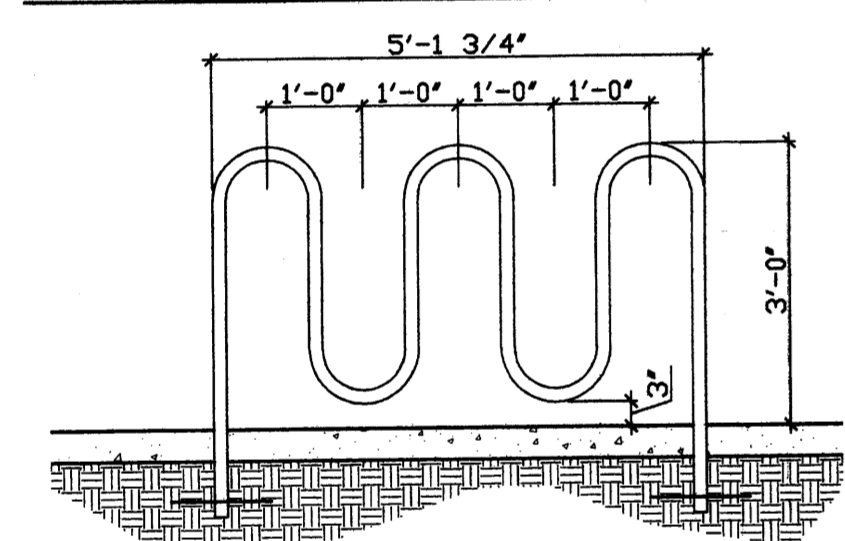
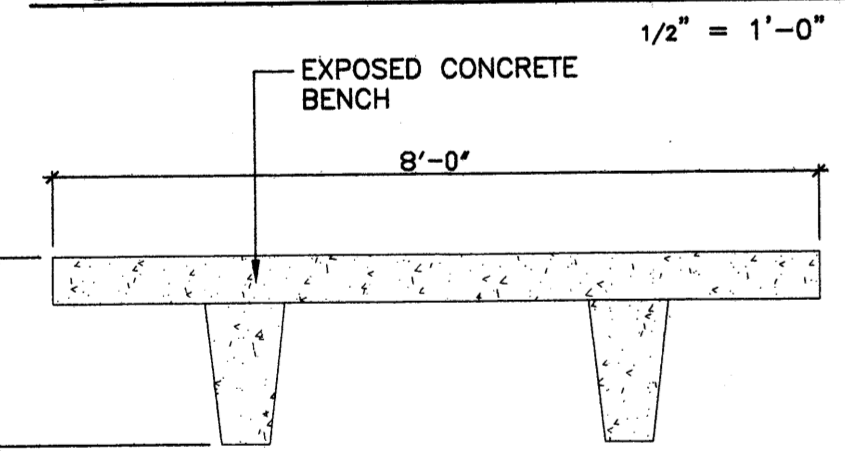


