

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND 7_J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS: 2
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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. LOTS 1 AND 2 ARE SUBJECT TO A RECIPROCAL DRAINAGE, ACCESS AND PARKING EASEMENT AND IS TO BE MAINTAINED BY BY BOTH LOT OWNERS.

PROJECT #: 10065713
 DATE: 12-11-13
 APP #: 13-70771 (P&F)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION
 Tracts 61-A-1-B-1 & 61-A-1-A-1 plat of TOWN OF ATRISCO GRANT UNIT 6 within the Town of Atrisco Grant in projected Section 22, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 19, 2009 in Book 2009C, page 76.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: By: [Signature] DATE: Nov. 20 2013
 OWNER(S) PRINT NAME: ABS SW INVESTOR LLC
 ADDRESS: 250 Parkcenter Blvd. Boise ID 83706 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF IDAHO)
)SS
 COUNTY OF ADA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, 2013.
 BY: Bradley R. Beckstrom
 MY COMMISSION EXPIRES: _____

[Signature]
 NOTARY PUBLIC

5/13/17
 SUSAN HICKMAN
 NOTARY PUBLIC
 STATE OF IDAHO

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) 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.

**PLAT OF
 LOTS 1 AND 2
 ALBERTSONS AT COORS SW
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2013
 SHEET 1 OF 2**

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO CREATE TWO NEW TRACTS FROM EXISTING TWO (2) TRACTS AND GRANT ADDITIONAL EASEMENT AS SHOWN.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____
[Signature] 11/22/13
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) _____ DATE _____

QWEST CORPORATION D/B/A CENTURY LINK (QC) _____ DATE _____

COMCAST CABLE _____ DATE _____

NEW MEXICO GAS COMPANY (NMGC) _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature] 11-26-13
 Anthony L. Harris Date
 New Mexico Professional Surveyor, 11463



THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

PROJECT NO.0706AT06

T10N R2E SEC. 22

40 25 10 0 15 30 45 60

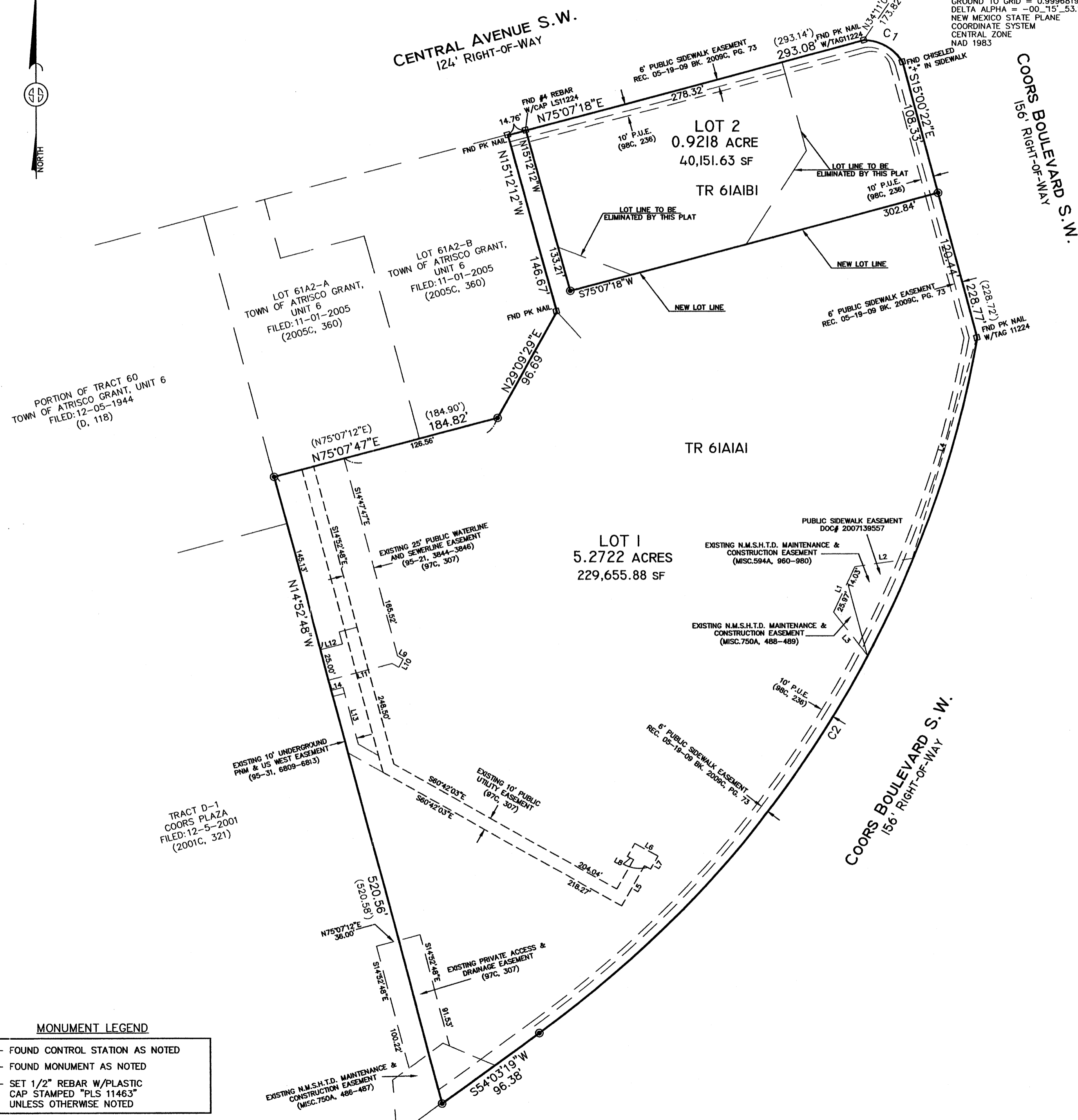
SCALE: 1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE: ATLAS: K-10-Z
 JOE61A1.CR5



**PLAT OF
 LOTS 1 AND 2
 ALBERTSONS AT COORS SW
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2013
 SHEET 2 OF 2**

STATION: 7-J10
 X = 1502616.272
 Y = 1488821.058
 GROUND TO GRID = 0.999681447
 DELTA ALPHA = -00° 15' 53.37"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 5-K10
 X = 1502587.549
 Y = 1484747.997
 GROUND TO GRID = 0.999681913
 DELTA ALPHA = -00° 15' 53.18"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983



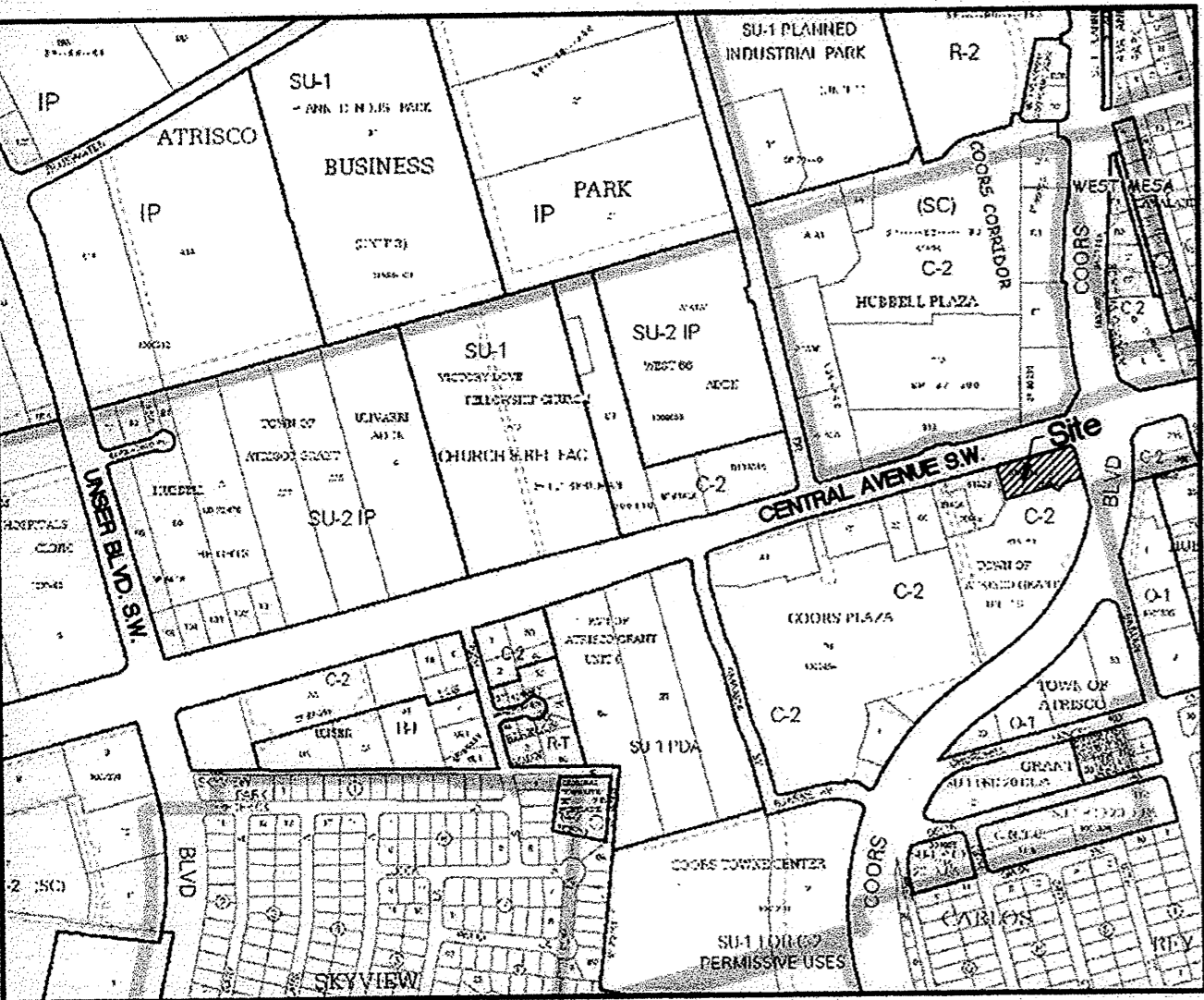
LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S29°17'57"W	37.00'
L6	S60°42'03"E	26.00'
L7	N29°17'57"W	12.00'
L8	N60°42'03"W	5.50'
L9	N60°42'04"W	5.25'
L10	N29°17'56"E	7.24'
L11	S75°07'12"W	52.60'
L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305
T10N R2E SEC. 22



Location Map K-10

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M., as projected into The Town of Atrisco Land Grant Subdivision: Albertsons at Coors SW Owner: ABS SW Investor LLC Upc #101005747122140702

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 3 Parcels PROPERTY OWNER OF RECORD: ABS SW Investor BERNALILLO COUNTY TREASURER'S OFFICE: *[Signature]* 3-3-15

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.9357 ACRES
 ZONE ATLAS PAGE NO. K-10-2
 NUMBER OF EXISTING LOTS.1
 NUMBER OF LOTS CREATED.2
 MILES OF FULL WIDTH STREETS.0.00 MILES
 MILES OF HALF WIDTH STREETS.0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.0.00 ACRES
 DATE OF SURVEY. SEPTEMBER 2013

DOCH 2015017423
 03/03/2015 09:28 AM Page 1 of 2
 PLOT R-325 00 B 2014C P 0019 N Toulous Olivere, Bernalillo Co

**Plat for
 Lots 2-A & 2-B,
 Albertsons at Coors SW
 comprised of
 Lot 2, Albertsons at Coors SW
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2015**

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1006543
 Application Number 15DRB-70061

Plat approvals:

[Signature] 2-18-15
 PNM Electric Services Date
[Signature] 2-18-15
 New Mexico Gas Company Date
[Signature] 2/25/15
 Qwest Corporation d/b/a CenturyLink QC Date
[Signature] 2/18/15
 Comcast Date

City approvals:

[Signature] 2/11/15
 P.S. Date
 City Surveyor
[Signature] 3-2-15
 Traffic Engineer Date
[Signature] 02/25/15
 ABCWUA Date
[Signature] 02-25-15
 Parks and Recreation Department Date
[Signature] 2-25-15
 AMAFCA Date
[Signature] 2-25-15
 City Engineer Date
[Signature] 3-2-15
 DRB Chairperson, Planning Department Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

[Signature] 2/9/15
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Legal

LOT NUMBERED TWO (2), ALBERTSONS AT COORS SW, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 MARCH 4, 2014, IN PLAT BOOK 2014C, PAGE 9, AS DOC. NO. 2014018001.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

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 Corp. 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 within the easement, 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 D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2013 AND DECEMBER 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

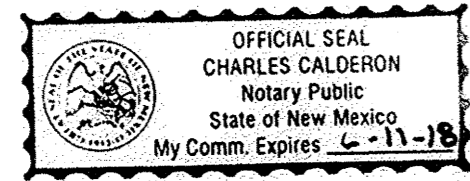
Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 01147-7108, EFFECTIVE DATE AUGUST 29, 2014.
2. PLAT FOR ALBERTSONS AT COORS SW FILED ON 03/04/2014, IN BOOK 2014C, PAGE 9, WITH DOC. #2014018001.
3. PLAT FOR TOWN OF ATRISCO GRANT UNIT 6 FILED ON 11/01/2005, IN BOOK 2005C, PAGE 360.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 2/10/15
 DAVID KLEINFELD, MEMBER DATE
 COORS AND CENTRAL DEVELOPMENT, LLC



Acknowledgment

STATE OF NEW MEXICO } SS
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10th of February 2015
 BY: DAVID KLEINFELD, MEMBER, COORS AND CENTRAL DEVELOPMENT, LLC

[Signature] 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES

**Plat for
Lots 2-A & 2-B,
Albertsons at Coors SW
comprised of
Lot 2, Albertsons at Coors SW
City of Albuquerque
Bernalillo County, New Mexico
January 2015**

Easement Notes

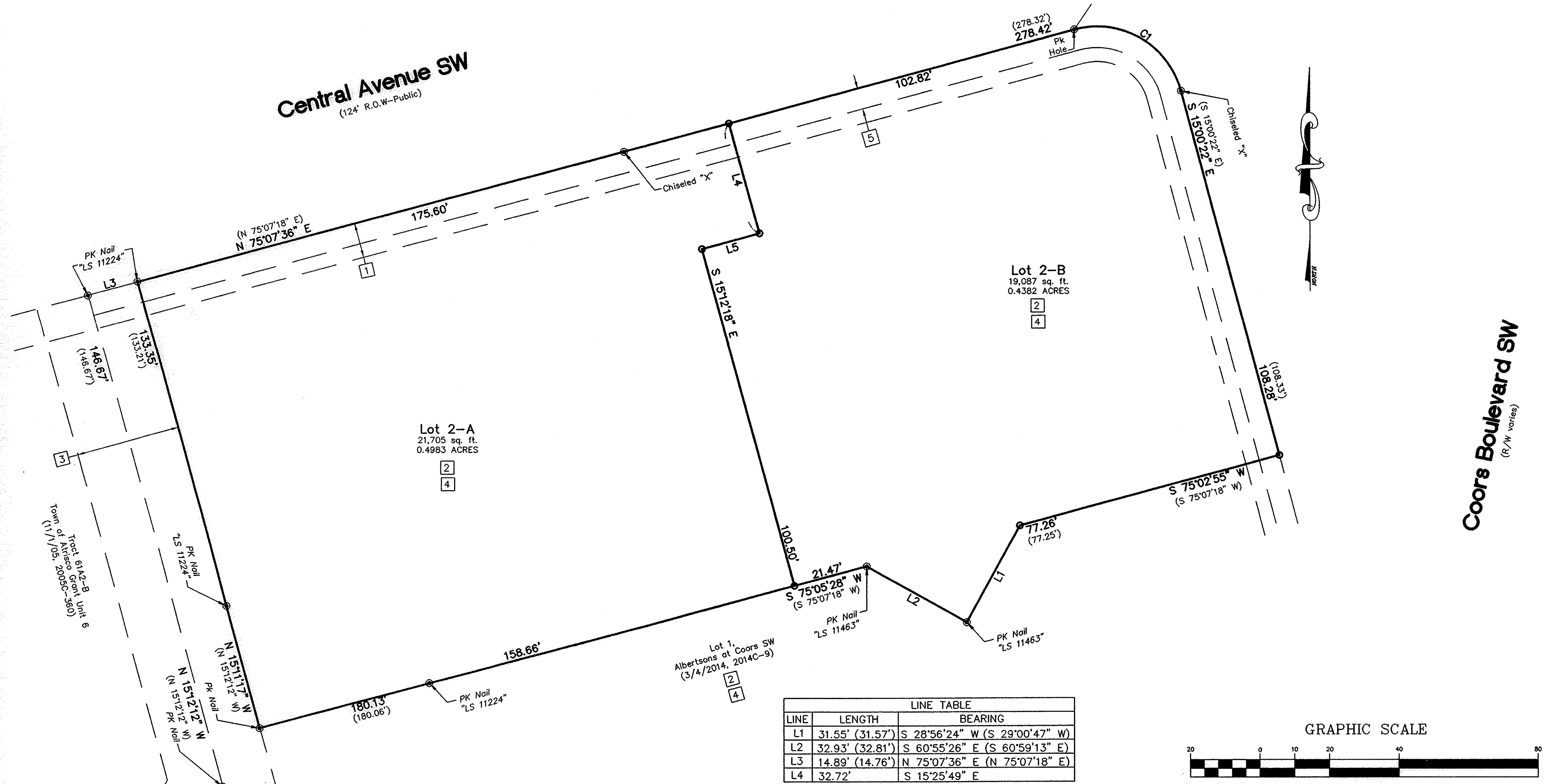
- 1 EXISTING 10' P.U.E. (BK. 2014C, PG. 9, DOC. #2014018001)
- 2 EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (08/28/1998, 9814-7205) AND AGREEMENT AND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (9/26/2014, DOC. #2014077138)(BLANKET IN NATURE)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT (08/28/88, BK. 9814, PG. 7205)
- 4 EXISTING CROSS LOT DRAINAGE EASEMENT (08/10/1998, 98C-236) (BLANKET IN NATURE)
- 5 EXISTING 6' PUBLIC SIDEWALK EASEMENT (BK. 2014C, PG. 9, DOC. #2014018001)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)
⊙	FOUND MONUMENT MARKED AS INDICATED
△	ACS MONUMENT
○	SET BATHEY MARKER "LS 14271" UNLESS NOTED OTHERWISE

ACS Monument "5-K10
NAD 1983 CENTRAL ZONE
X=1502587.549
Y=1484747.997
Z=5096.432 (NAVD 1988)
G-G=0.999681913
Mapping Angle=-0°15'53.18"

DOCH 2015017423
03/03/2015 09:28 AM Page 2 of 2
PLAT R 825 00 B 2015C P 0019 R Tulous Olivera, Bernalillo Co



Central Avenue SW
(124' R.O.W.-Public)

Coors Boulevard SW
(R/W varies)

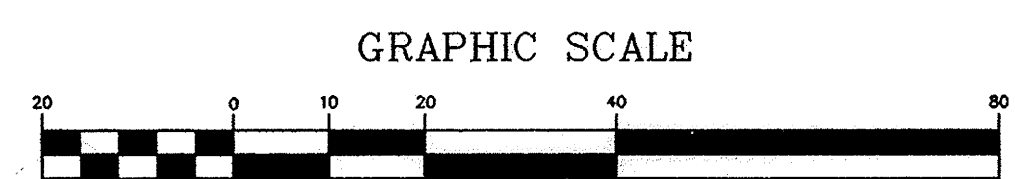
Lot 2-A
21,705 sq. ft.
0.4983 ACRES

Lot 2-B
19,087 sq. ft.
0.4382 ACRES

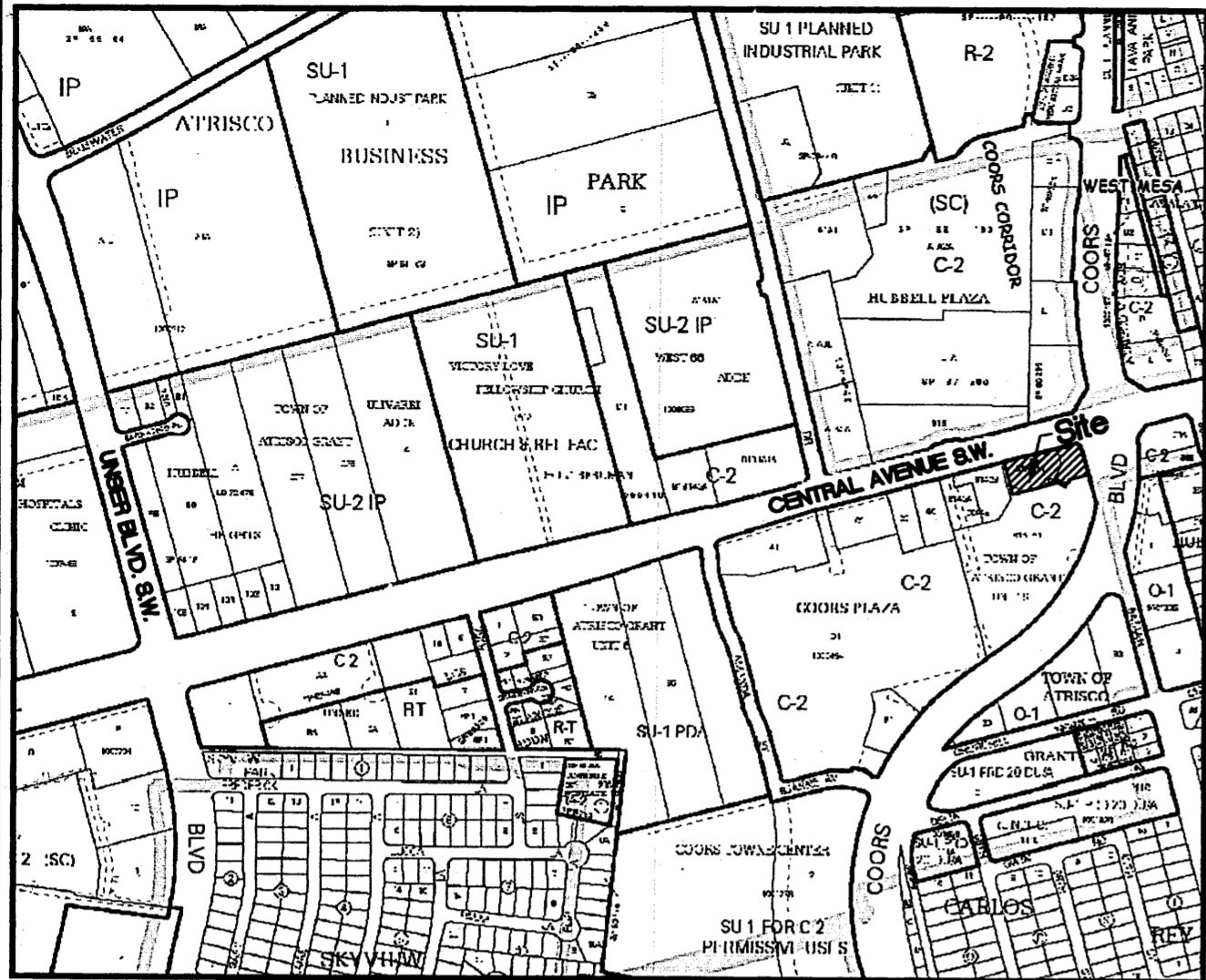
Lot 1,
Albertsons at Coors SW
(3/4/2014, 2014C-9)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W

LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)
L4	32.72'	S 15°25'49" E



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Location Map K-10

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M.,
 as projected into The Town of Atrisco Land Grant
 Subdivision: Albertsons at Coors SW
 Owner: ABS SW Investor LLC
 Upc #101005747122140702

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.	0.9357 ACRES
ZONE ATLAS PAGE NO.	K-10-Z
NUMBER OF EXISTING LOTS.	.1
NUMBER OF LOTS CREATED.	.2
MILES OF FULL WIDTH STREETS.	.00 MILES
MILES OF HALF WIDTH STREETS.	.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.	.00 ACRES
DATE OF SURVEY.	SEPTEMBER 2013

Legal

LOT NUMBERED TWO (2), ALBERTSONS AT COORS SW, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 MARCH 4, 2014, IN PLAT BOOK 2014C, PAGE 9, AS DOC. NO. 2014018001.

