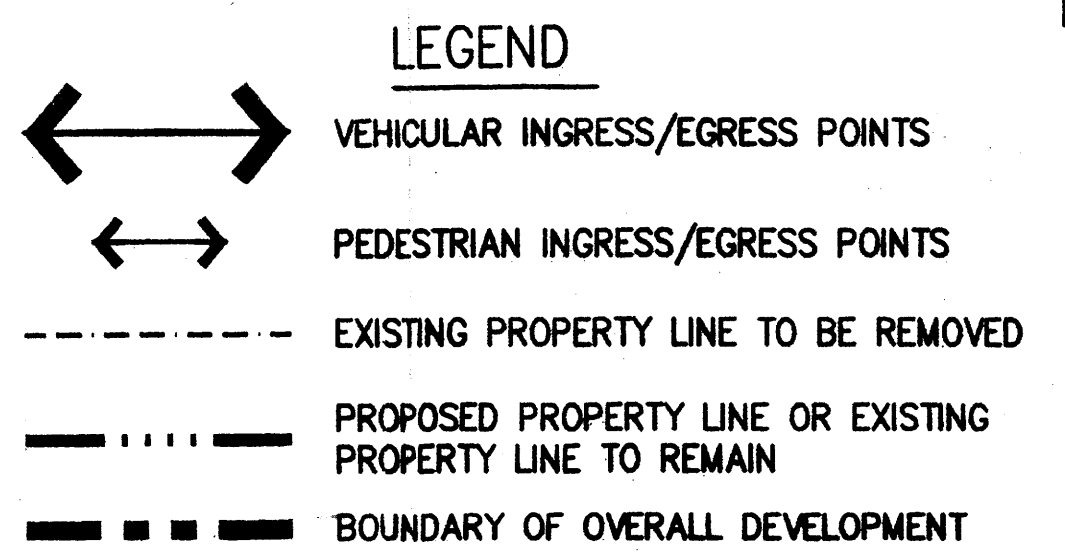
BUILDING HEIGHTS AND SETBACKS:
See Sheet 2 of 4, Design Standards.

MAXIMUM FAR:
Maximum FAR shall be in accordance with M-1 Zoning Requirements.

LANDSCAPE PLAN:
See Sheet 2 of 4 for General Landscape Requirements within the Subdivision.

LANDFILL DISCLOSURE STATEMENT
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

(ALL PROPERTIES ZONED M-1)



ADMINISTRATIVE AMENDMENT
FILE # 12-10017 PROJECT # 1001946
create 2 new lots A
Approved by: [Signature] DATE: 5/14/2012

ADMINISTRATIVE AMENDMENT
FILE # 09A/10021 Project # 1001946
Creation of new tracts
Approved by: [Signature] DATE: 25 Feb 2009

- GENERAL NOTES**
- THIS DRAWING CONSTITUTES THE REQUIRED SUBMISSION FOR APPROVAL OF A SITE PLAN FOR SUBDIVISION.
 - THE ATTACHED "DESIGN STANDARDS" ON SHEET 2 OF 4 ARE MADE PART OF THIS SITE PLAN FOR SUBDIVISION.
 - THE SITE PLAN FOR SUBDIVISION IS SUBJECT TO THE REGULATIONS OF THE CITY OF ALBUQUERQUE DPM (DEVELOPMENT PROCESS MANUAL).
 - ANY SIGNIFICANT AMENDMENT OF THIS SITE PLAN FOR SUBDIVISION SHALL REQUIRE APPROVAL OF THE PLANNING COMMISSION; THE PLANNING DIRECTOR OR HIS/HER DESIGNEE SHALL HAVE THE AUTHORITY TO MAKE ADMINISTRATIVE AMENDMENTS.
 - ALL DEVELOPMENT ON THESE SITES MUST BE IN CONFORMANCE WITH THIS SITE PLAN FOR SUBDIVISION AND STANDARDS.
 - APPROVAL OF DEVELOPMENT PROPOSALS CONSISTENT WITH THIS SITE PLAN FOR SUBDIVISION AND STANDARDS SHALL BE BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE, AND THE CITY ENGINEER.