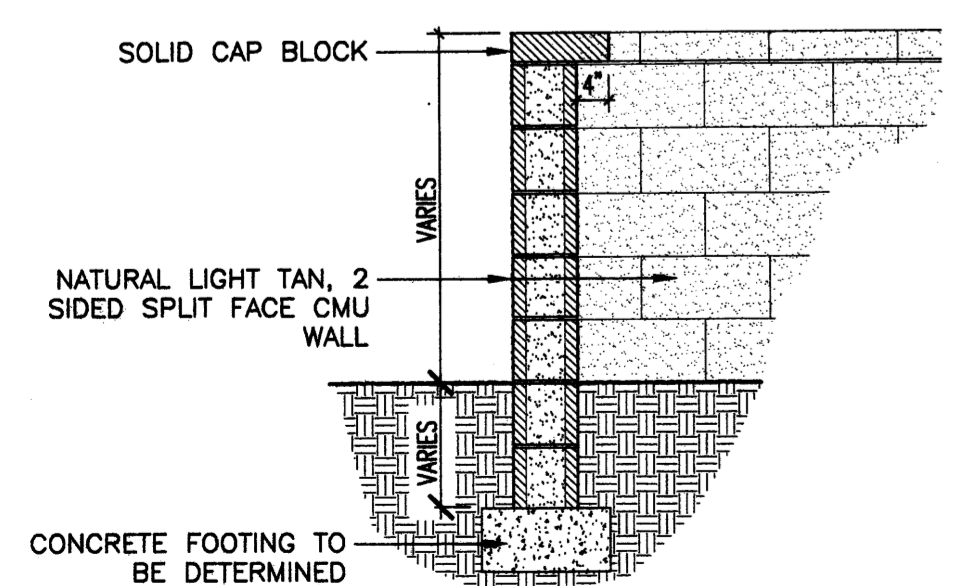
Accessible & Motorcycle Sign