Solar Collection Note

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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 D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

**Plat for
 Lots 2-A & 2-B,
 Albertsons at Coors SW
 comprised of
 Lot 2, Albertsons at Coors SW
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2015**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat 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
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE 1/20/15
 WILL PLOTNER JR.
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2013 AND DECEMBER 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 01147-7108, EFFECTIVE DATE AUGUST 29, 2014.
2. PLAT FOR ALBERTSONS AT COORS SW FILED ON 03/04/2014, IN BOOK 2014C, PAGE 9, WITH DOC. #2014018001.
3. PLAT FOR TOWN OF ATRISCO GRANT UNIT 6 FILED ON 11/01/2005, IN BOOK 2005C, PAGE 360.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DAVID KLEINFELD, MEMBER COORS AND CENTRAL DEVELOPMENT, LLC DATE _____

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY: DAVID KLEINFELD, MEMBER, COORS AND CENTRAL DEVELOPMENT, LLC

NOTARY PUBLIC MY COMMISSION EXPIRES _____

**Plat for
Lots 2-A & 2-B,
Albertsons at Coors SW**
comprised of
Lot 2, Albertsons at Coors SW
City of Albuquerque
Bernalillo County, New Mexico
January 2015

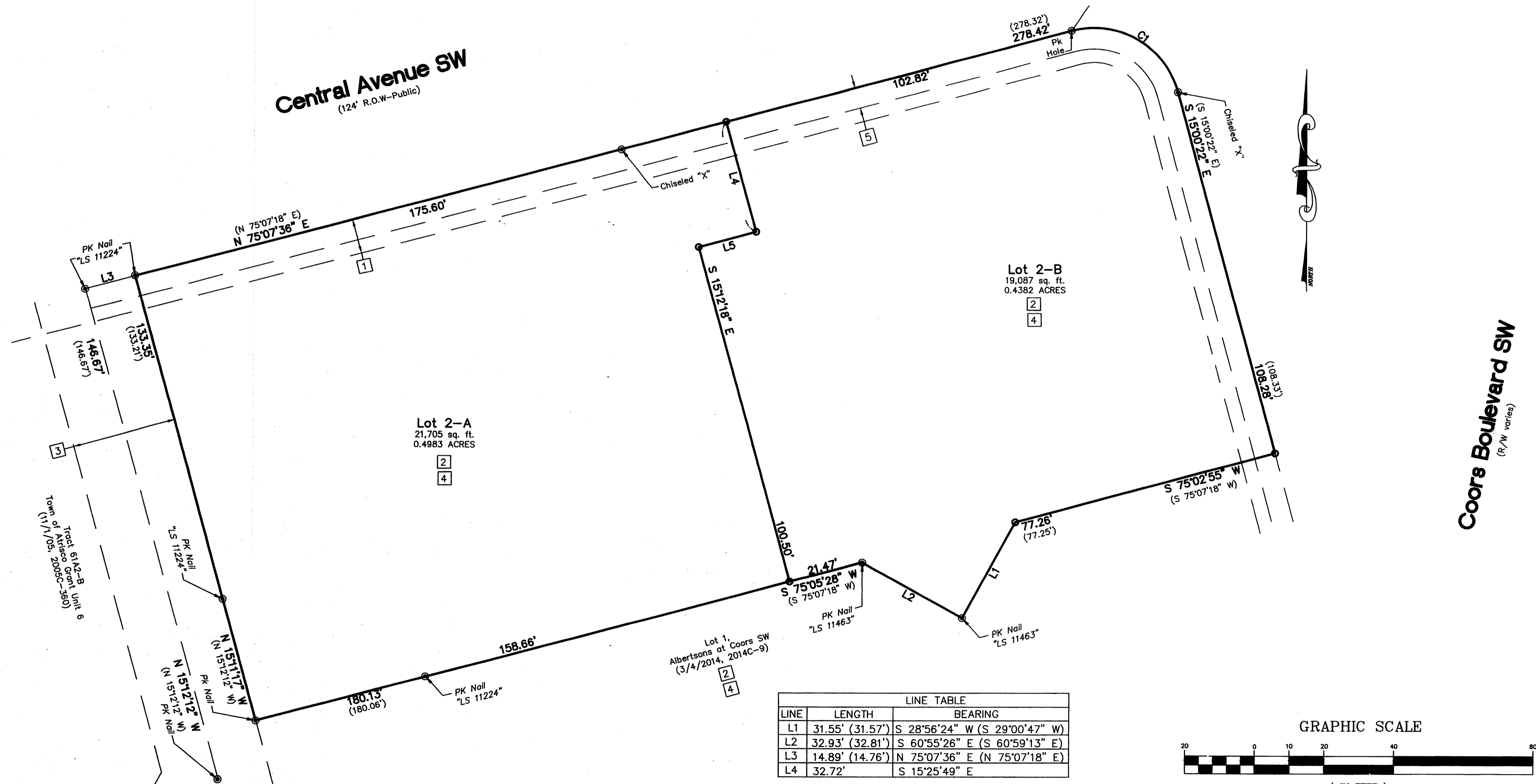
Easement Notes

- 1 EXISTING 10' P.U.E. (BK. 2014C, PG. 9, DOC. #2014018001)
- 2 EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (08/28/1998, 9814-7205) AND AGREEMENT AND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (9/26/2014, DOC. #2014077138)(BLANKET IN NATURE)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT (08/28/88, BK. 9814, PG. 7205)
- 4 EXISTING CROSS LOT DRAINAGE EASEMENT (08/10/1998, 98C-236) (BLANKET IN NATURE)
- 5 EXISTING 6' PUBLIC SIDEWALK EASEMENT (BK. 2014C, PG. 9, DOC. #2014018001)

Legend

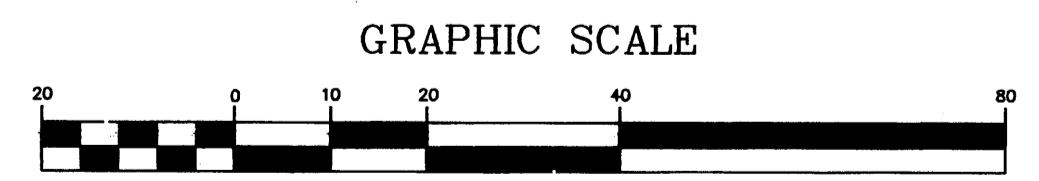
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)
⊙	FOUND MONUMENT MARKED AS INDICATED
△	ACS MONUMENT
○	SET BATHEY MARKER "LS 14271" UNLESS NOTED OTHERWISE

ACS Monument "5-K10"
NAD 1983 CENTRAL ZONE
X=1502587.549
Y=1484747.997
Z=5096.432 (NAVD 1988)
G-G=0.999681913
Mapping Angle=0°15'53.18"



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W

LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)
L4	32.72'	S 15°25'49" E



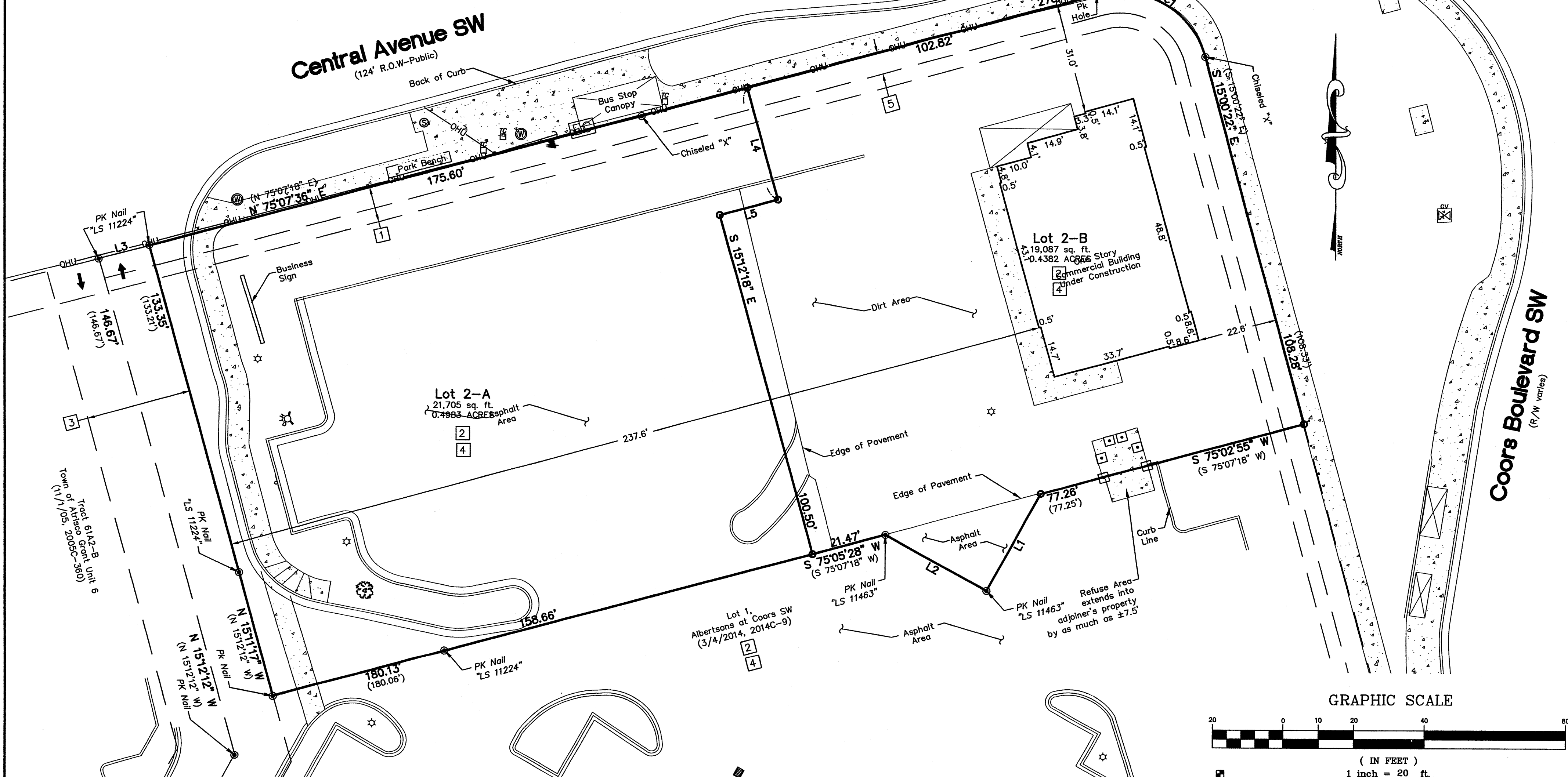
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Boundary Survey Plat for
ABS SW Investor LLC
Lot 2,
Albertsons at Coors SW
City of Albuquerque
Bernalillo County, New Mexico
 January 2015

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES		FIRE HYDRANT
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)		ELECTRIC CABINET
	FOUND MONUMENT MARKED AS INDICATED		LIGHT POLE
	ACS MONUMENT		BOLLARD
	COVERED AREA		OVERHEAD UTILITY LINE
	CONCRETE AREA		UTILITY POLE
	GAS VALVE		GUY WIRE
	UTILITY PEDESTAL		ELECTRIC METER
	WATER METER		SANITARY SEWER MANHOLE
	INGRESS/EGRESS		IRRIGATION DRAIN
			TRASH CAN
			SIGN

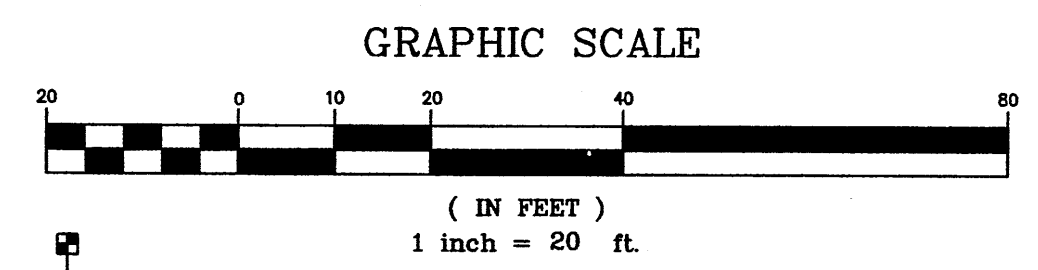
ACS Monument "5-K10
 NAD 1983 CENTRAL ZONE
 X=1502587.549
 Y=1484747.997 (NAVD 1988)
 Z=5096.432
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"



Town of Arroyo Grant-360
 Tract 61A2-B Unit 6
 (11/1/05, 2005C-360)

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)

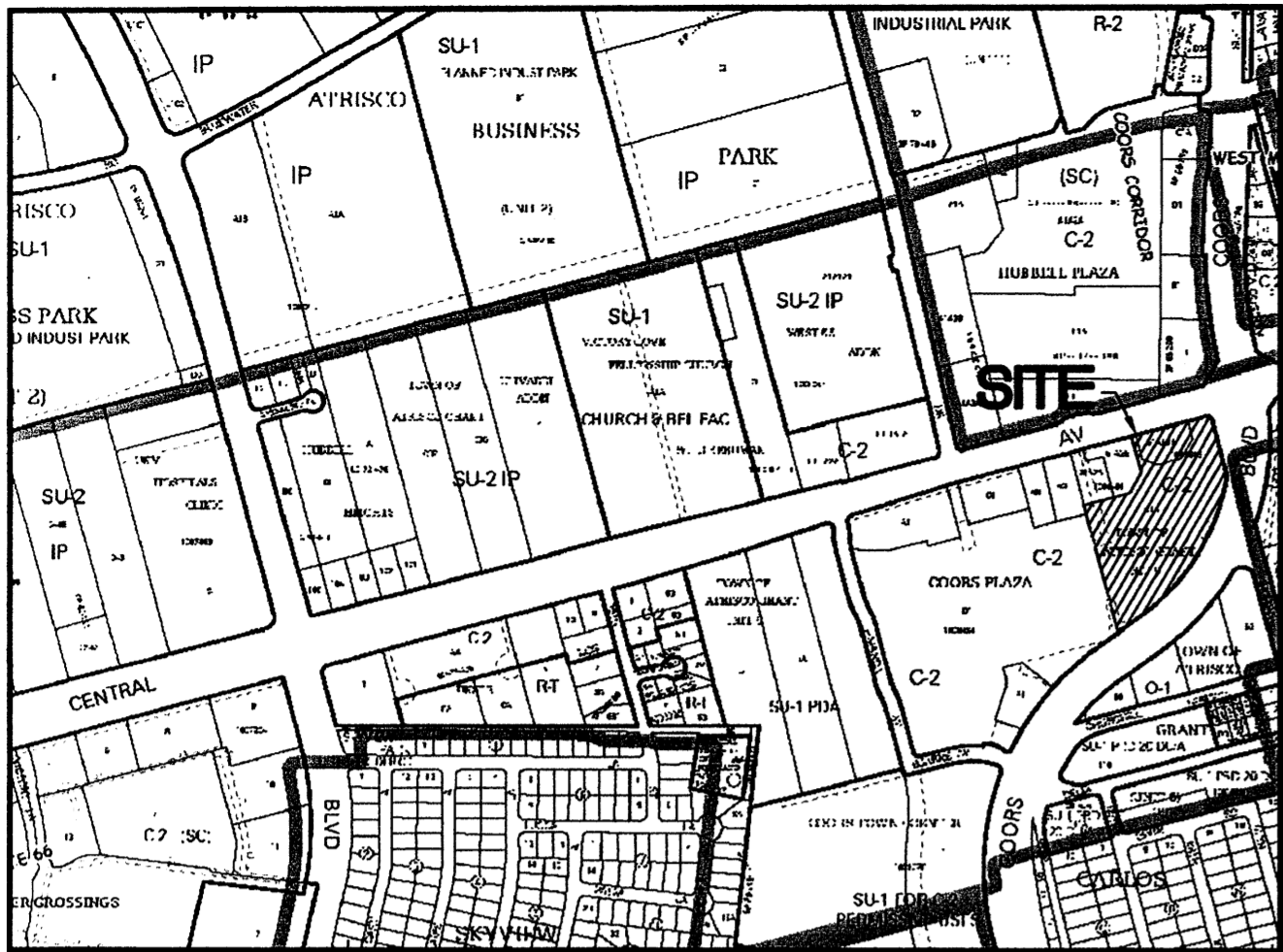
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

PROJECT # 1006543
 13DRB-70687(SK)
 10-2-13 Hmg.