- REVISION NOTES (FEBRUARY 2006)**
- THE BOUNDARY BETWEEN TRACTS A AND B SHIFTED.
 - EXISTING TRACTS B, C, AND D CONSOLIDATED IN TO ONE TRACT (TRACT B-1).
 - ACCESS POINT ALONG PAN AMERICAN FREEWAY SHIFTED TO IN ORDER TO OBTAIN A PERMANENT NMDOT DRIVEWAY PERMIT.
 - 10' MONUMENT SIGN MOVED SOUTH WITH THE ACCESS POINT AS DESCRIBED IN REVISION NOTE 3 ABOVE.
 - THE 60' ROADWAY EASEMENT (PRIVATE) HAS BEEN RELOCATED TO CONNECT TO THE NEW DRIVEWAY ALONG PAN AMERICAN FREEWAY.
- REVISION NOTES (JANUARY 2009)**
- ADDED TRACK A-1-B-2
- REVISION NOTES (DECEMBER 2011)**
- CREATE TRACTS A-1-B-1-B AND A-1-B-1-C

REVISION NOTE 7 NARRATIVE:
SUBDIVIDE TRACT A-1-B ON NORTH SIDE TO CREATE TRACTS A-1-B-1-B (.577 ACRES) AND TRACT A-1-B-1-C (.573 ACRES). SITE ACCESS WILL BE FROM WITHIN SITE. NO DIRECT STREET ACCESS.

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

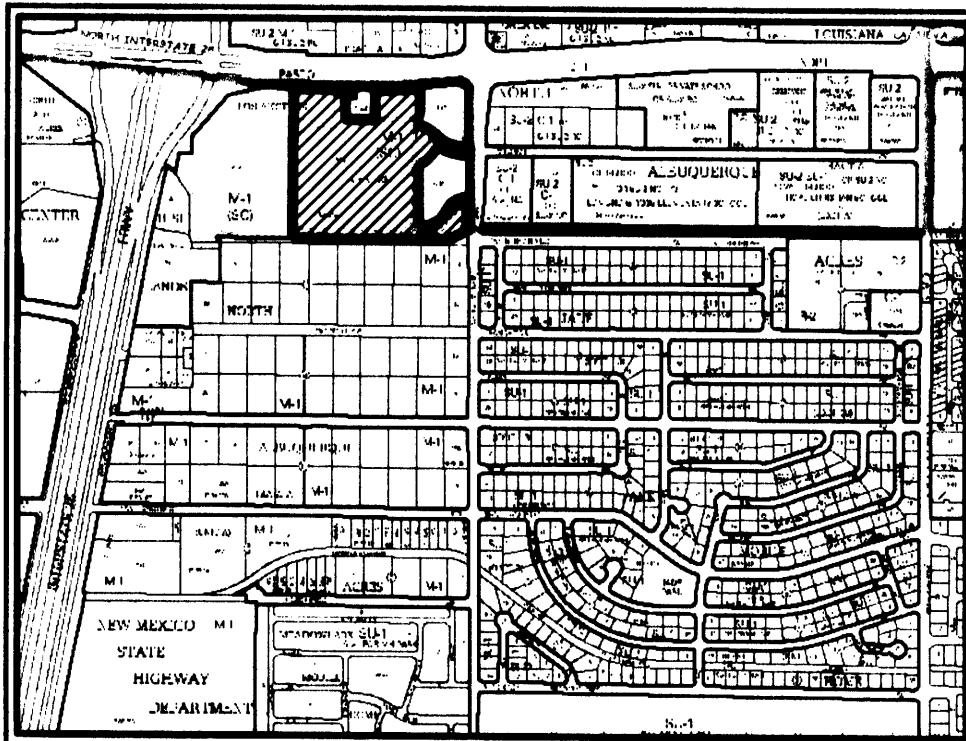
Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| Utilities Development | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| DRB Chairperson, Planning Department | Date |
| Environmental Health | Date |

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

AMENDED
SITE PLAN FOR SUBDIVISION
LOS ANGELES CENTER
PREPARED FOR: LOWE'S H.I.W.