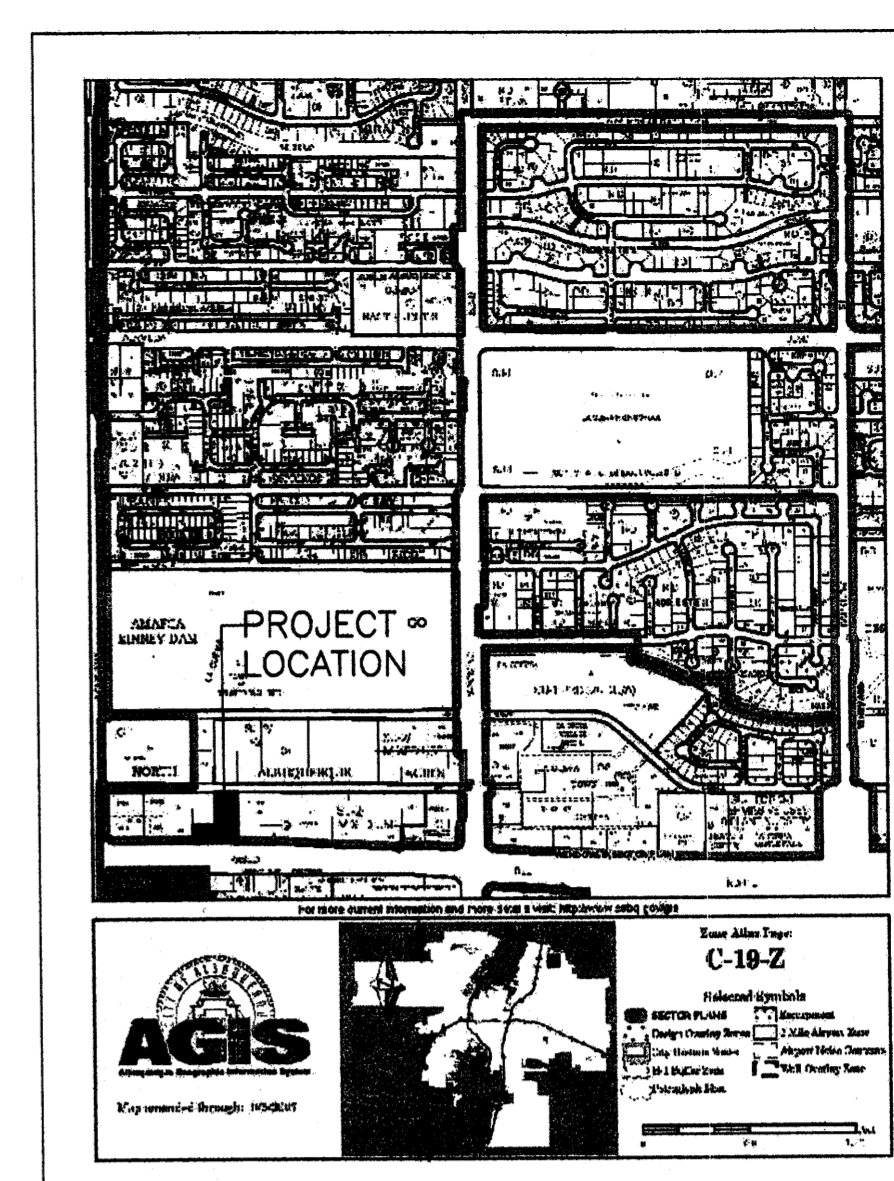
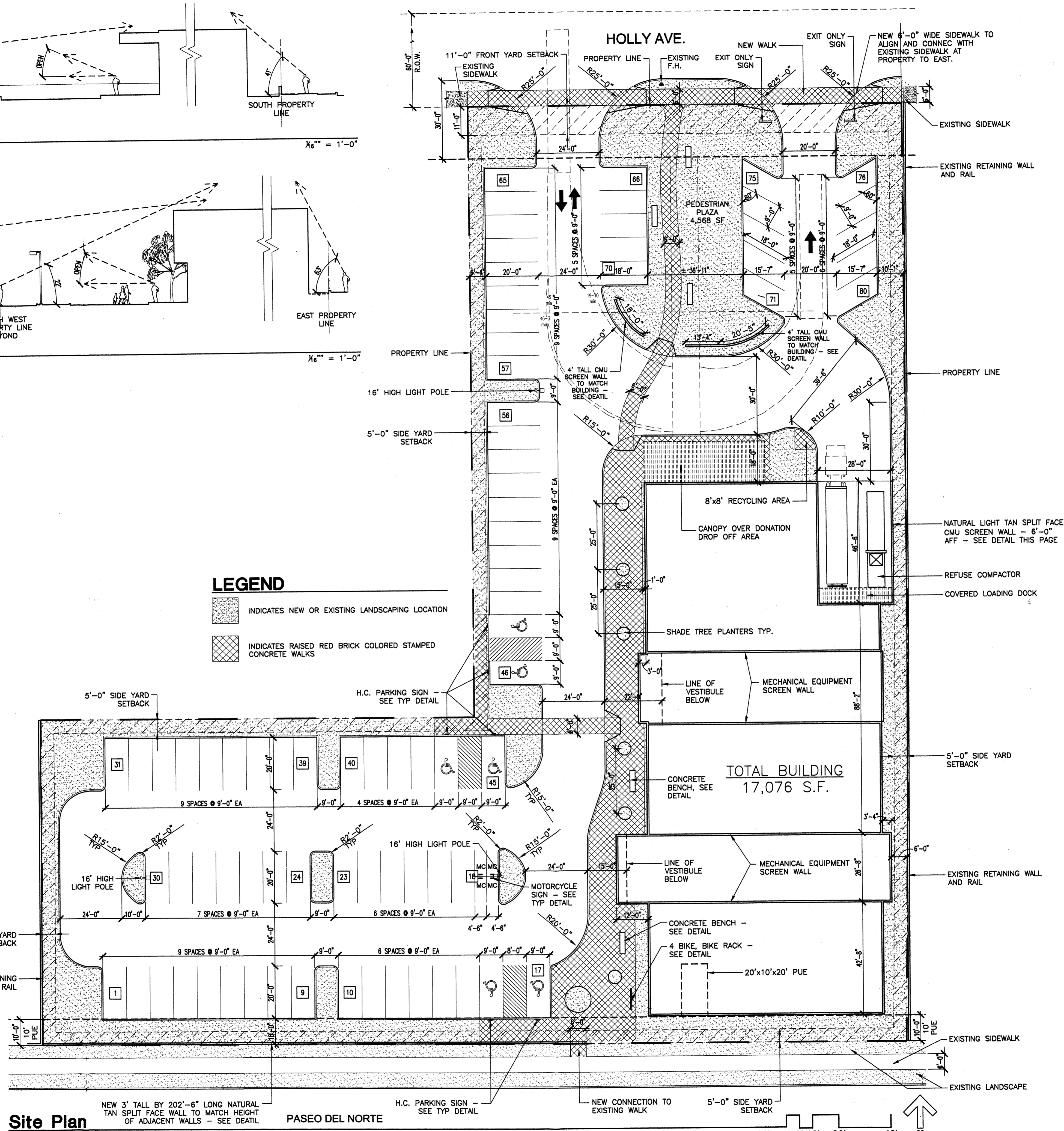
TS Bike Rack Detail