Sketch Plat
 for
acts 61A1B-1-A & 61A1A-1-A
Town of Atrisco Grant Unit 6
City of Albuquerque
Bernalillo County, New Mexico
 September 2013



Vicinity Map Zone Atlas K-10-Z

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into The Town of Atrisco Grant
 Subdivision: Town of Atrisco Grant Unit 6

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 6.1969 ACRES
 ZONE ATLAS PAGE NO. K-10-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL WIDTH STREETS. 0.00 MILES
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.00 ACRES
 DATE OF SURVEY. SEPTEMBER 2013

Legal

TRACT 61A1B-1, AND TRACT 61A1A-1 OF THE PLAT OF TRACTS 61A1B-1 & 61A1A-1 TOWN OF ATRISCO GRANT, UNIT 6, TOWN OF ATRISCO GRANT, PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 JUNE 19, 2009, IN PLAT BOOK 2009C, PAGE 73.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2008 AND SEPTEMBER 2013.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TBD _____ DATE _____

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
 BY: TBD

 NOTARY PUBLIC MY COMMISSION EXPIRES _____

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat 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 _____

Traffic Engineer _____ Date _____

ABCWJA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. _____ DATE _____
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Easement Notes

- 1 EXISTING 10' P.U.E. (10/01/2007, 2007C-283)
- 2 EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (8/28/1998, 9814-7205)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT (8/28/88, BK. 9814, PG. 7205)
- 4 EXISTING CROSS LOT DRAINAGE EASEMENT (8/10/1998, 98C-236)
- 5 EXISTING 18' PRIVATE ACCESS & DRAINAGE EASEMENT (10/08/97, 97C-307)
- 6 EXISTING 10' P.U.E. (10/08/97, 97C-307)
- 7 EXISTING 25' PUBLIC WATERLINE & SEWERLINE EASEMENT (10/08/97, 97C-307)
- 8 EXISTING STATE HIGHWAY & TRANSPORTATION DEPT. MAINTENANCE & CONSTRUCTION EASEMENT (BK. MISC. 750A, PG 486, DOC. NO. 8944975)
- 9 EXISTING STATE HIGHWAY & TRANSPORTATION DEPT. MAINTENANCE & CONSTRUCTION EASEMENT (BK. MISC. 750A, PG 488, DOC. NO. 8944976)
- 10 EXISTING 6' PUBLIC SIDEWALK EASEMENT (06/19/09, 2009C-73)
- 11 EXISTING STATE HIGHWAY & TRANSPORTATION DEPT. MAINTENANCE & CONSTRUCTION EASEMENT AS PER CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT ENGINEERING DIVISION MAP NO. M-4001(2) SHEET 3 OF 3 (03/04/88, BK MISC 594A, PG. 960)

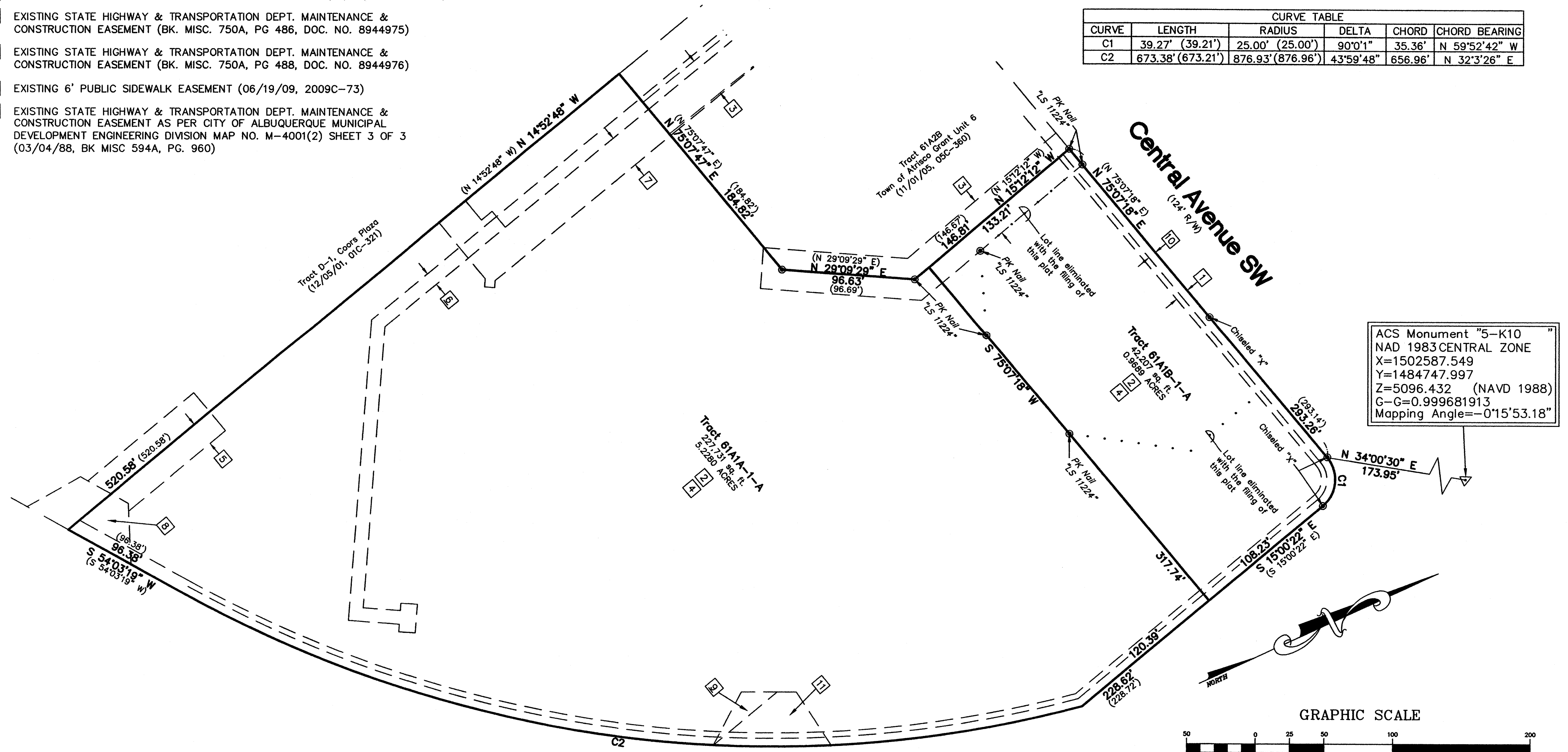
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES FROM PLAT OF RECORD
●	FOUND AS INDICATED

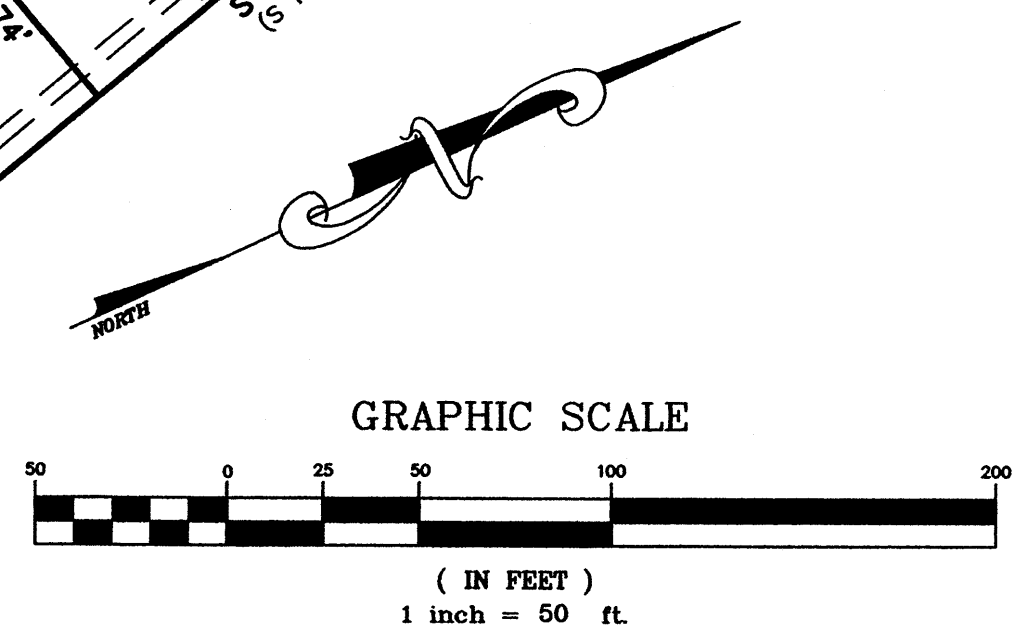
Sketch Plat

for
Tracts 61A1B-1-A & 61A1A-1-A
Town of Atrisco Grant Unit 6
City of Albuquerque
Bernalillo County, New Mexico
 September 2013

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27' (39.21')	25.00' (25.00')	90°0'1"	35.36'	N 59°52'42" W
C2	673.38' (673.21')	876.93' (876.96')	43°59'48"	656.96'	N 32°3'26" E



ACS Monument "5-K10"
 NAD 1983 CENTRAL ZONE
 X=1502587.549
 Y=1484747.997
 Z=5096.432 (NAVD 1988)
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"

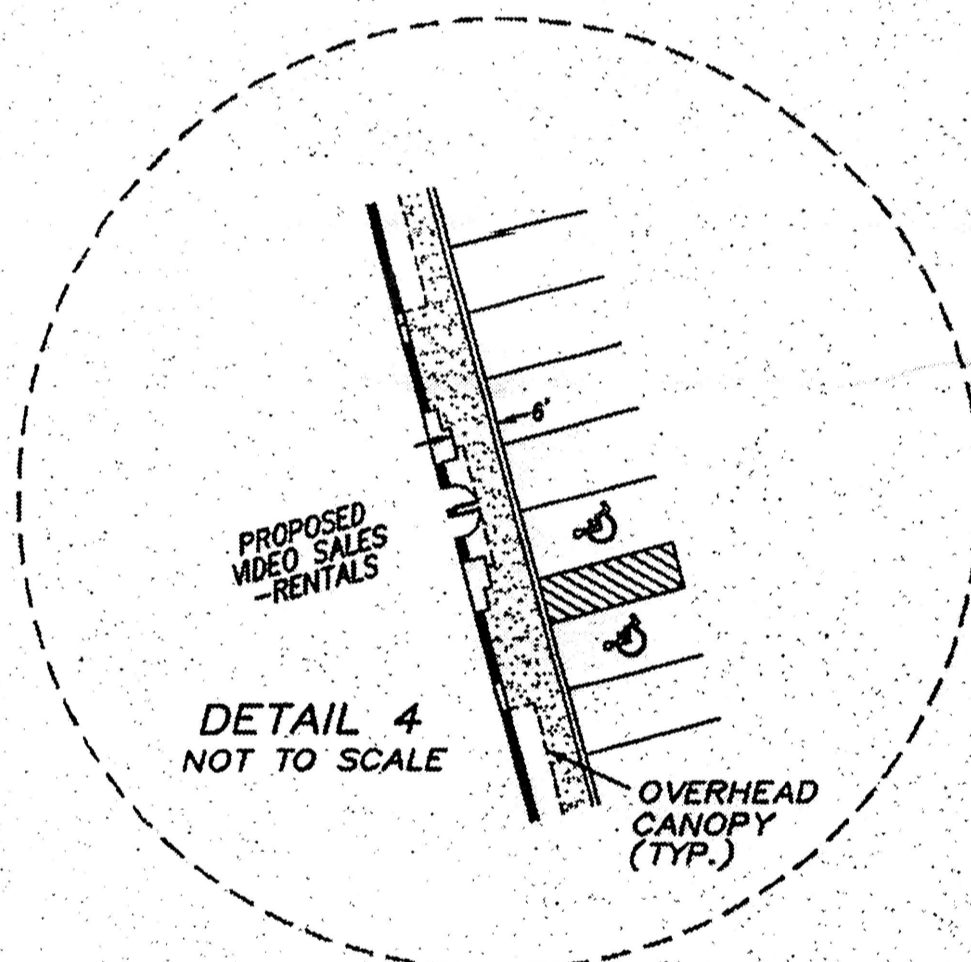
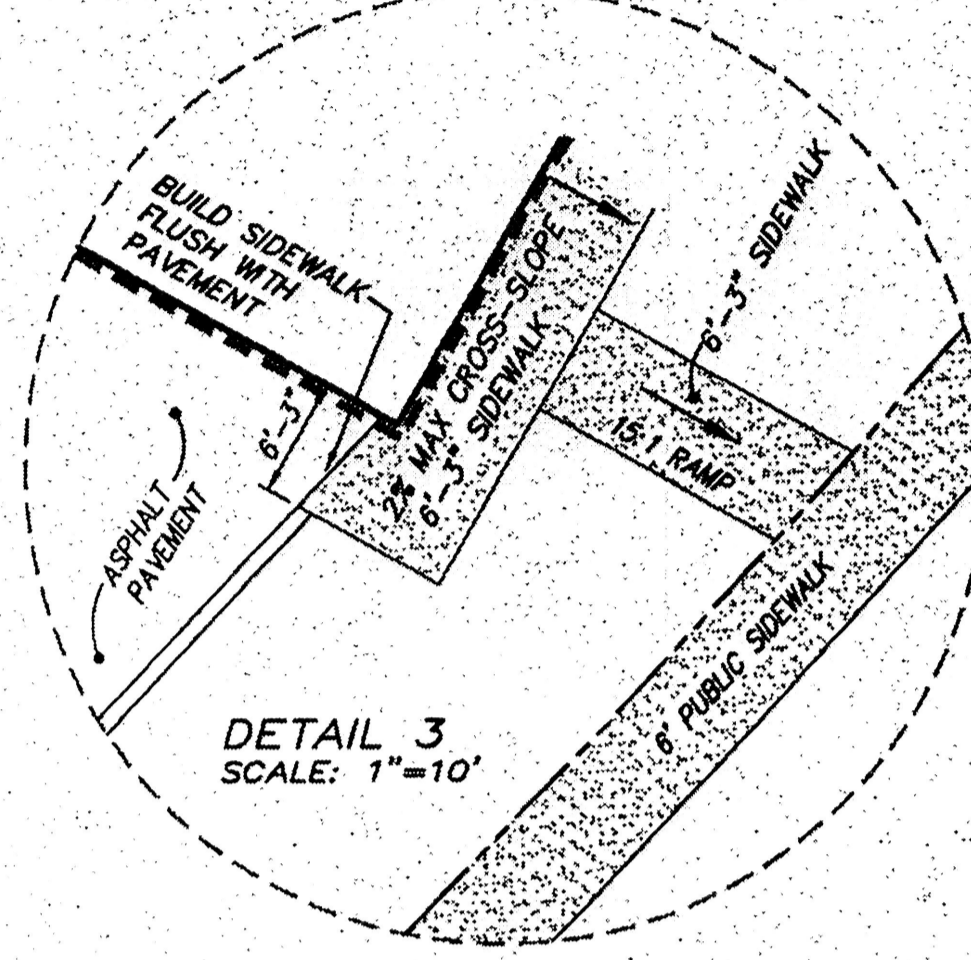
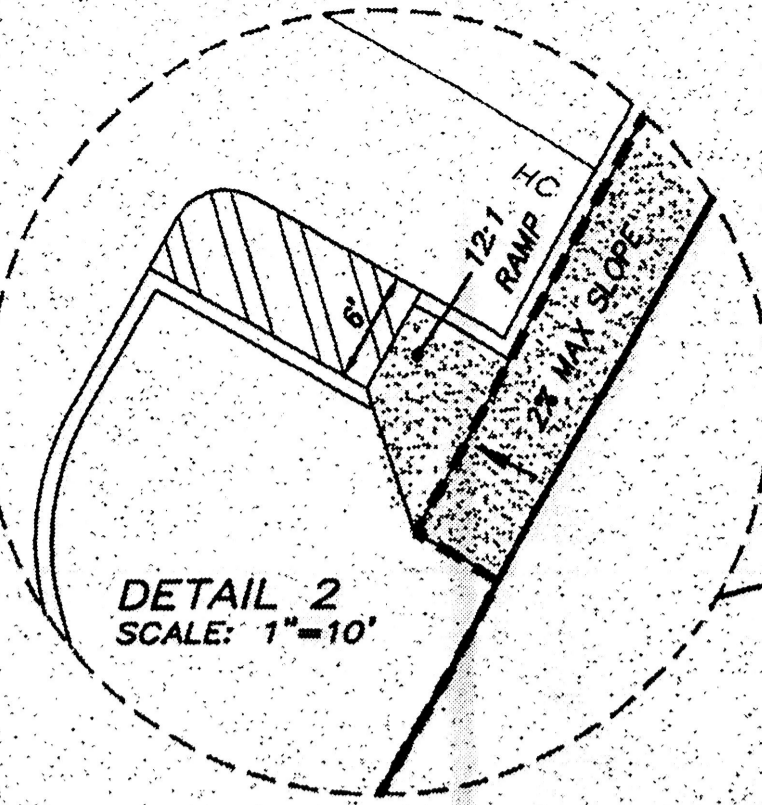
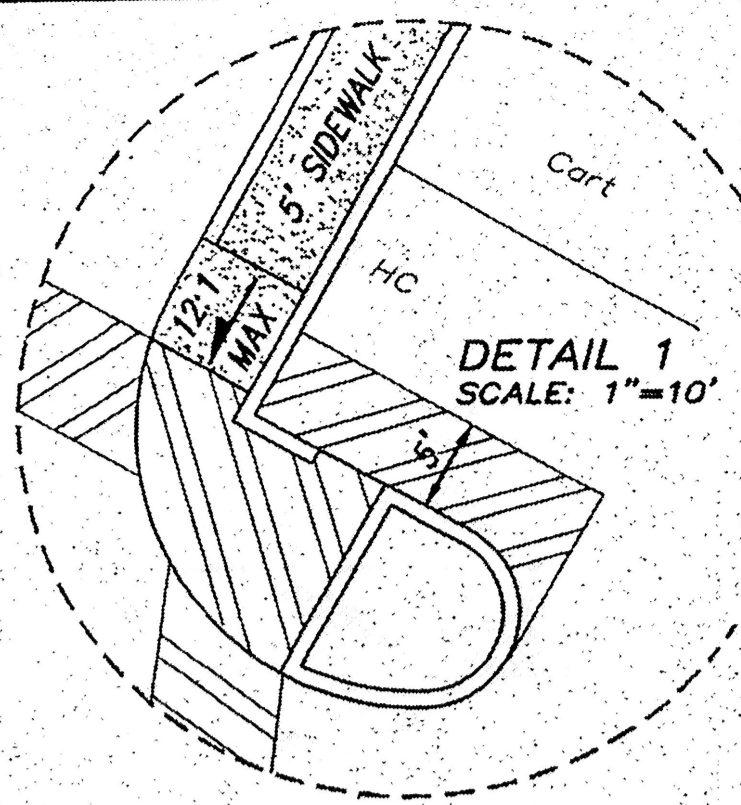


Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Coors Boulevard SW
 (156' R/W)

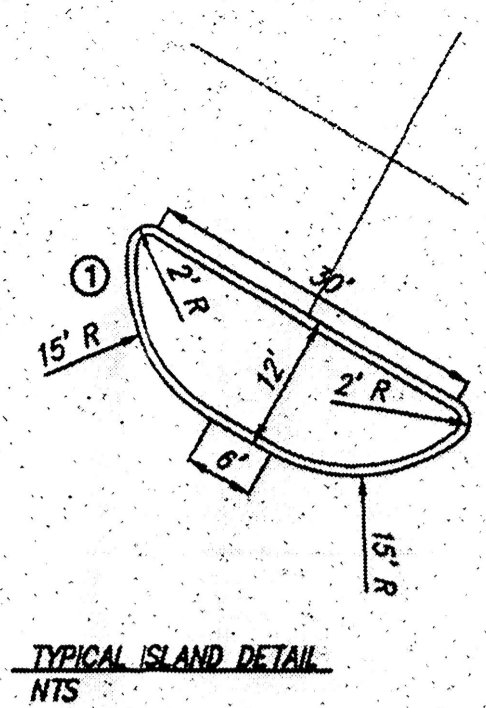
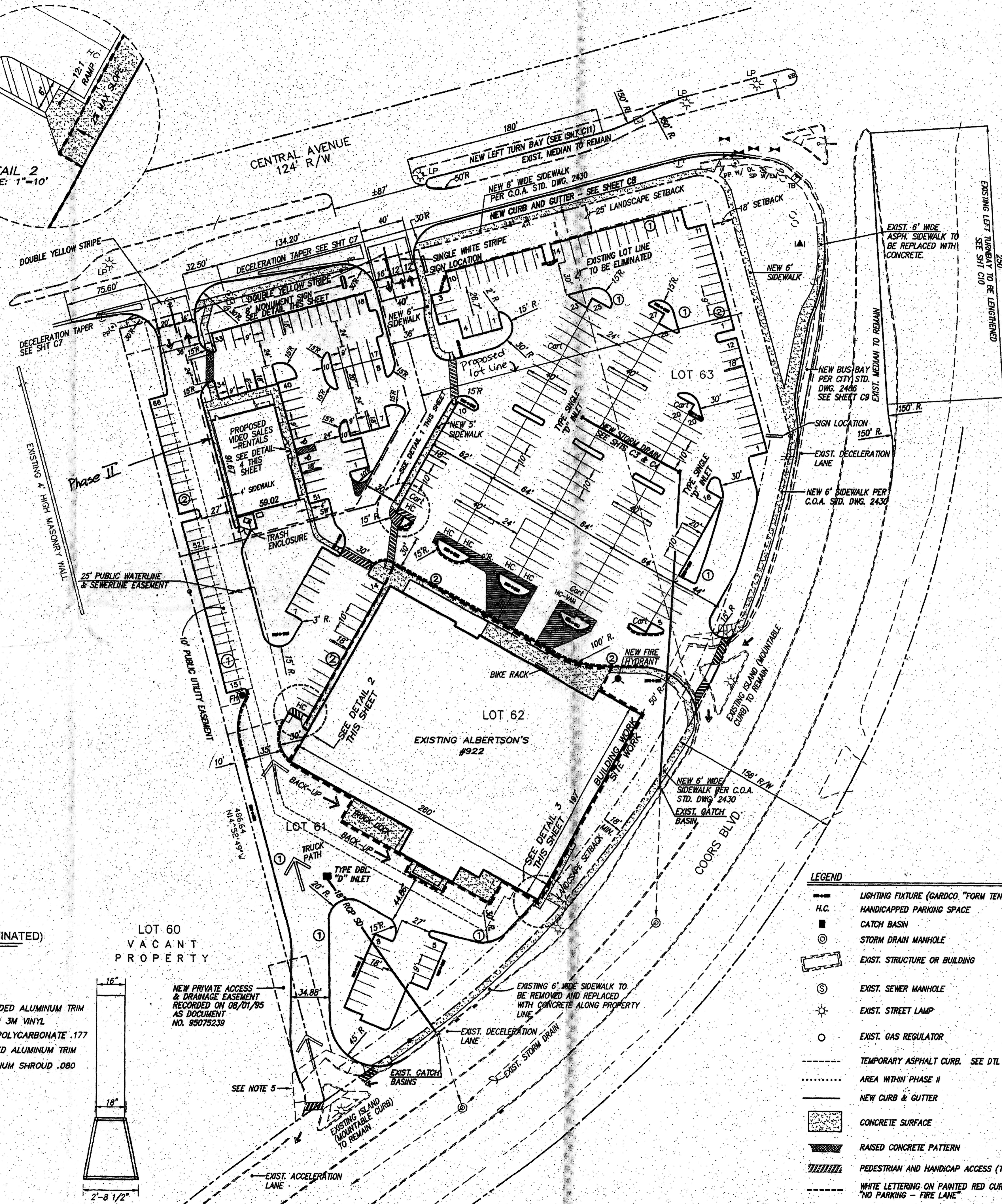
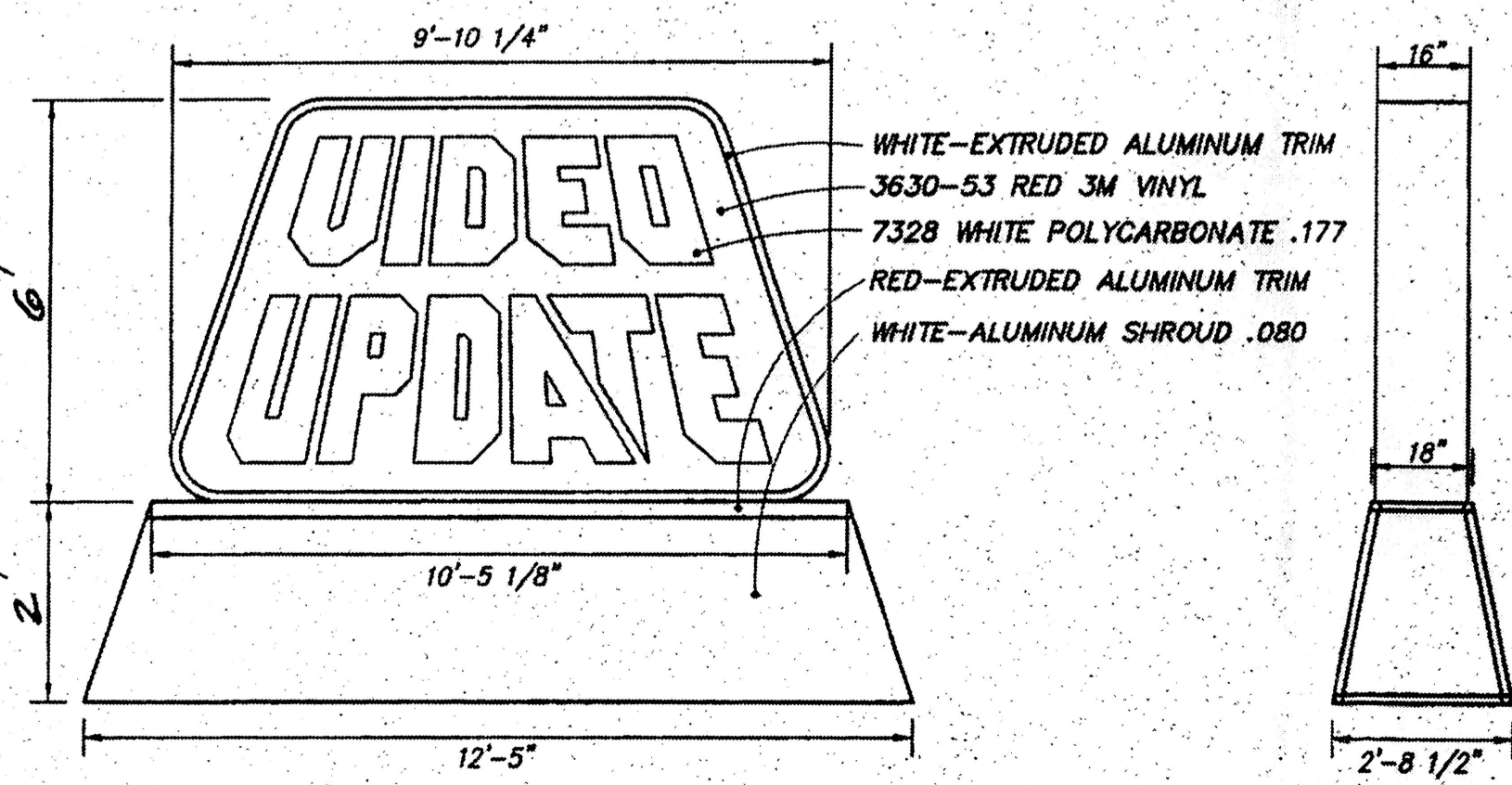
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