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

**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: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

[Signature] _____ 5-22-12
CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ 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:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 15.8464 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: DECEMBER, 2011
- 9: 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
- 10: NOTWITHSTANDING THE PROVISION SET FORTH IN SECTION 9 ABOVE, NO PARCEL OWNER OF TRACT A-1-B-1-B OR TRACT A-1-B-1-C SHALL INSTALL ANY SOLAR COLLECTORS ON ANY BUILDING OR ANY LOT THAT SHALL BLOCK THE VISIBILITY OF ANY PORTION OF ANY BUILDING LOCATED ON TRACT A-1-B-1-A OR ANY PORTION OF ANY SIGN ADVERTISING ANY BUSINESS OPERATED ON TRACT A-1-B-1-A

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 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) 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

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 HEREBY GRANT WATER METER EASEMENTS AS SHOWN.

[Signature] _____ 5-16-2012
GARY E. WYATT, SENIOR VICE PRESIDENT _____ DATE _____
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
Smy 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

ALHARRIS SURVEYING, INC. PHONE: (505) 889-8056
2413-D MONROE STREET N.E. FAX: (505) 889-8045
ALBUQUERQUE, NEW MEXICO 87110

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____

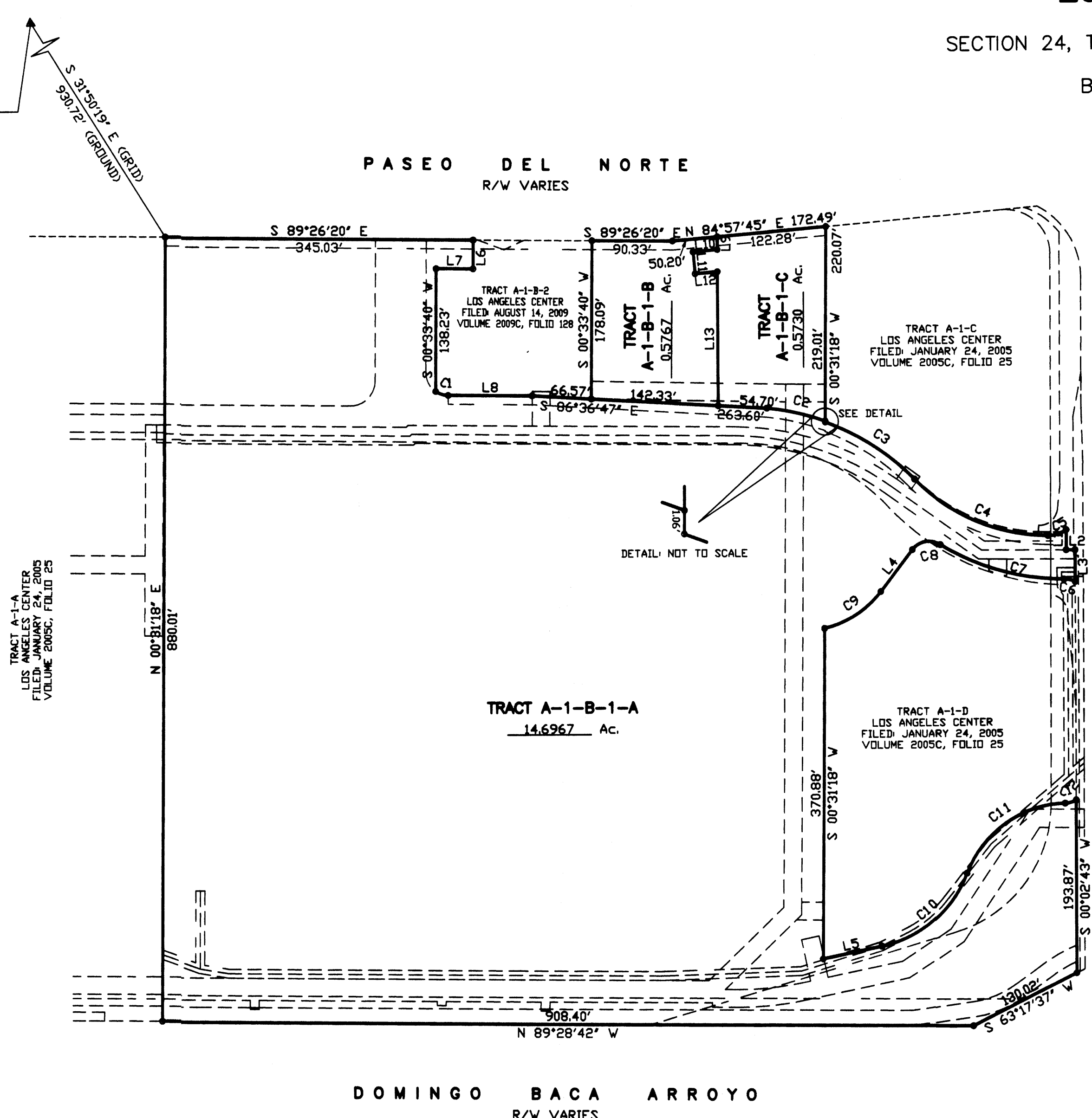
PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