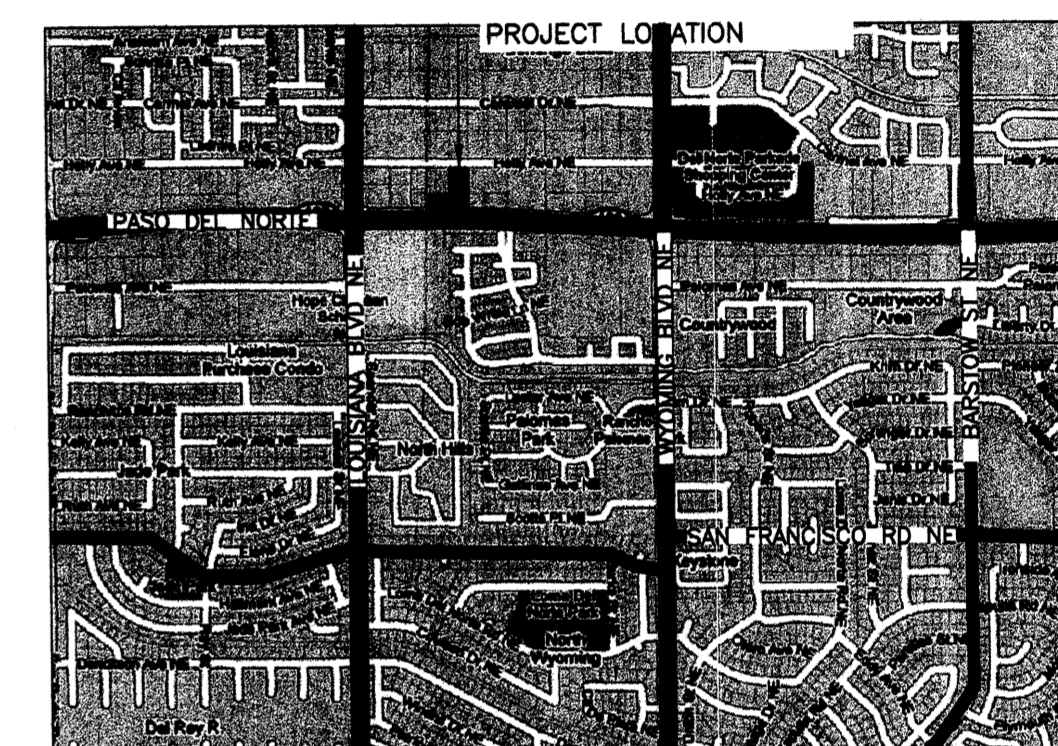
Bench Detail - Typical



Site Wall Detail - Typical



Zone Atlas Page C-19-Z



Vicinity Map

Parking Calculations

RETAIL & SERVICE (1/200)	13,000sf/200 =	65
OFFICES (1/200)	1,500sf/200 =	8
WAREHOUSE (1/2,000)	1,650sf/2,000 =	2
TOTAL		75

TOTAL REQUIRED SPACES = 75
TOTAL PROVIDED SPACES = 80 (<10%)

ACCESSIBLE SPACE REQUIRED = 4
ACCESSIBLE SPACES PROVIDED = 6

BIKE SPACES PROVIDED (1 PER 20 AUTO) 77/20 = 4

MOTORCYCLE SPACES PROVIDED = 4

SITE PLAN NOTES:

SITE PLAN SHALL COMPLY & BE DESIGNED PER DPM STANDARDS

EXTERIOR LIGHTING:

- LIGHTING POLE FIXTURES TO BE IN ACCORDANCE WITH THE NORTH ALBUQUERQUE ACRES & SANDIA HEIGHT LIGHT POLLUTION ORDINANCE AS WELL AS ALL CITY LIGHT REGULATIONS
- SHALL BE FULLY SHIELDED AND HAVE AUTOMATIC TIMING DEVICE
- LIGHT FIXTURES SHALL REMAIN OFF BETWEEN 11PM AND SUNRISE EXCEPT FOR SECURITY PURPOSE OR TO ILLUMINATE WALKWAYS, DRIVEWAYS, & PARKING LOTS
- SECURITY LIGHTING SHALL BE OPERATED AS CUTOFF OR SEMI-CUTOFF FIXTURES & SHALL HAVE LIGHT & MOTION SENSORS &/OR AUTOMATIC TIMING DEVICE
- NO MORE THAN 25% OF LIGHT SHALL EXTENDED TO 10' BEYOND PROPERTY LINE
- ALL LIGHTING SHALL ADHERE TO ALL LIGHTING REGULATIONS OF THE LA CUEVA SECTOR DEVELOPMENT PLAN