KEYED NOTES

- ① CURB AND GUTTER AT PLANTER: SEE DETAIL # 1, SHT C5
- ② CURB AND GUTTER AT SIDEWALK: SEE DETAIL # 2, SHT C5

MONUMENT SIGN (INTERNALLY ILLUMINATED)
NTS



VICINITY MAP ZONE MAP: K-10-Z

TABULATIONS					
SITE	BUILDING AREA	PARKING SPACES		HANDICAP SPACES	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
ALBERTSONS	51,545 SQ.FT.	258	276	8	8
PAD "A"	5,500 SQ. FT.	34	65	2	2
TOTAL	57,045 SQ.FT.	292	341	10	10

TABULATIONS			
MIN. NO. OF TREES REQUIRED	PAVED AREA	LANDSCAPED AREA EXCLUDING SETBACKS	TOTAL LANDSCAPED AREA
35	188,825 SQ.FT.	28,737 SQ.FT. *	56,555 SQ.FT.

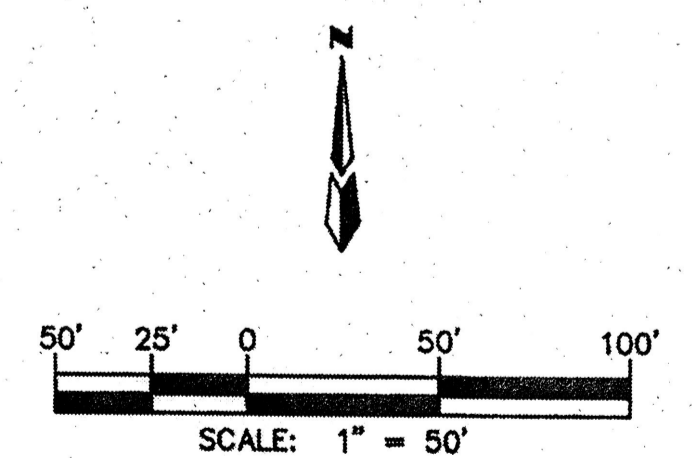
* 15.2% OF TOTAL PAVED AREA

GENERAL NOTES

1. CURRENT ZONING IS C-2 WITH "SC" DESIGNATION SOUGHT WITH THIS REQUEST.
2. THIS SITE LIES WITHIN THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN. EXTERIOR APPEARANCE SHALL FOLLOW THE DESIGN OVERLAY GUIDELINES IN THE PLAN.
3. LEGAL DESCRIPTION: A PORTION OF TRACT 61, 62 AND 63, TOWN OF ATRISCO GRANT, UNIT NO. 6, CONSISTING OF 7.4 ACRES.
4. PROPOSED USE: 51,545 SQ. FT. SHOPPING CENTER AND SECONDARY RETAIL BUILDING OF 5,800 SQ. FT. PROPOSED ON 3 LOTS. (LOT 61 ~ 145,900 SF; LOT 62 ~ 119,531 SF; LOT 63 ~ 56,712 SF)
5. ACCESS: SITE ACCESS WILL BE PROVIDED THROUGH TWO EXISTING CURB CUTS ON COORS BLVD. AND TWO NEW DRIVEWAYS ON CENTRAL AVE. ACCESS EASEMENTS ON COORS RECORDED IN BOOK MISC. 750A, PG. 486 & 488
6. OFF-SITE IMPROVEMENTS: FOR WESTBOUND LEFT TURNS INTO SITE FROM CENTRAL AVE. A NEW TURN-BAY WILL BE CONSTRUCTED W/AND THE EXISTING LEFT TURN-BAY ON NORTHBOUND COORS BLVD. WILL BE LENGTHENED. NEW PUBLIC WATER AND SANITARY SEWER LINES TO BE EXTENDED SOUTH FROM CENTRAL AVE. AS NECESSARY.
7. SITE LIGHTING SHALL CONFORM TO THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN WITH TOTAL LUMINESCENCE NOT TO EXCEED 1000 FOOT LAMBERTS.
8. APPROVAL OF PAD "A" BUILDING SHALL BE DELEGATED TO PLANNING DEPARTMENT STAFF.

LEGEND

- LIGHTING FIXTURE (GARCO "FORM TEN" 40' VERTICAL LAMP OR EQUIVALENT)
- H.C. HANDICAPPED PARKING SPACE
- CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ▭ EXIST. STRUCTURE OR BUILDING
- ⊙ EXIST. SEWER MANHOLE
- ☼ EXIST. STREET LAMP
- EXIST. GAS REGULATOR
- - - - - TEMPORARY ASPHALT CURB. SEE DTL #4, SEE SHT C5
- ⋯ AREA WITHIN PHASE II
- NEW CURB & GUTTER
- ▨ CONCRETE SURFACE
- ▩ RAISED CONCRETE PATTERN
- ▨ PEDESTRIAN AND HANDICAP ACCESS (TO BE STRIPED ON PAVEMENT)
- WHITE LETTERING ON PAINTED RED CURB: "NO PARKING - FIRE LANE"



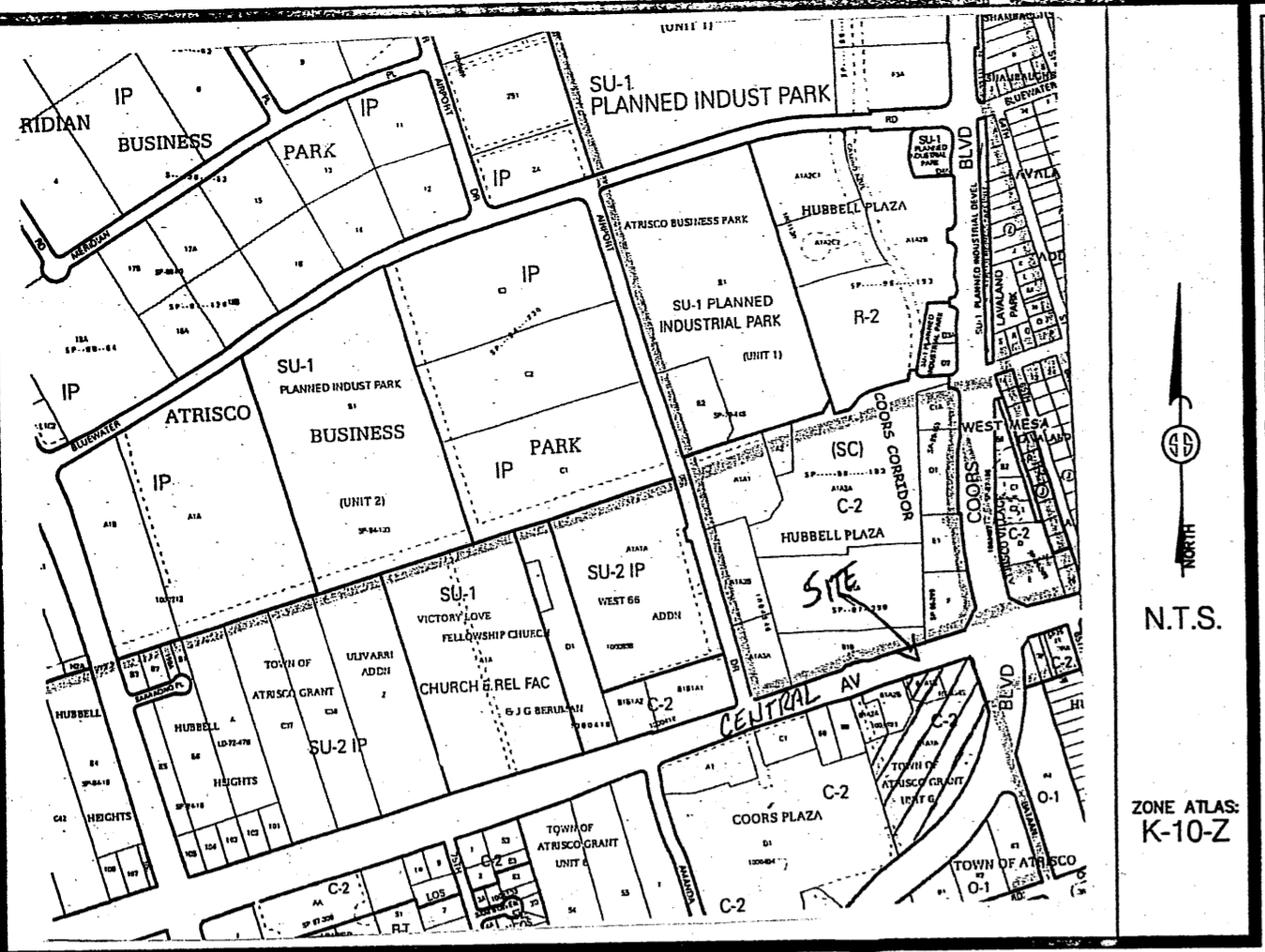
ALBERTSON'S - VIDEO UPDATE
SITE DEVELOPEMENT PLAN FOR BUILDING

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: JMM	Drawn: JMB, WLV	Checked: DMG	Sheet 2 of 4
Scale: AS SHOWN	Date: 2/98	Job: 94150	

SITE PLAN: SITE 2 6-24-98
7124VU\7124SITE\07-20-98\WLV

TALOS LOG # 2008-4624-93



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND 7-J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS: 2
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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

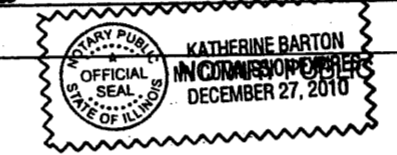
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION
 Tracts 61A1-B & 61A1-A plat of TOWN OF ATRISCO GRANT UNIT 6 within the Town of Atrisco Grant in projected Section 22, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 10, 1998 in Book 98C, page 236.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 11/21/08
 OWNER(S) PRINT NAME: Stephen A. Smith
 ADDRESS: 122 South Michigan Avenue #1009, Chicago, IL 60603 TRACT:
 ACKNOWLEDGMENT STATE OF Illinois)
)SS
 COUNTY OF Cook)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF November, 2008.
 BY: [Signature] Stephen A. Smith
 MY COMMISSION EXPIRES: December 27, 2010



**PLAT OF
 TRACTS 61A1B-1 & 61A1A-1
 TOWN OF ATRISCO GRANT, UNIT 6
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2008
 SHEET 1 OF 2**

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN TWO (2) EXISTING TRACTS CREATING TWO (2) NEW TRACTS AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
<u>[Signature]</u>		<u>11-24-08</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature] 12-30-08
 Anthony L. Harris Date
 New Mexico Professional Surveyor, 11463



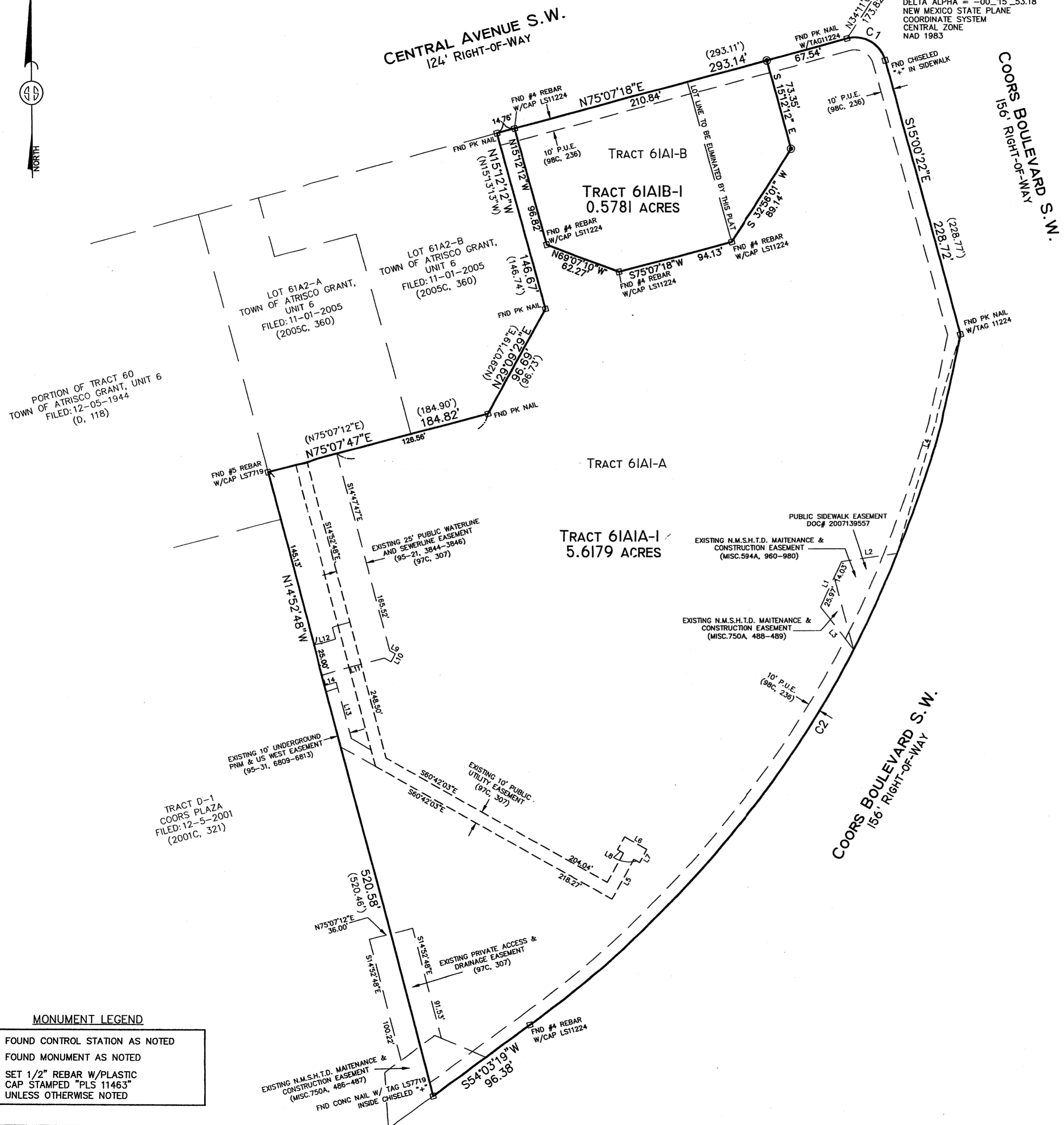
THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0305
 PROJECT NO. 0706AT06 **T10N R2E SEC. 22**

40 25 10 0 15 30 45 60

SCALE: 1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CR5



PLAT OF
TRACTS 61A1B-1 & 61A1A-1
TOWN OF ATRISCO GRANT, UNIT 6
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2008
SHEET 2 OF 2



STATION: 7-J10
 X = 1502616.272
 Y = 1488821.059
 GROUND TO GRID = 0.999681447
 DELTA ALPHA = -00°15'53.37"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

STATION: 5-K10
 X = 1502587.549
 Y = 1484747.997
 GROUND TO GRID = 0.999681913
 DELTA ALPHA = -00°15'53.18"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1983

LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S29°17'57"W	37.00'
L6	S60°42'03"E	26.00'
L7	N29°17'57"W	12.00'
L8	N60°42'03"W	5.50'
L9	N60°42'04"W	5.25'
L10	N29°17'56"E	7.24'
L11	S75°07'12"W	52.60'
L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

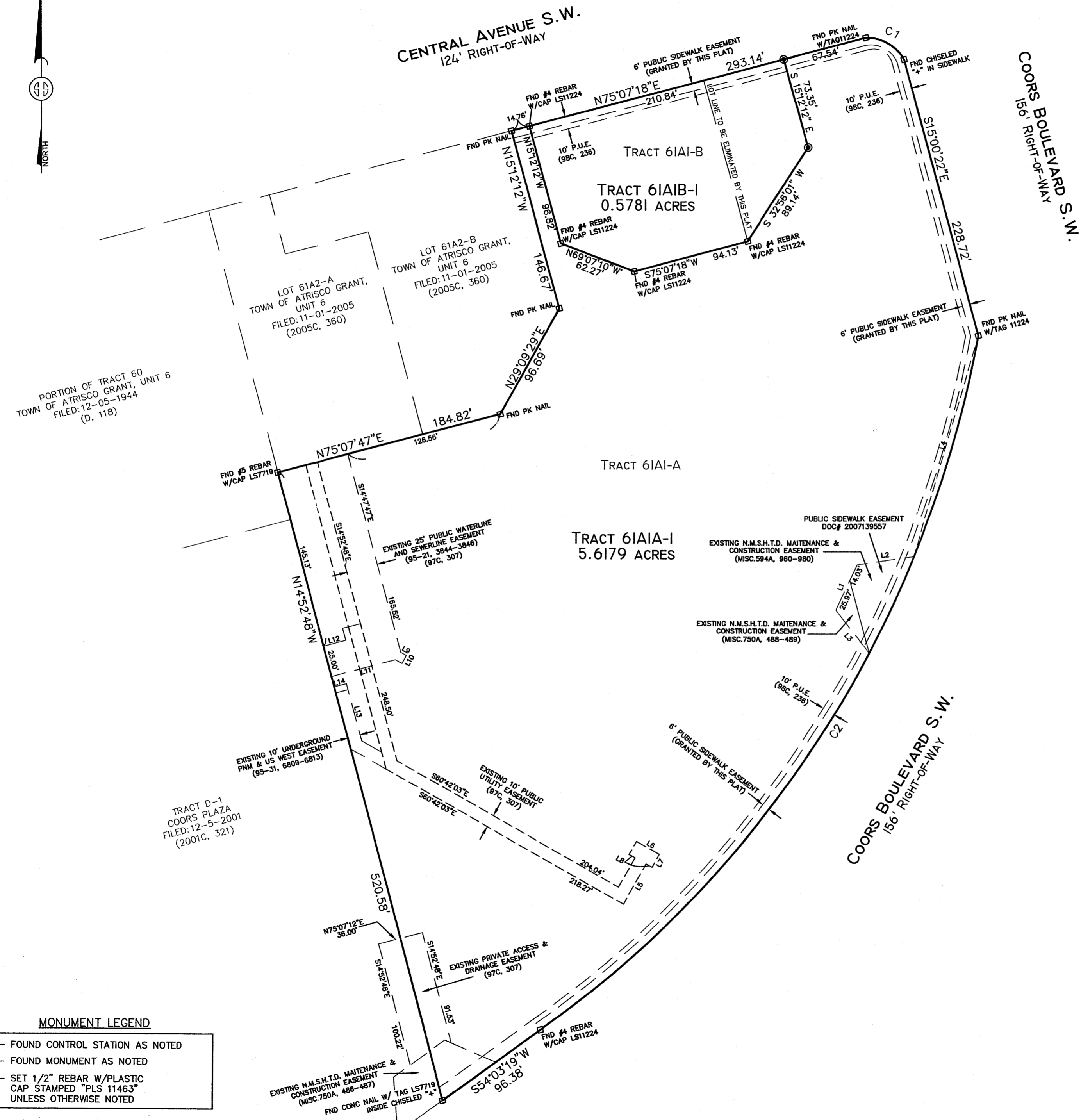
T10N R2E SEC. 22

**PLAT OF
TRACTS 61A1B-1 & 61A1A-1
TOWN OF ATRISCO GRANT, UNIT 6
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2008
SHEET 2 OF 2**