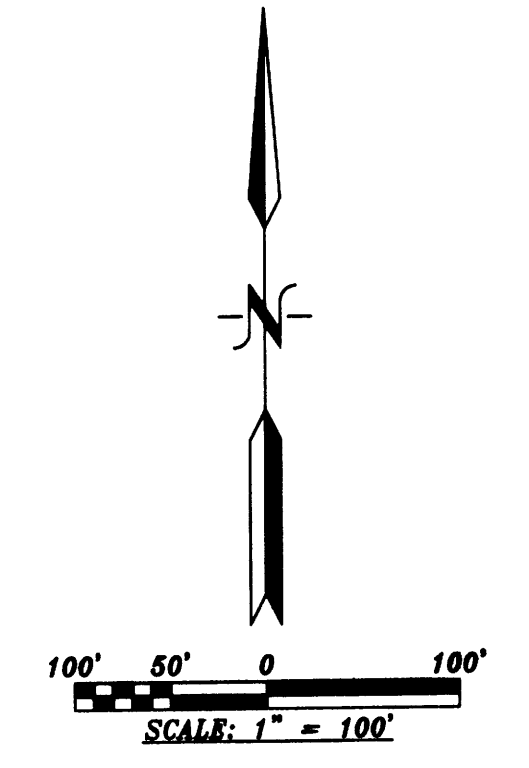
PLAT OF
**TRACTS A-1-B-1-A, A-1-B-1-B
 AND A-1-B-1-C**
LOS ANGELES CENTER

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
 $\Delta\alpha = -00^{\circ} 11' 30.25''$
 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 |

11-0566.DWG (JANUARY, 2012)

W&B HARRIS SURVEYING, INC. PHONE: (505) 869-8666
 4412-D MINOR STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 869-8645