40 25 10 0 15 30 45 60

SCALE: 1" = 60'
PROJECT NO. 0706AT06
DRAWN BY: AT
ZONE ATLAS: K-10-Z
JOE61A1.CR5

DOCN 2009055001
05/19/2009 10:10 AM Page: 2 of 2
PLAT R:\$12.00 B: 2009C P: 0073 M. Toulouse Olivere, Bernalillo Cour



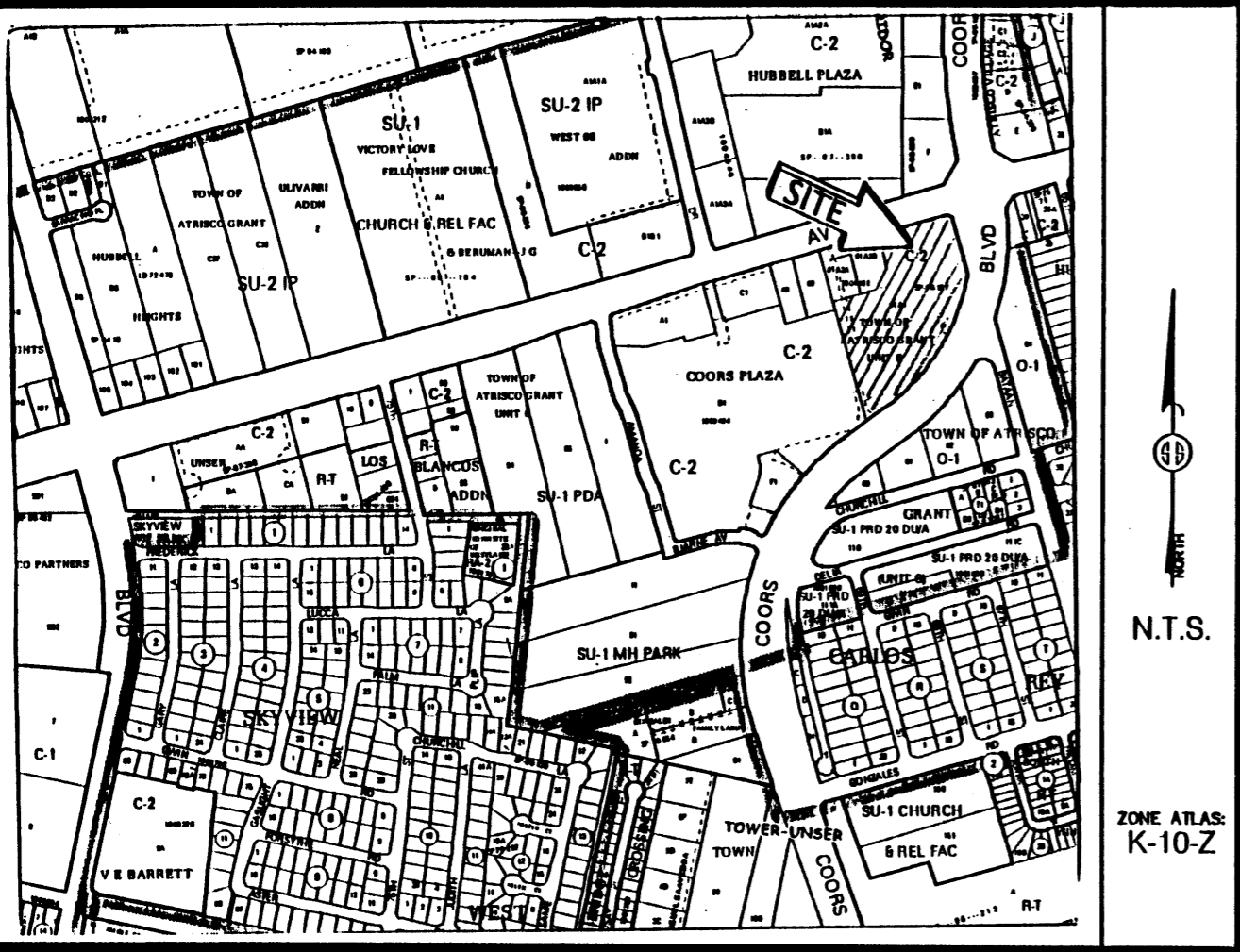
LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S29°17'57"W	37.00'
L6	S60°42'03"E	26.00'
L7	N29°17'57"W	12.00'
L8	N60°42'03"W	5.50'
L9	N60°42'04"W	5.25'
L10	N29°17'56"E	7.24'
L11	S75°07'12"W	52.60'
L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

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CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0305
T10N R2E SEC. 22



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND XXXX, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS: 2
9. PROPERTY IS ZONED C-2
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSSLOT DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.
12. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSSLOT ACCESS EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 100254395401
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURERS OFFICE:
 10/11/07

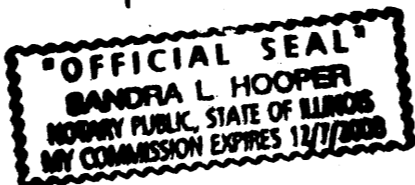
LEGAL DESCRIPTION
 Tract numbered 61A1 plat of TOWN OF ATRISCO GRANT UNIT 6 within the Town of Atrisco Grant in projected Section 22, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 10, 1998 in Book 98C, page 236.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Stephen A. Smith DATE: 8/20/07
 OWNER(S) PRINT NAME: STEPHEN A SMITH, AUBURN UNIVERSITY
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF Illinois)
) SS
 COUNTY OF COOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2007.

BY: Sandra L. Hooper
 MY COMMISSION EXPIRES: 12/7/08
Sandra L. Hooper
 NOTARY PUBLIC



PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2

DOCM 2007139557
 10/01/2007 10:26 AM Page: 1 of 2
 PLAT R: \$12.00 B: 2007C P: 0293 N. Toulouse, Bernalillo County

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1006543 APPLICATION NO. 07DRB-70259

<u>M. B. Faul</u>	<u>8-23-07</u>
CITY SURVEYOR	DATE
<u>Shea</u>	<u>9-26-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>9/26/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>9-26-07</u>
A.B.C.W.U.M.	DATE
<u>Bradley D. Bingham</u>	<u>9/27/07</u>
A.M.A.F.C.A.	DATE
<u>UCR 25</u>	<u>9/26/07</u>
CITY ENGINEER	DATE
<u>Matson</u>	<u>9/26/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 08-17-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

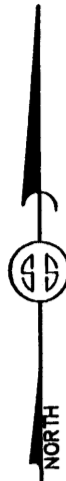
1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CR5

T10N R2E SEC. 22

**PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2**

40 25 10 0 15 30 45 60

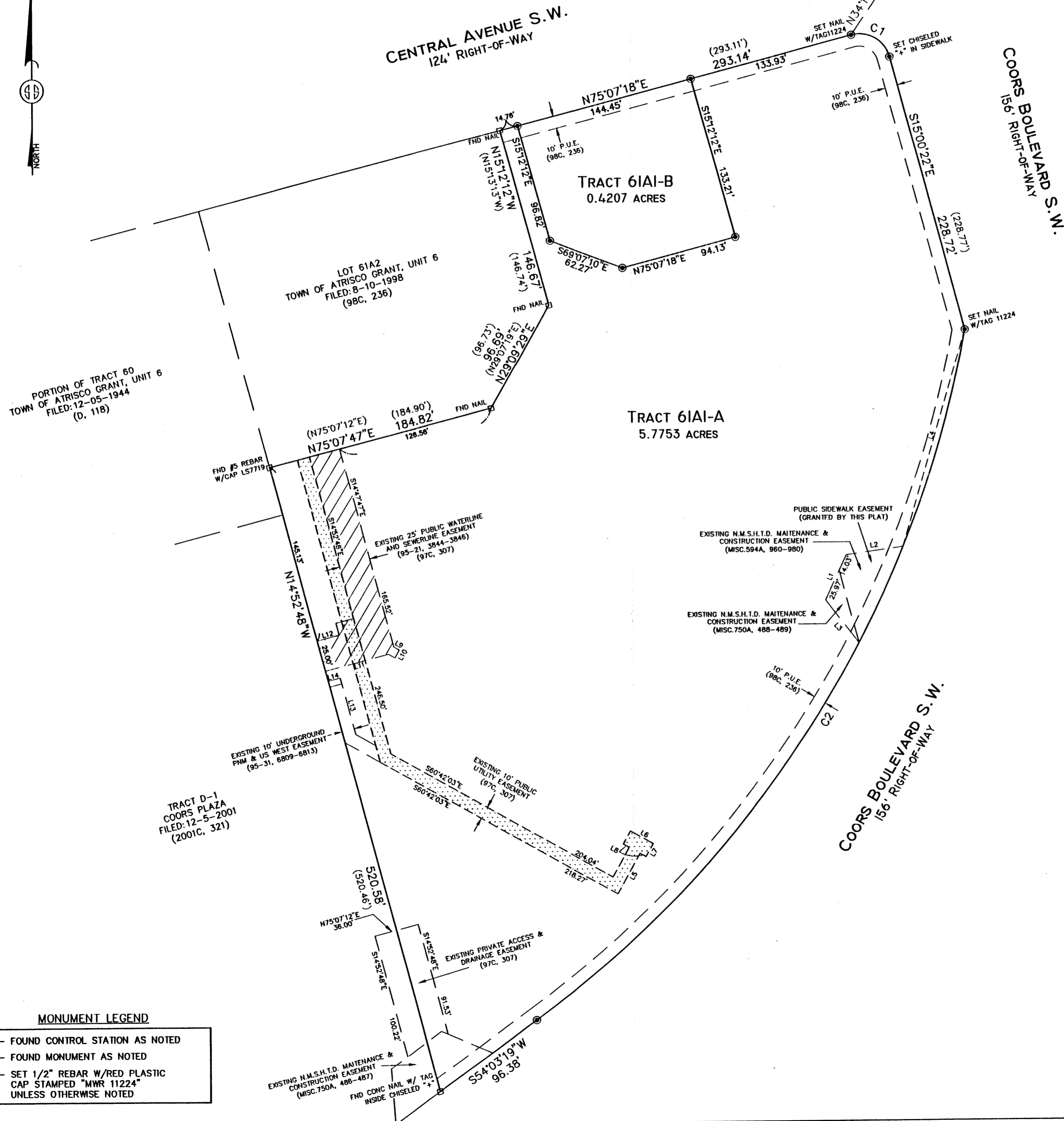
SCALE: 1" = 60'
PROJECT NO. 0706AT06
DRAWN BY: AT
ZONE ATLAS: K-10-Z
JOB: 61A1.CR5



STATION: 5-K10
X = 362341.63
Y = 1484685.30
GROUND TO GRID = 0.99967811
DELTA ALPHA = -00'15"52"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

DOCH 2007139557

10/01/2007 10:26 AM Page: 2 of 2
PLAT R: \$12.00 B: 2007C P: 0283 M: Toulouse, Bernalillo County



LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S29°17'57"W	37.00'
L6	S60°42'03"E	26.00'
L7	N29°17'57"W	12.00'
L8	N60°42'03"W	5.50'
L9	N60°42'04"W	5.25'
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L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

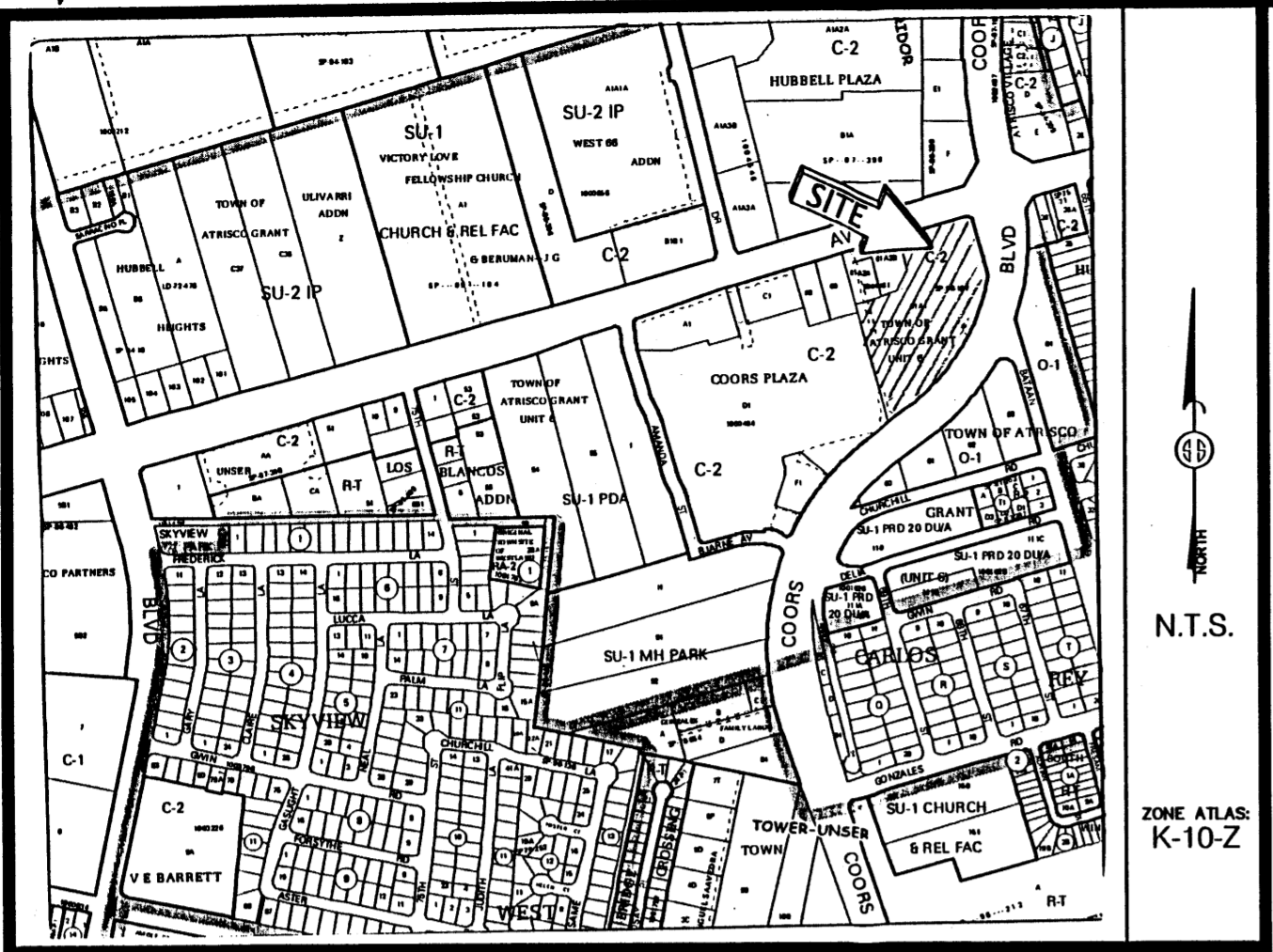
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 22

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

TALDS LOG # 2007-3332-06



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND XXXX, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS: 2
9. PROPERTY IS ZONED C-2
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSSLOT DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.
12. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSSLOT ACCESS EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.

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

LEGAL DESCRIPTION
 Tract numbered 61A1 plat of TOWN OF ATRISCO GRANT UNIT 6 within the Town of Atrisco Grant in projected Section 22, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 10, 1998 in Book 98C, page 236.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Stephen A. Smith DATE: 8/20/07
 OWNER(S) PRINT NAME: STEPHEN A. SMITH, Authorized Secretary
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF Illinois)
)SS
 COUNTY OF COOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2007.
 BY: Sandra L. Hooper
 MY COMMISSION EXPIRES: 12/7/08
Sandra L. Hooper
 NOTARY PUBLIC



PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2 *v. Final*

PRELIMINARY PLAT
APPROVED BY DRB
ON 9/26/07

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. 1004481
M. B. Paul 8-23-07
 CITY SURVEYOR DATE
 TRAFFIC ENGINEERING DATE
 PARKS & RECREATION DEPARTMENT DATE
 A.B.C.W.U.A. DATE
 A.M.A.F.C.A. DATE
 CITY ENGINEER DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION
 I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.
Mitchell W. Reynolds 08-17-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R2E SEC. 22

1" = 60'
 PROJECT NO. 0706A106
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CR5

**PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2**

40 25 10 0 15 30 45 60

SCALE: 1" = 60'
PROJECT NO. 0706AT06
DRAWN BY: AT
ZONE ATLAS: K-10-Z
JOE61A1.CR5



STATION: 5-K10
X = 362341.63
Y = 1484685.30
GROUND TO GRID = 0.99967811
DELTA ALPHA = -00°15'52"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

CENTRAL AVENUE S.W.
124' RIGHT-OF-WAY

COORS BOULEVARD S.W.
156' RIGHT-OF-WAY

TRACT 61A1-B
0.4207 ACRES

TRACT 61A1-A
5.7753 ACRES

LOT 61A2
TOWN OF ATRISCO GRANT, UNIT 6
FILED: 8-10-1998
(98C, 236)

PORTION OF TRACT 60
TOWN OF ATRISCO GRANT, UNIT 6
FILED: 12-05-1944
(D, 118)

TRACT D-1
COORS PLAZA
FILED: 12-5-2001
(2001C, 321)

LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S29°17'57"W	37.00'
L6	S80°42'03"E	26.00'
L7	N29°17'57"W	12.00'
L8	N60°42'03"W	5.50'
L9	N60°42'04"W	5.25'
L10	N29°17'56"E	7.24'
L11	S75°07'12"W	52.60'
L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R2E SEC. 22

**PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2007
SHEET 1 OF 2**

LEGAL DESCRIPTION

Tract 61A1 plat of TOWN OF ATRISCO GRANT, UNIT 6 of Tracts 61A1 and 61A2 within the Town of Atrisco Grant, projected Section 22, T. 10 N., R. 2 E., N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 10, 1998 in Book 98C, page 236.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007.

BY: _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

WATER UTILITIES DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION

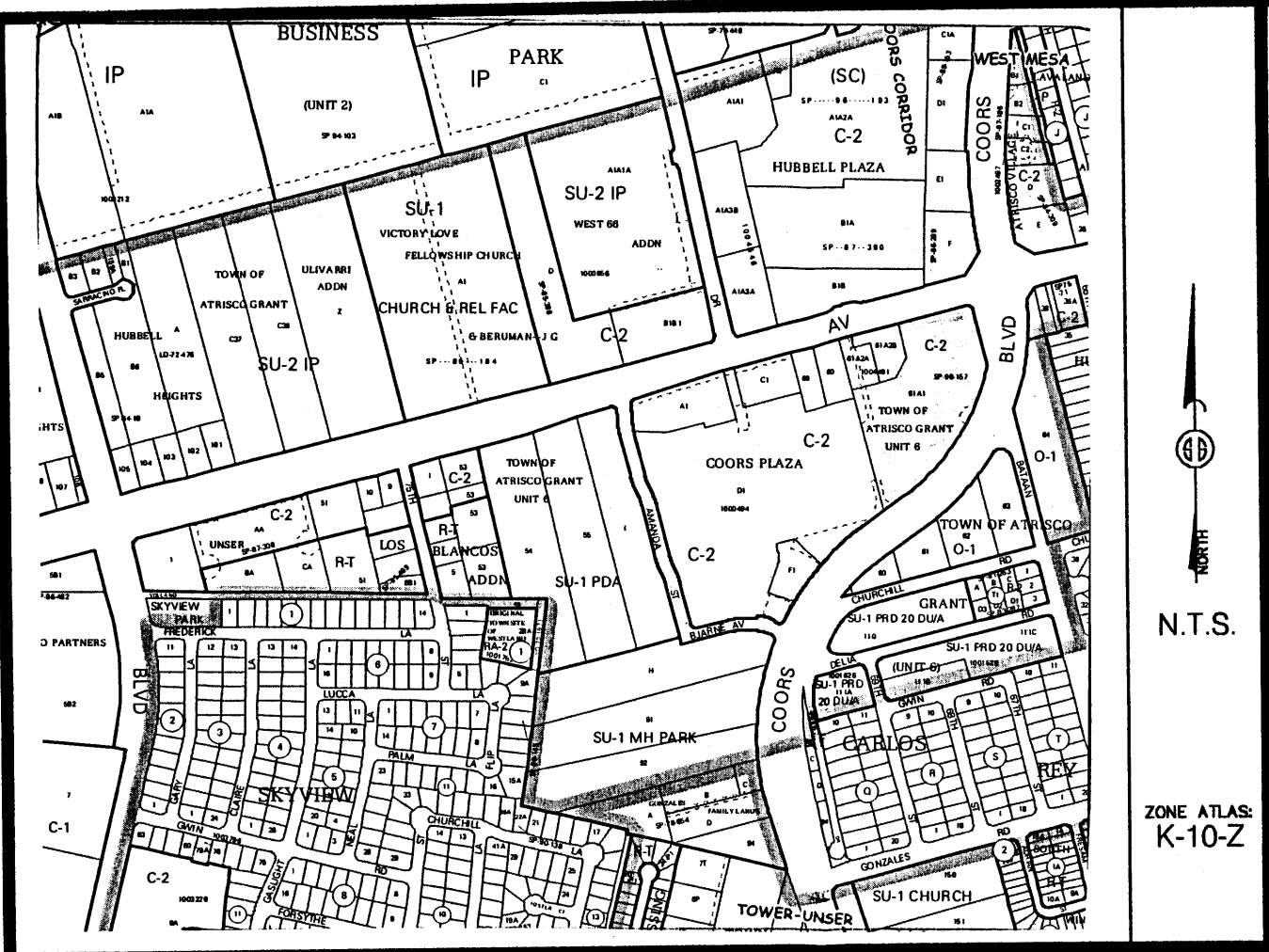
I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds _____ Date _____
 New Mexico Professional Surveyor, 11224

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R2E SEC. 22



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS XXXX AND XXXX, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS: 2
9. PROPERTY IS ZONED C-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CR5

PLAT OF
 TRACTS 61A1-A & 61A1-B
 TOWN OF ATRISCO GRANT, UNIT 6
 PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2007
 SHEET 1 OF 2

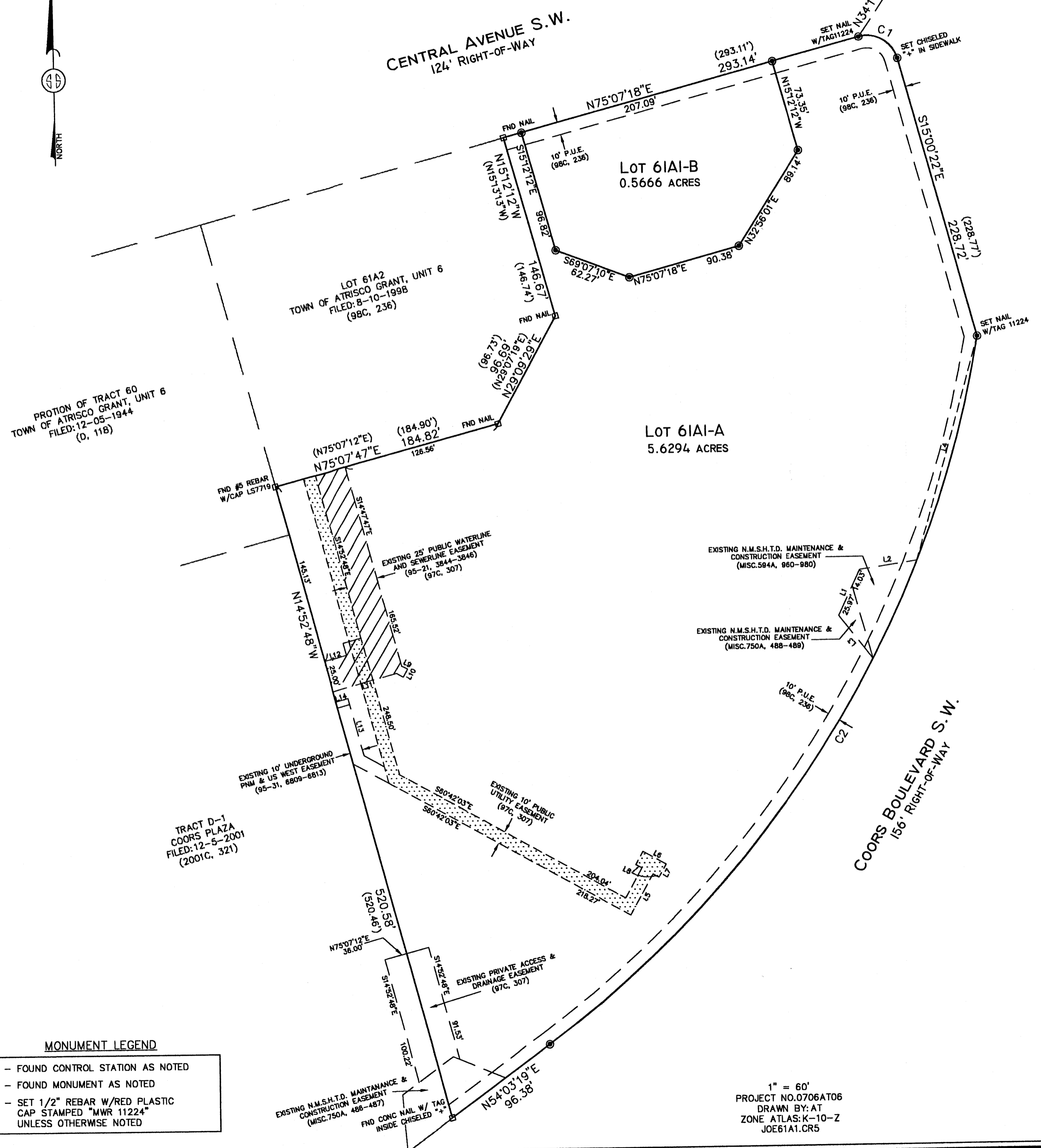
40 25 10 0 15 30 45 60



SCALE: 1" = 60'



STATION: 5-K10
 X = 362341.83
 Y = 1484685.30
 GROUND TO GRID = 0.99967811
 DELTA ALPHA = -00°15'52"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



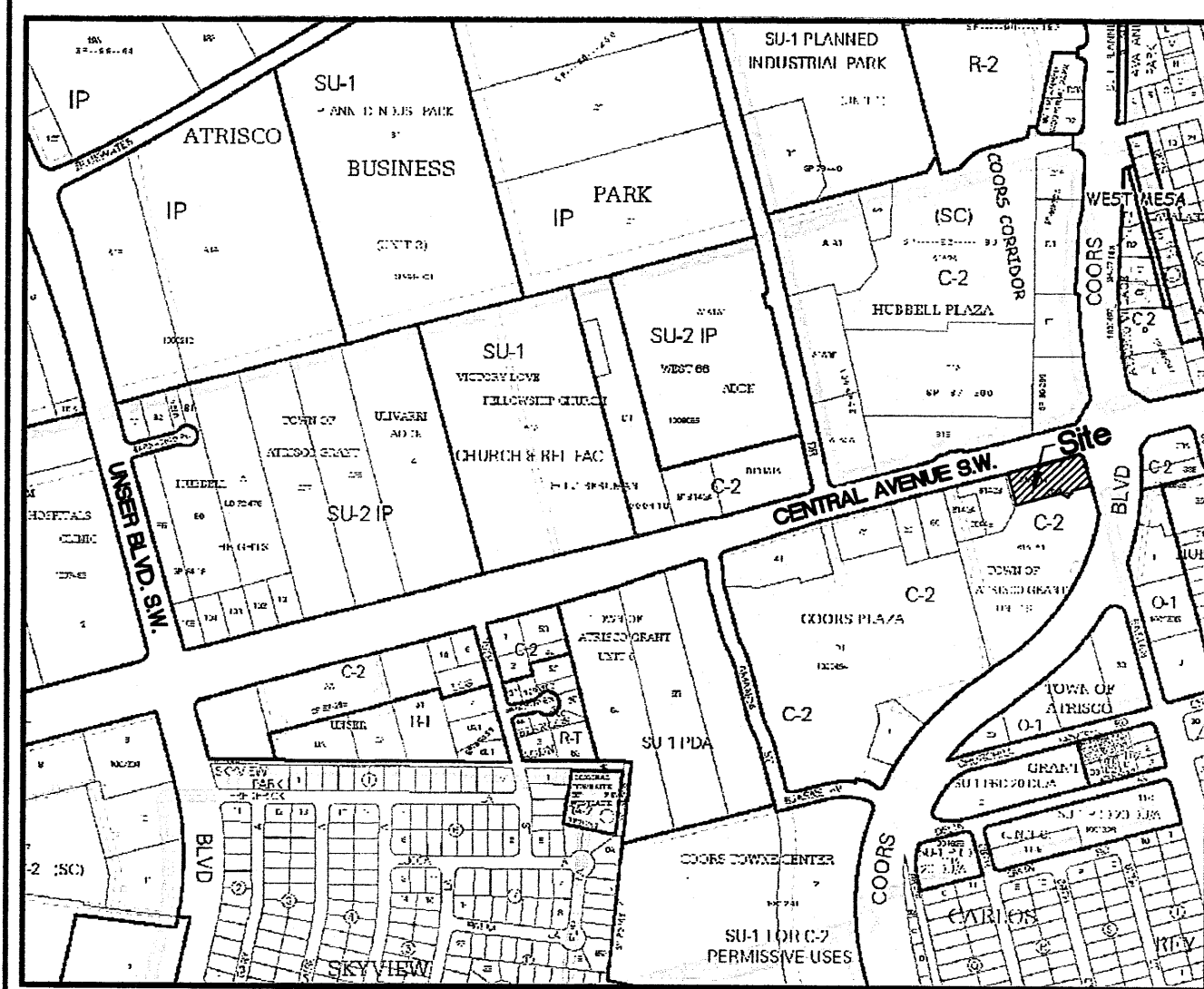
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	N59°56'49"W
C2	673.21	876.93	43°59'07"	656.80	N32°03'46"E

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CR5

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R2E SEC. 22



Location Map K-10

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2013 AND DECEMBER 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

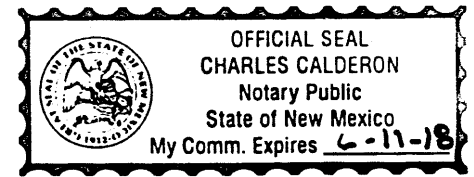
Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, FILE NO. 01147-7108, EFFECTIVE DATE AUGUST 29, 2014.
2. PLAT FOR ALBERTSONS AT COORS SW FILED ON 03/04/2014, IN BOOK 2014C, PAGE 9, WITH DOC. #2014018001.
3. PLAT FOR TOWN OF ATRISCO GRANT UNIT 6 FILED ON 11/01/2005, IN BOOK 2005C, PAGE 360.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

David Kleinfeld 2/10/15
 DAVID KLEINFELD, MEMBER
 COORS AND CENTRAL DEVELOPMENT, LLC
 DATE



Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10th of February 2015
 BY: DAVID KLEINFELD, MEMBER, COORS AND CENTRAL DEVELOPMENT, LLC

Charles Calderon 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M., as projected into The Town of Atrisco Land Grant
 Subdivision: Albertsons at Coors SW
 Owner: ABS SW Investor LLC
 Upc #101005747122140702

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.	0.9357 ACRES
ZONE ATLAS PAGE NO.	K-10-Z
NUMBER OF EXISTING LOTS.	.1
NUMBER OF LOTS CREATED.	.2
MILES OF FULL WIDTH STREETS.	0.00 MILES
MILES OF HALF WIDTH STREETS.	0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.	0.00 ACRES
DATE OF SURVEY.	SEPTEMBER 2013

Legal

LOT NUMBERED TWO (2), ALBERTSONS AT COORS SW, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 MARCH 4, 2014, IN PLAT BOOK 2014C, PAGE 9, AS DOC. NO. 2014018001.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

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 Corp. 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 within the easement, 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 D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

PROJECT: 100654B
 DATE: 2-25-15
 APP: 15-70061 (P/P)

Plat for
Lots 2-A & 2-B,
Albertsons at Coors SW
 comprised of
Lot 2, Albertsons at Coors SW
City of Albuquerque
Bernalillo County, New Mexico
 January 2015

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Qwest Corporation d/b/a CenturyLink QC	_____	Date	_____
Comcast	_____	Date	_____
City approvals:			
<i>Soren M. Reinboorn</i>	<i>P.S.</i>	Date	<i>2/11/15</i>
Traffic Engineer	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 2/9/15
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Easement Notes

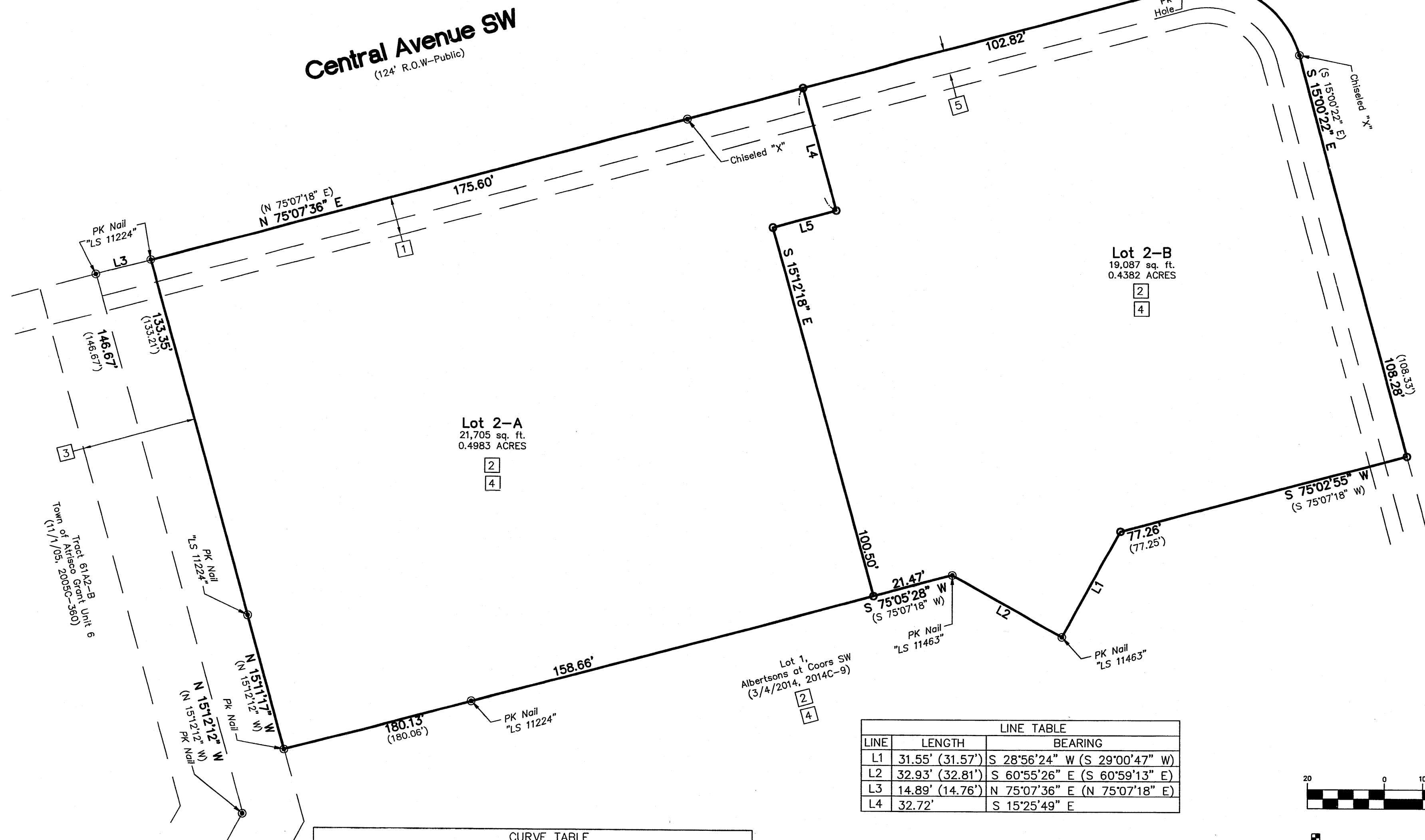
- 1 EXISTING 10' P.U.E. (BK. 2014C, PG. 9, DOC. #2014018001)
- 2 EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (08/28/1998, 9814-7205) AND AGREEMENT AND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (9/26/2014, DOC. #2014077138)(BLANKET IN NATURE)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT (08/28/88, BK. 9814, PG. 7205)
- 4 EXISTING CROSS LOT DRAINAGE EASEMENT (08/10/1998, 98C-236) (BLANKET IN NATURE)
- 5 EXISTING 6' PUBLIC SIDEWALK EASEMENT (BK. 2014C, PG. 9, DOC. #2014018001)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)
●	FOUND MONUMENT MARKED AS INDICATED
▲	ACS MONUMENT
○	SET BATHEY MARKER "LS 14271" UNLESS NOTED OTHERWISE

ACS Monument "5-K10
 NAD 1983 CENTRAL ZONE
 X=1502587.549
 Y=1484747.997 (NAVD 1988)
 Z=5096.432
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"

**Plat for
 Lots 2-A & 2-B,
 Albertsons at Coors SW**
 comprised of
 Lot 2, Albertsons at Coors SW
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2015



Central Avenue SW
 (124' R.O.W.-Public)

Coors Boulevard SW
 (R/W varies)

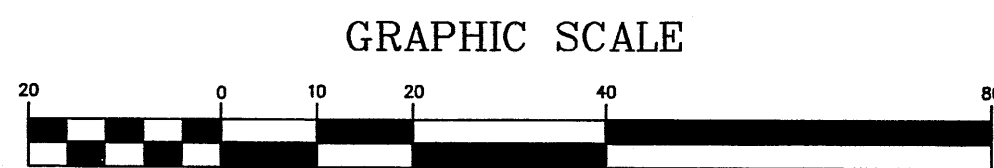
Lot 2-A
 21,705 sq. ft.
 0.4983 ACRES

Lot 2-B
 19,087 sq. ft.
 0.4382 ACRES

Lot 1,
 Albertsons at Coors SW
 (3/4/2014, 2014C-9)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W

LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)
L4	32.72'	S 15°25'49" E



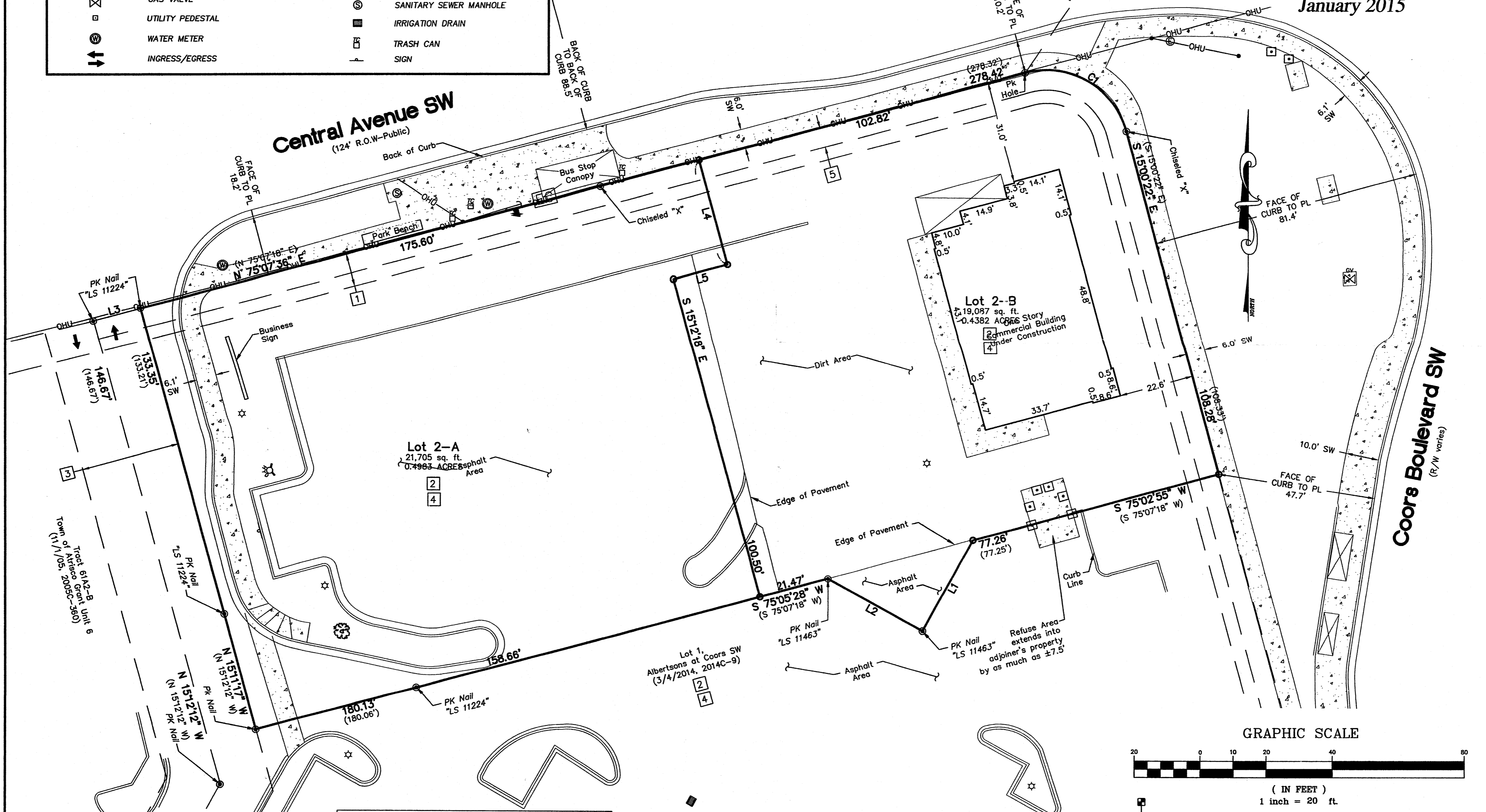
(IN FEET)
 1 inch = 20 ft.
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Boundary Survey Plat for
ABS SW Investor LLC
Lot 2,
Albertsons at Coors SW
City of Albuquerque
Bernalillo County, New Mexico
 January 2015