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

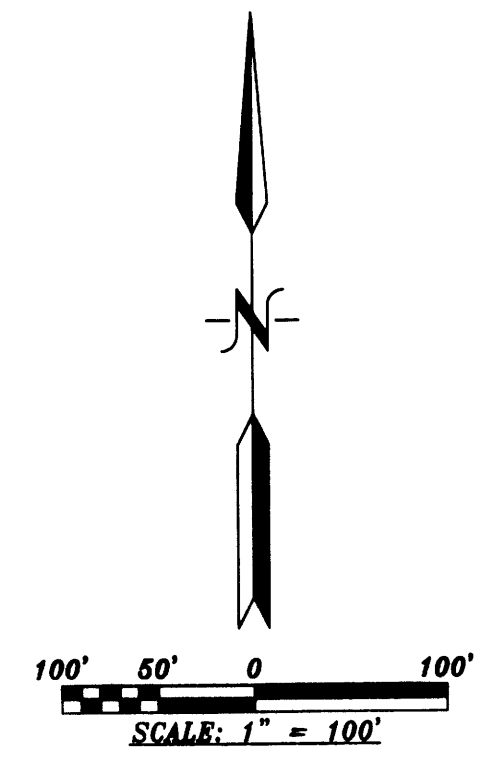
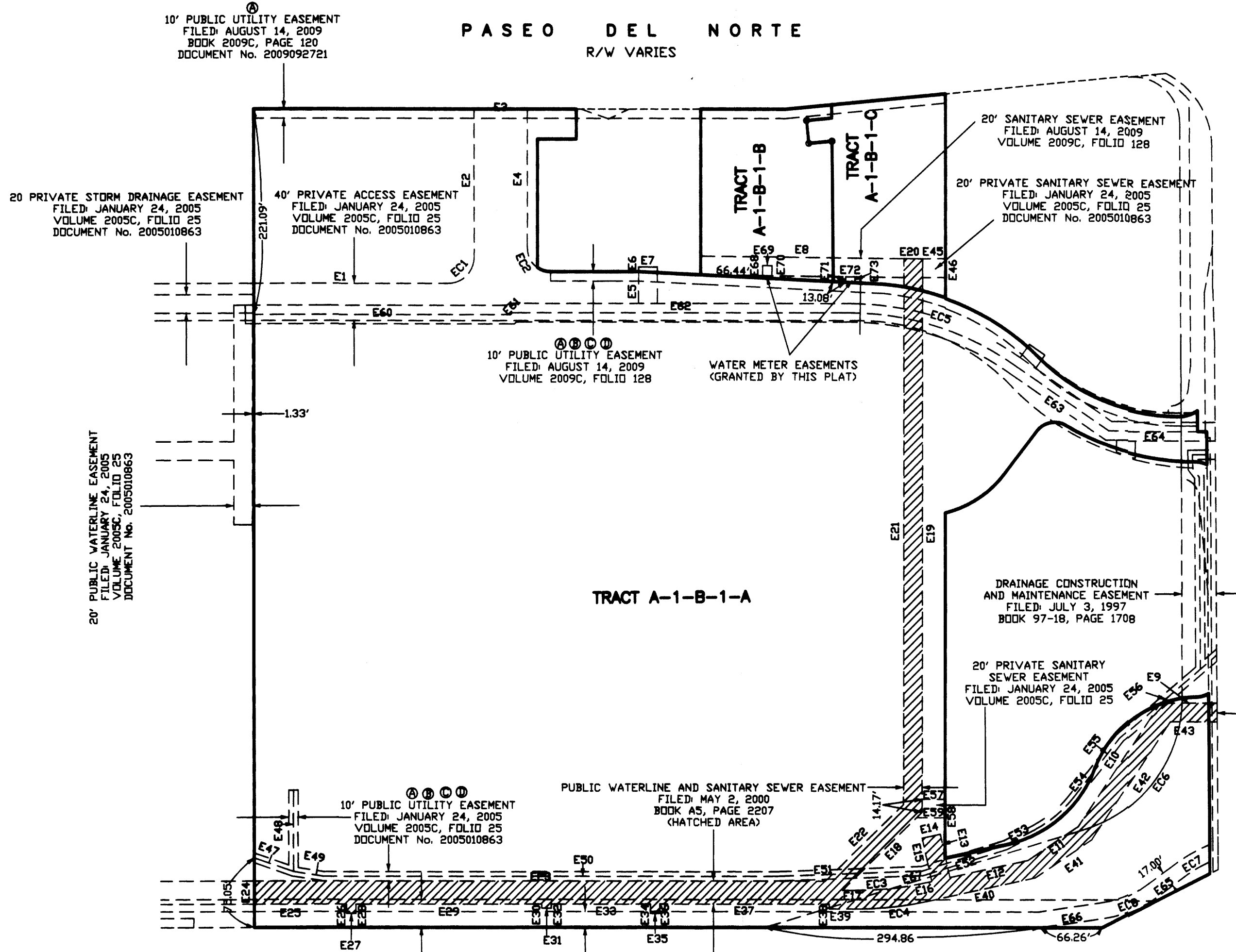
PASEO DEL NORTE
 R/W VARIES

SAN PEDRO BOULEVARD N.E.
 R/W VARIES

DOMINGO BACA ARROYO
 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" W | 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' |
| L68 | S 00°31'29" W | 13.23' |
| L69 | S 89°28'31" E | 10.00' |
| L70 | S 00°31'29" W | 13.73' |
| L71 | S 00°47'07" W | 5.86' |
| L72 | S 89°28'31" E | 10.00' |
| L73 | S 00°47'07" W | 6.36' |



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 |

11-0566.DWG (JANUARY, 2012)

W&E BARRIS SURVEYING, INC. PHONE: (505) 889-8066
 1412-B MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045