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES		FIRE HYDRANT
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)		ELECTRIC CABINET
	FOUND MONUMENT MARKED AS INDICATED		LIGHT POLE
	ACS MONUMENT		BOLLARD
	COVERED AREA		OVERHEAD UTILITY LINE
	CONCRETE AREA		UTILITY POLE
	GAS VALVE		GUY WIRE
	UTILITY PEDESTAL		ELECTRIC METER
	WATER METER		SANITARY SEWER MANHOLE
	INGRESS/EGRESS		IRRIGATION DRAIN
			TRASH CAN
			SIGN

ACS Monument "5-K10
 NAD 1983 CENTRAL ZONE
 X=1502587.549
 Y=1484747.997
 Z=5096.432 (NAVD 1988)
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"

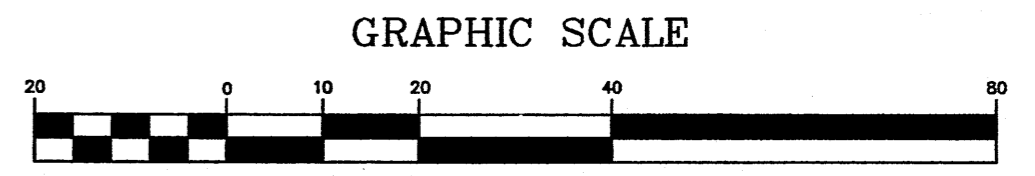


LINE TABLE

LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



AREA OF AMENDMENT

DETAIL 1
SCALE: 1"=10'

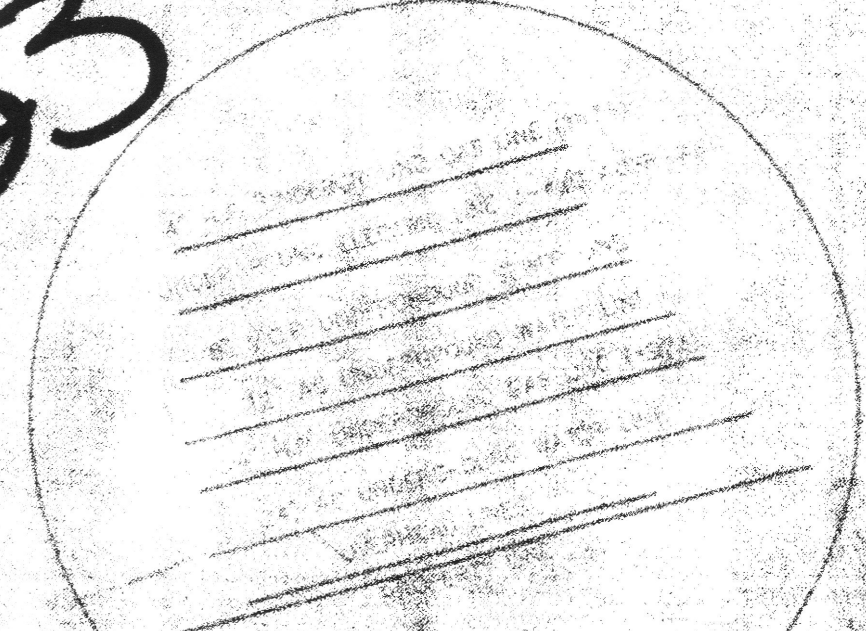
DETAIL 2
SCALE: 1"=10'

DETAIL 3
SCALE: 1"=10'

KEYED NOTES

- ① CURB AND GUTTER AT PLANTER; SEE DETAIL # 1, SHT. C5
- ② CURB AND GUTTER AT SIDEWALK; SEE DETAIL # 2, SHT. C5

Z-95-23

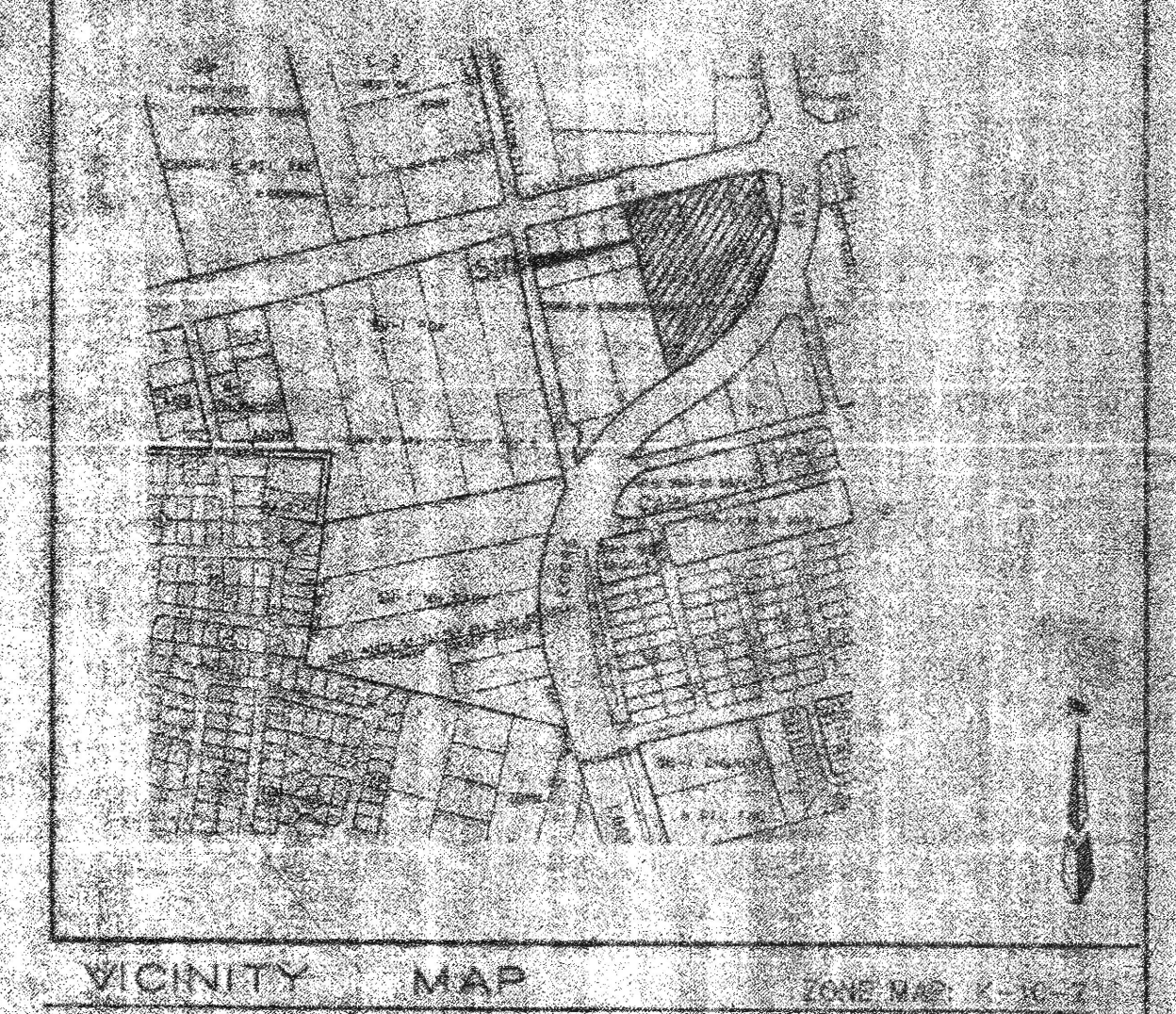


UNDERGROUND UTILITY DETAIL
NOT TO SCALE

APPROVALS: Z-95-23 ENC. 2-10-95

PLANNING DEPARTMENT	10-18-95
AMAPCA	9-25-95
PARKS & GENERAL SERVICES	7-25-95
TRAFFIC ENGINEERING	8-1-95
CITY ENGINEER	9-25-95
UTILITY DEVELOPMENT	7-25-95

Z-95-23



VICINITY MAP

TABULATIONS

SITE	BUILDING AREA	PARKING SPACES		HANDICAP SPACES	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
ALBERTSON'S	91,545 SQ. FT.	258	282	6	6
AD "A"	5,600 SQ. FT.	30	31	3	4
TOTAL	97,145 SQ. FT.	307	353	9	12

TABULATIONS

MIN. NO. OF TREES REQUIRED	PAVED AREA	LANDSCAPED AREA EXCLUDING SETBACKS	TOTAL LANDSCAPED AREA
25	188,825 SQ. FT.	28,727 SQ. FT.	58,855 SQ. FT.

DETAIL NOTES

- 1. CURRENT ZONING IS "C-2" WITH "C-2" DISCRETION SUBJECT TO THE REQUEST.
- 2. THIS SITE LIES WITHIN THE WEST ROUTE 66 CORRIDOR DEVELOPMENT PLAN. EXISTING AND PROPOSED DEVELOPMENT SHALL FOLLOW THE DESIGN OVERLAY GUIDELINES IN THE PLAN.
- 3. CORRIDOR DISCRETION IS A PORTION OF TRACTS 61, 62 AND 63 SOUTH OF ATRISCO GRANT, TRACT NO. 4, CONSISTING OF 2.4 ACRES.
- 4. PROPOSED USE: WASH STATE'S SHOPPING CENTER AND SECONDARY RETAIL BUILDING OF 220,000 SQ. FT. PROPOSED ON 3 LOTS.
- 5. ACCESS: SITE ACCESS WILL BE PROVIDED THROUGH TWO EXISTING CURB CUTS ON COORS BLVD. AND TWO NEW EASEMENTS ON CENTRAL AVE. ACCESS EASEMENTS ON COORS BLVD. WILL BE IN ACCORDANCE WITH MDC, P.C.A. PG. 488 & 489.
- 6. OFF-SITE IMPROVEMENTS: FIRE PROTECTING LEFT HANDS AND SITE FROM CENTRAL AVE. SEE A NEW ZONE BASE WILL BE CONSTRUCTED WITHIN THE EXISTING LEFT TURN-DAY-ON NORTHBOUND COORS BLVD. WILL BE LANDSCAPED.
- 7. NEW PUBLIC WATER AND SANITARY SEWER LINES TO BE EXTENDED SOUTH FROM CENTRAL AVE. AS NECESSARY.
- 8. SEE LIGHTING SHALL CONFORM TO THE WEST ROUTE 66 CORRIDOR DEVELOPMENT PLAN WITH TOTAL LIGHT INTENSITY NOT TO EXCEED 1000 FOOT CANDLEMETERS.
- 9. APPROVALS OF PAR. "B" BUILDING SHALL BE DELICATED TO PLANNING DEPARTMENT STAFF.

REMOVE EXISTING FUEL STATION AND REPLACE W/ NEW COMMERCIAL (2,900 SQ) AND OFFICE (2,800 SQ) COMMERCIAL BUILDING. BLDG ELEVATIONS FOR COMMERCIAL BUILDING MUST BE SUBMITTED W/ AS AN ATT.

LEGEND

- SHADING FUTURE (DARKER FROM "A" TO "D")
- HANDICAPPED PARKING SPACE
- CATCH BASIN
- STORM DRAIN MANHOLE
- EXIST. STRUCTURE OR BUILDING
- EXIST. STREET MANHOLE
- EXIST. STREET LAMP
- EXIST. GAS REGULATOR
- TEMPORARY ASPHALT CURB (SEE CO. #4 SEE SERVICES)
- AREA WITHIN PHASE I
- NEW CURB & GUTTER
- CONCRETE SURFACE
- PEDESTRIAN AND HANDICAP ACCESS TO STREET ON PAVED SIDE
- WHITE LETTERING ON PAINTED RED CURB NO PARKING - FIRE LANE

ADMINISTRATIVE AMENDMENT
FILE # 1111 PROJECT # 1006545
10052
SEE
APPROVED BY: [Signature] DATE: 6-15-2014

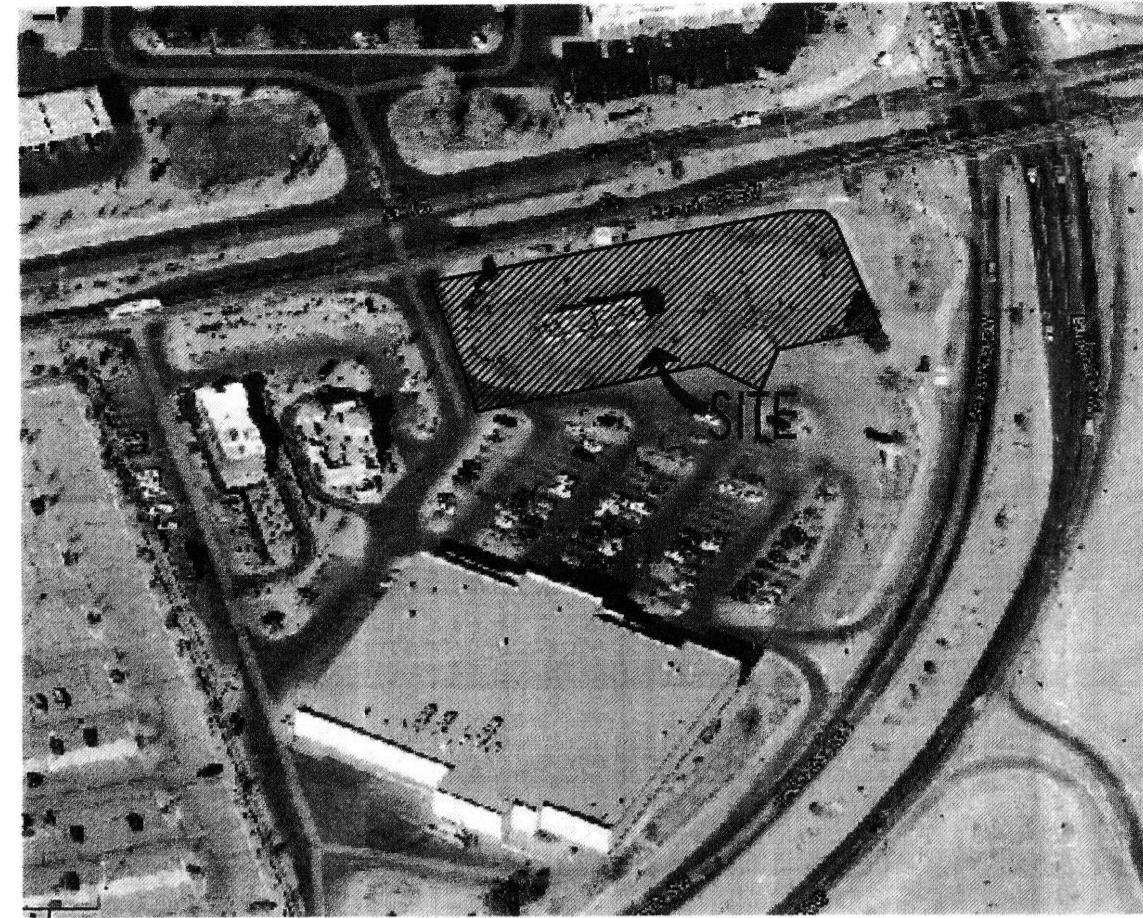
ALBERTSON'S - COORS & CENTRAL
SITE DEVELOPMENT PLAN FOR BUILDING

D. MARK GOODWIN & ASSOCIATES, P.C.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 50606
ALBUQUERQUE, NEW MEXICO 87198
(505) 345-2310

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)
L4	32.72'	S 15°25'49" E
L5	17.10'	N 74°59'38" E
L6	18.50'	N 74°34'11" E
L7	20.73'	S 15°25'49" E
L8	18.50'	N 74°59'38" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31' N 59°56'23" W

VICINITY MAP:



EASEMENT KEYED NOTES:

- EXISTING 10' P.U.E. (10/01/2007, 2007C-283)
- EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (8/28/1998, 9814-7205)
- EXISTING 30' PRIVATE ACCESS EASEMENT (8/28/88, BK. 9814, PG. 7205)
- EXISTING CROSS LOT DRAINAGE EASEMENT (8/10/1998, 98C-236)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (06/19/09, 2009C-73)

KEYED NOTES:

- PROPOSED REFUSE ENCLOSURE WITH STUCCO FINISH TO MATCH BUILDING COLOR.
- PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- PROPOSED HANDICAP PAVEMENT SIGN.
- PROPOSED STAMPED CONCRETE HANDICAP AISLE.
- PROPOSED ASPHALT PAVING.
- PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL.
- PROPOSED BIKE RACK WITH 3 SPACES.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STAMPED CONCRETE PEDESTRIAN CONNECTION.
- PROPOSED PAINTED PARKING STRIPING.
- EXISTING FIRE HYDRANT TO BE REMAIN.
- PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING BUS STOP AND SHELTER TO REMAIN.
- PROPOSED HANDICAP RAMP.
- PROPOSED HANDICAP PARKING SIGNS, "VAN" WHERE NOTED.
- PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- EXISTING CONCRETE SIDEWALK.
- EXISTING PROPERTY LINES AND LIMITS OF CONSTRUCTION.
- EXISTING LANDSCAPING TO REMAIN. REFER TO LANDSCAPING PLAN.
- EXISTING CITY CURB AND GUTTER TO REMAIN.
- EXISTING PARKING ISLAND TO REMAIN.
- EXISTING PARKING LOT LIGHTING TO REMAIN.
- TIE EXISTING AND PROPOSED CURBING TOGETHER.
- PROPOSED PAINTED DIRECTION ARROW ON PAVEMENT.
- PROPOSED PAINTED "ONE WAY ONLY" AND "DO NOT ENTER" PAVEMENT SIGNAGE.
- EXISTING PARKING LAYOUT AS APPROVED WITH EXISTING DEVELOPMENT.
- EXISTING SITE ENTRANCE TO REMAIN.
- EXISTING DRAINAGE INLET TO REMAIN. REFER TO GRADING AND DRAINAGE PLAN.
- EXISTING BUS STOP AND SHELTER TO REMAIN.
- TIE PROPOSED CONCRETE SIDEWALK TO EXISTING SIDEWALK.
- SIDEWALK CULVERT WITH METAL GRATE TOP TO BE FLUSH WITH TOP OF CONCRETE SIDEWALK. REFER TO CIVIL.
- LANDSCAPING SWALE. REFER TO CIVIL.
- 24" WIDE CURB OPENING.
- NEW ELECTRICAL TRANSFORMER LOCATION. REFER TO ELECTRICAL SITE PLAN.

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
 LOT 2 OF ALBERTSONS AT COORS SW., AS SHOWN ON THE PLAT ENTITLED "LOTS 1 AND 2", ALBERTSONS AT COORS SW. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

LAND AREA:
 0.9357 ACRES (40,761 SQ. FT.)

CURRENT ZONING:
 C-2 (WEST ROUTE 66 SECTOR DEVELOPMENT PLAN)

ZONE ATLAS PAGE:
 K-10-2

PROPOSED USES:
 - ALL USES PERMITTED IN THE C-2 ZONES

BUILDING AREAS:
 PROPOSED BUILDING A 2,800 SF.
 PROPOSED BUILDING B 2,900 SF.
 TOTAL BUILDING AREA = 5,700 SF.

SITE DEVELOPMENT GENERAL NOTES:
 [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
 [B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
 [D] EXTERIOR MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED. LOCATION OF SUCH EQUIPMENT WITHIN THE BUILDING OR AT GROUND LEVEL IS PREFERABLE TO ROOF-MOUNTING, UNLESS SUCH LOCATION WOULD ADVERSELY AFFECT THE STREETScape. PEDESTRIAN CIRCULATION, OR OPEN SPACE. ROOF MOUNTED EQUIPMENT SHOULD BE OF A LOW PROFILE TO MINIMIZE THE SCREENING PROBLEM.

SITE DEVELOPMENT SITE LIGHTING NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL MATCH EXISTING.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

PARKING CALCULATIONS: PROPOSED DEVELOPMENT

PROPOSED BUILDING A	14 SPACES
2,800 SF./200 =	
PROPOSED BUILDING B	15 SPACES
2,900 SF./200 =	
TOTAL REQUIRED	29 SPACES

TRANSIT REDUCTIONS:
 29 SPACES REQ'D x 15% REDUCTION =
 (PROXIMITY TO BUS STOP AND ROUTE 766, 66 & 155)
 29 x 15% = 25 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 25 SPACES
 TOTAL PARKING SPACES PROVIDED = 25 SPACES

22 REGULAR SPACES
 2 HANDICAP PARKING SPACES
 1 COMPACT SPACE

DISABLED PARKING REQUIREMENTS:
 TOTAL DISABLED SPACES REQUIRED = 2 SPACES
 TOTAL DISABLED SPACES PROVIDED = 2 SPACES

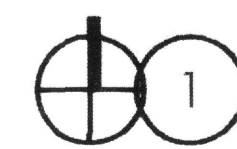
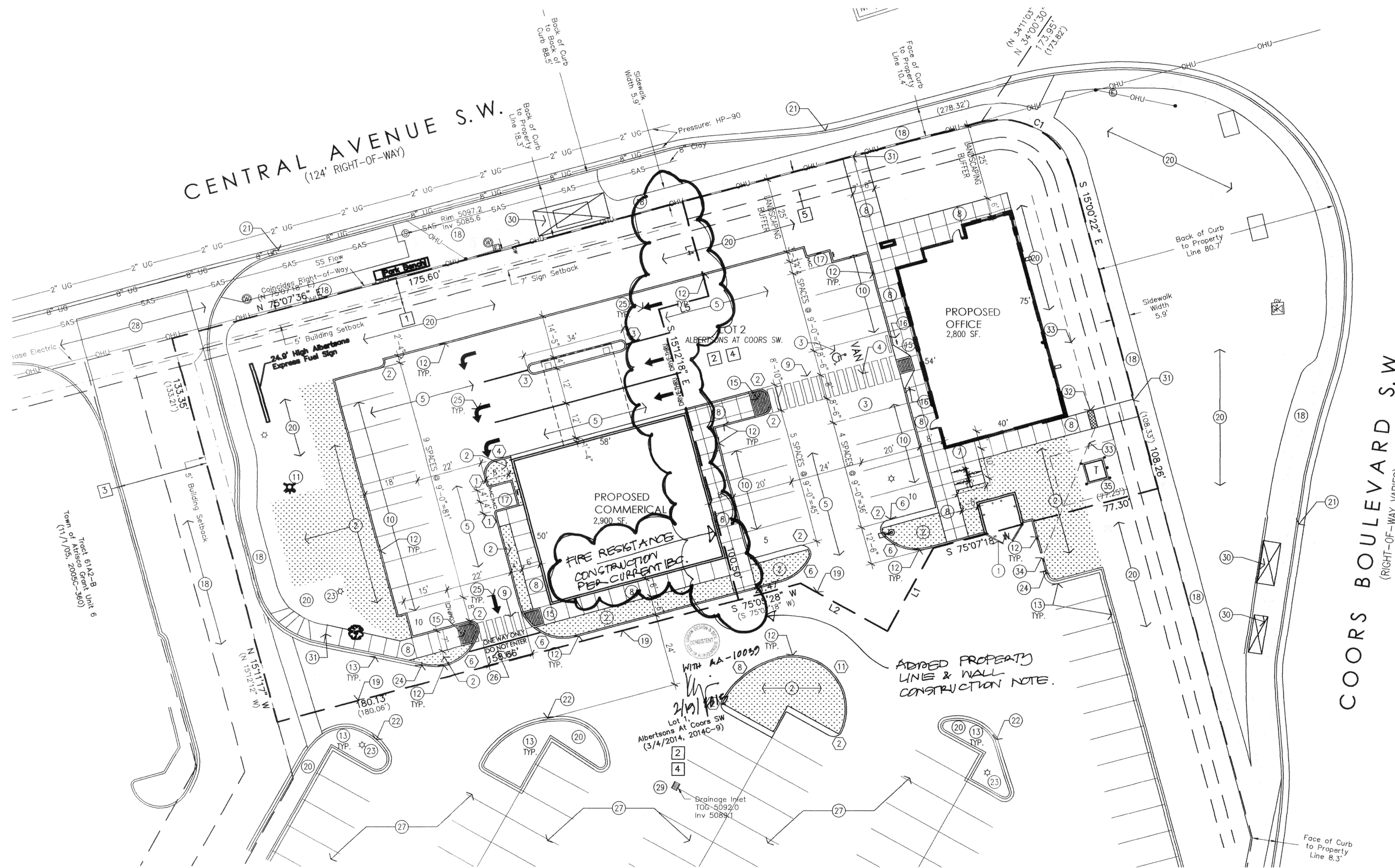
MOTORCYCLE REQUIREMENTS:
 TOTAL MOTORCYCLE SPACES REQUIRED = 2 SPACES
 TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACES

COMMERCIAL BICYCLE REQUIREMENTS:
 1 BICYCLE SPACE FOR EACH 20 PARKING SPACES =
 25 PARKING SPACES/20 = 1 TOTAL SPACES REQUIRED

TOTAL BICYCLE SPACES REQUIRED = 1 SPACE
 TOTAL BICYCLE SPACES PROVIDED = 3 SPACES

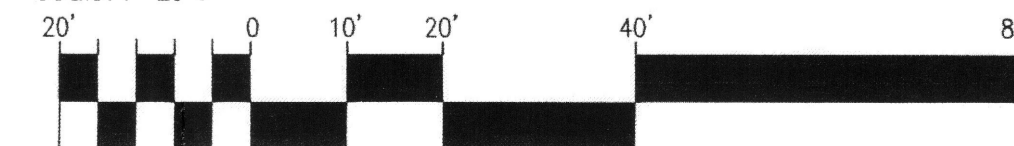
RADIUS INFORMATION:

- | | | |
|-----------|------------|------------|
| ① = 2'-0" | ⑤ = 10'-0" | ⑨ = 35'-0" |
| ② = 3'-0" | ⑥ = 15'-0" | ⑩ = 40'-0" |
| ③ = 4'-0" | ⑦ = 25'-0" | ⑪ = 18'-0" |
| ④ = 5'-0" | ⑧ = 30'-0" | |



Amended Site Development Plan for Building Permit

Scale: 1"=20'-0"



revision

by

date

rev

5

4

3

2

1



Mullen Heller
 Architecture P.C.

924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]

13-25

mws

project manager

05/31/14

date

drawn by

Douglas Heller, AIA

job number

project manager

date

drawn by

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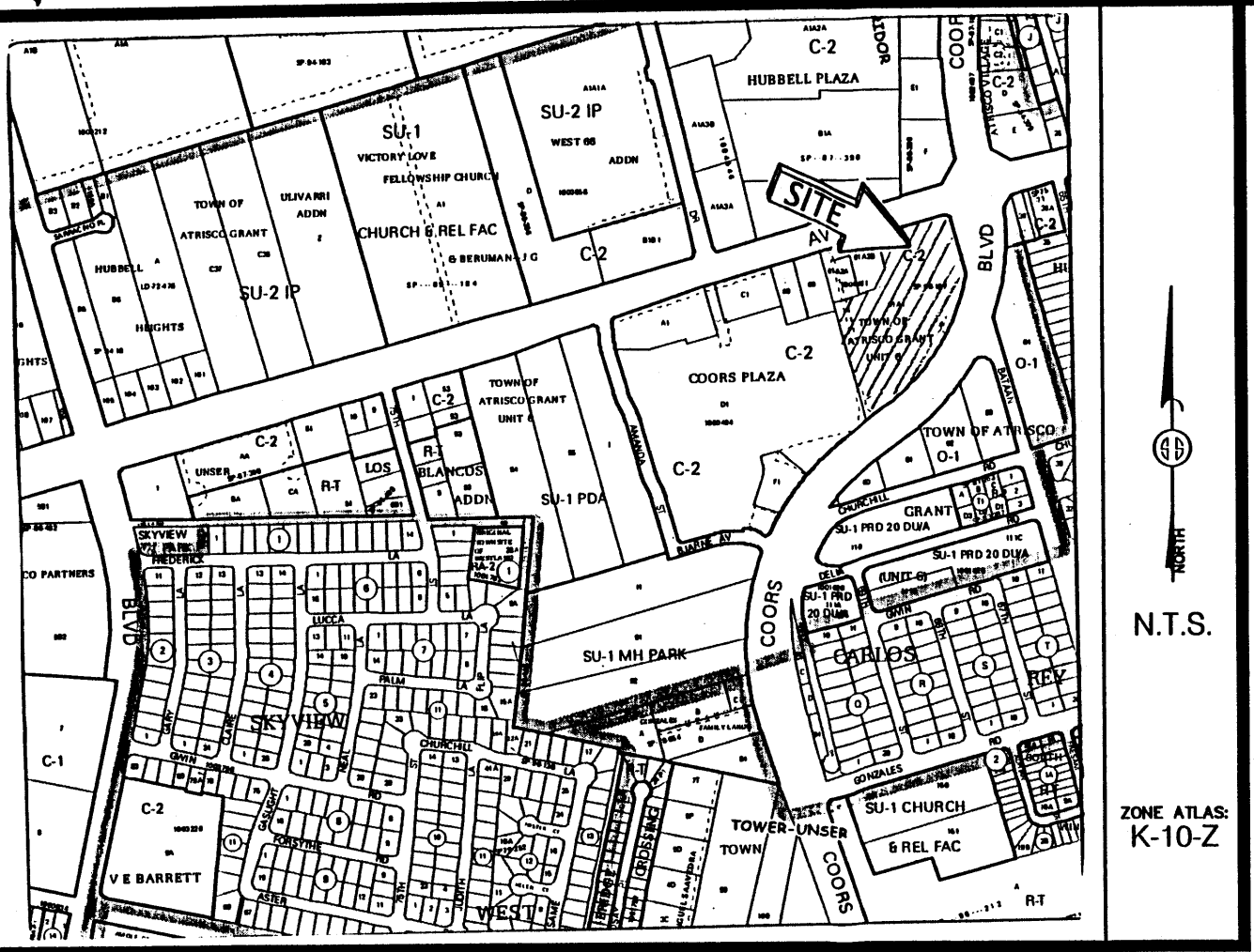
drawn by

Douglas Heller, AIA

job number

project manager

TALOS LOG # 2007-3332-06



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND XXXX, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATRISCO GRANT, UNIT 6, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1998 IN BOOK 98C, PAGE 236.
6. GROSS AREA: 6.1955 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS: 2
9. PROPERTY IS ZONED C-2
10. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
11. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSLOT DRAINAGE EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.
12. TRACTS 61A1-A, 61A1-B AND 61A2 ARE SUBJECT TO PRIVATE CROSLOT ACCESS EASEMENT AND IS TO BE MAINTAINED BY TRACTS 61A1-A AND 61A1-B.

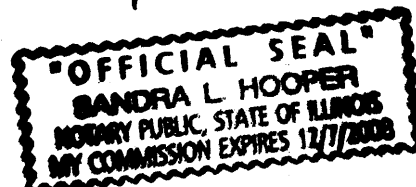
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION
 Tract numbered 61A1 plat of TOWN OF ATRISCO GRANT UNIT 6 within the Town of Atrisco Grant in projected Section 22, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 10, 1998 in Book 98C, page 236.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Stephen A. Smith DATE: 8/20/07
 OWNER(S) PRINT NAME: STEPHEN A SMITH, Authorized Signatory
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF Illinois)
)SS
 COUNTY OF Cook)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 2007.
 BY: Sandra L. Hooper
 MY COMMISSION EXPIRES: 12/7/08
Sandra L. Hooper
 NOTARY PUBLIC



PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2 *v. Final*

PRELIMINARY PLAT
APPROVED BY DRB
ON 9/26/07

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. 1004481
M. B. Faul 8-23-07
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 08-17-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R2E SEC. 22

1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CRS

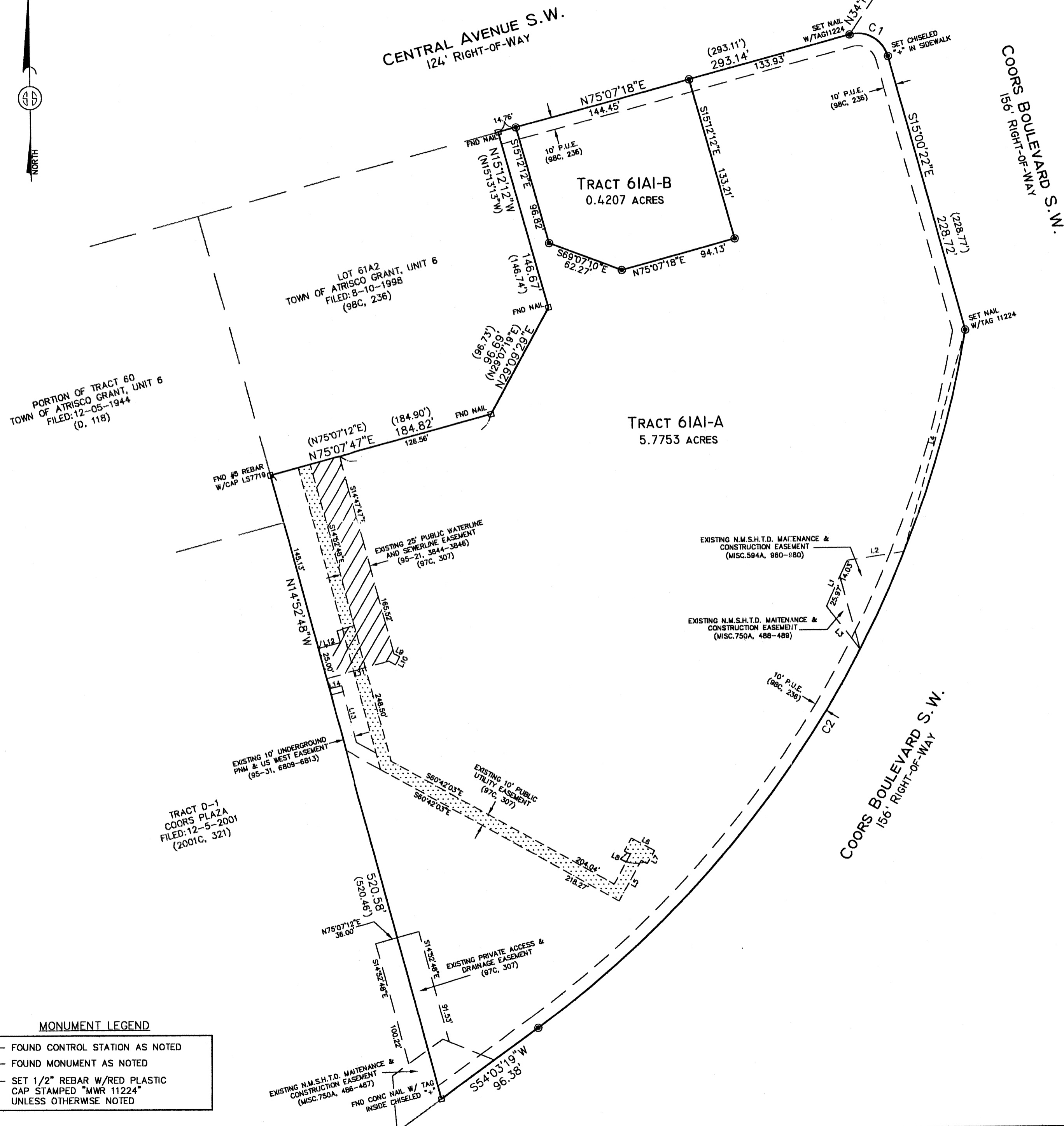
40 25 10 0 15 30 45 60

SCALE: 1" = 60'
 PROJECT NO. 0706AT06
 DRAWN BY: AT
 ZONE ATLAS: K-10-Z
 JOE61A1.CRS



PLAT OF
TRACTS 61A1-A & 61A1-B
TOWN OF ATRISCO GRANT, UNIT 6
PROJECTED SECTION 22, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2

STATION: S-K10
 X = 362341.63
 Y = 1484685.30
 GROUND TO GRID = 0.99967811
 DELTA ALPHA = -00°15'52"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



LINE	BEARING	DISTANCE
L1	S25°05'32"W	40.00'
L2	S81°53'00"W	46.16'
L3	S37°27'30"E	43.80'
L4	S16°06'03"W	184.27'
L5	S28°17'57"W	37.00'
L6	S80°42'03"E	26.00'
L7	N28°17'57"W	12.00'
L8	N80°42'03"W	5.50'
L9	N60°42'04"W	5.25'
L10	N28°17'56"E	7.24'
L11	S75°07'12"W	52.60'
L12	N75°07'12"W	18.36'
L13	N14°52'48"W	47.36'
L14	S75°07'12"W	10.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21	25.00	89°51'46"	35.31	S59°56'49"E
C2	673.21	876.93	43°59'07"	656.80	S32°03'46"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD, N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R2E SEC. 22

Easement Notes

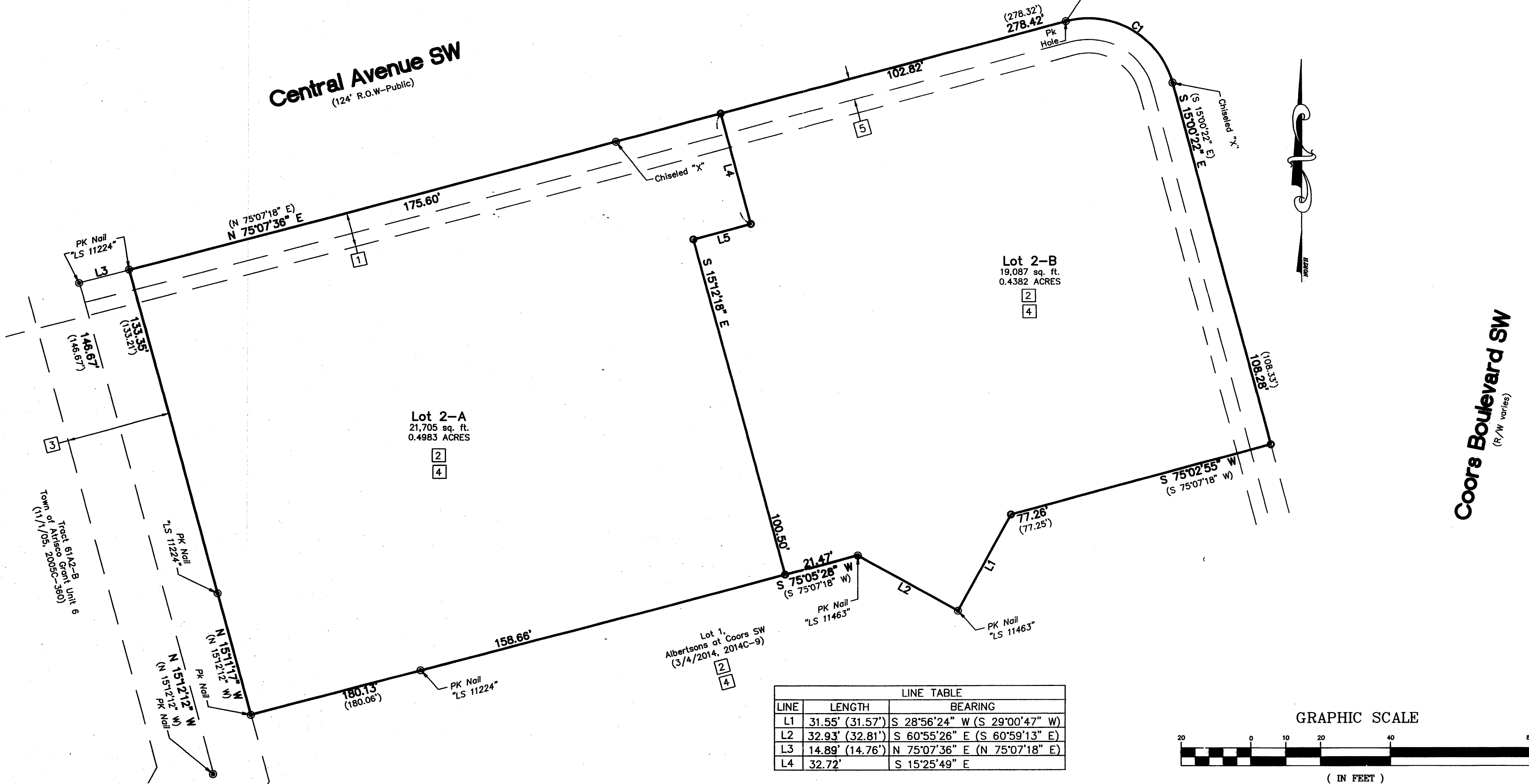
- 1 EXISTING 10' P.U.E. (BK. 2014C, PG. 9, DOC. #2014018001)
- 2 EXISTING PRIVATE CROSS LOT PRIVATE ACCESS, PARKING, AND PRIVATE UTILITY EASEMENT TO BENEFIT AND BE MAINTAINED BY ALL LOTS (08/28/1998, 9814-7205) AND AGREEMENT AND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (9/26/2014, DOC. #2014077138)(BLANKET IN NATURE)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT (08/28/88, BK. 9814, PG. 7205)
- 4 EXISTING CROSS LOT DRAINAGE EASEMENT (08/10/1998, 98C-236) (BLANKET IN NATURE)
- 5 EXISTING 6' PUBLIC SIDEWALK EASEMENT (BK. 2014C, PG. 9, DOC. #2014018001)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (03/04/2014, BK. 2014C, PG. 9)
⊙	FOUND MONUMENT MARKED AS INDICATED
△	ACS MONUMENT
○	SET BATHEY MARKER "LS 14271" UNLESS NOTED OTHERWISE

ACS Monument "5-K10"
 NAD 1983 CENTRAL ZONE
 X=1502587.549
 Y=1484747.997
 Z=5096.432 (NAVD 1988)
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"

**Plat for
 Lots 2-A & 2-B,
 Albertsons at Coors SW**
 comprised of
 Lot 2, Albertsons at Coors SW
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2015

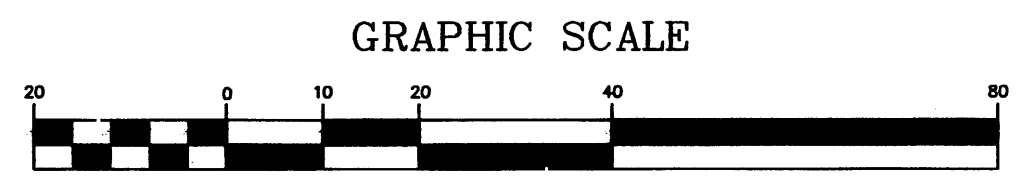


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.21' (39.21')	25.00' (25.00')	89°52'02"	35.31'	N 59°56'23" W

LINE TABLE

LINE	LENGTH	BEARING
L1	31.55' (31.57')	S 28°56'24" W (S 29°00'47" W)
L2	32.93' (32.81')	S 60°55'26" E (S 60°59'13" E)
L3	14.89' (14.76')	N 75°07'36" E (N 75°07'18" E)
L4	32.72'	S 15°25'49" E



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244