LANDSCAPE:

7. MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER

UTILITIES:

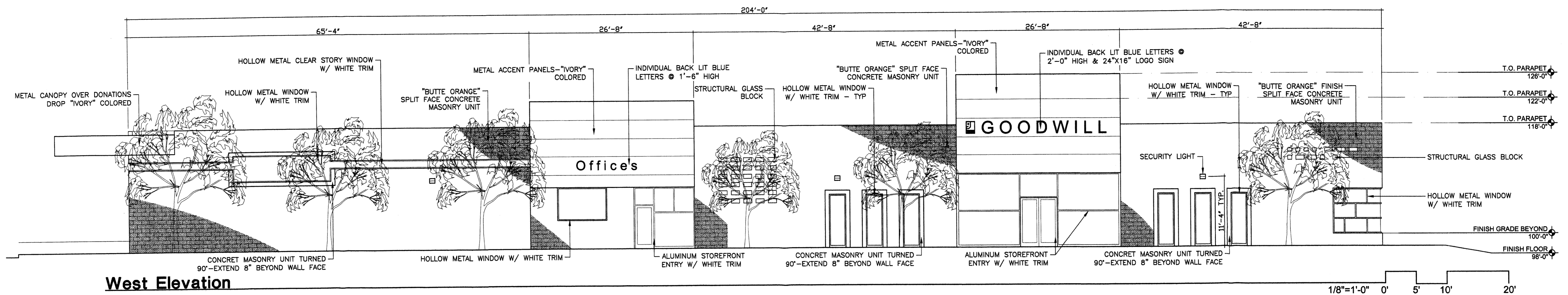
- ALL UTILITIES SHALL BE PLACED UNDERGROUND
- TRANSFORMER & PROPOSED EASEMENTS WILL BE LOCATED ON SITE PLAN PRIOR TO DRB REVIEW. ALL GRADING, FENCING, SIGNAGE, AND LANDSCAPING WITHIN EASEMENTS WILL BE COORDINATED WITH PNM.

SIGNAGE:

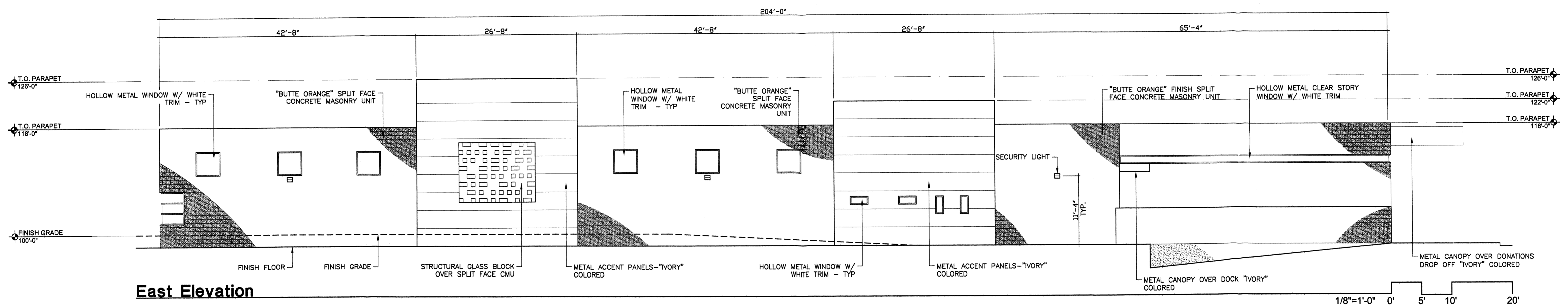
- ALL SIGNAGE SHALL ADHERE TO ALL REGULATIONS OF THE LA CUEVA SECTOR DEVELOPMENT PLAN - SECTION 5-4-6-13, 13R-1 TO 13R-9.
- ALL SIGNAGE SHALL HAVE MIN CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA REGULATIONS.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

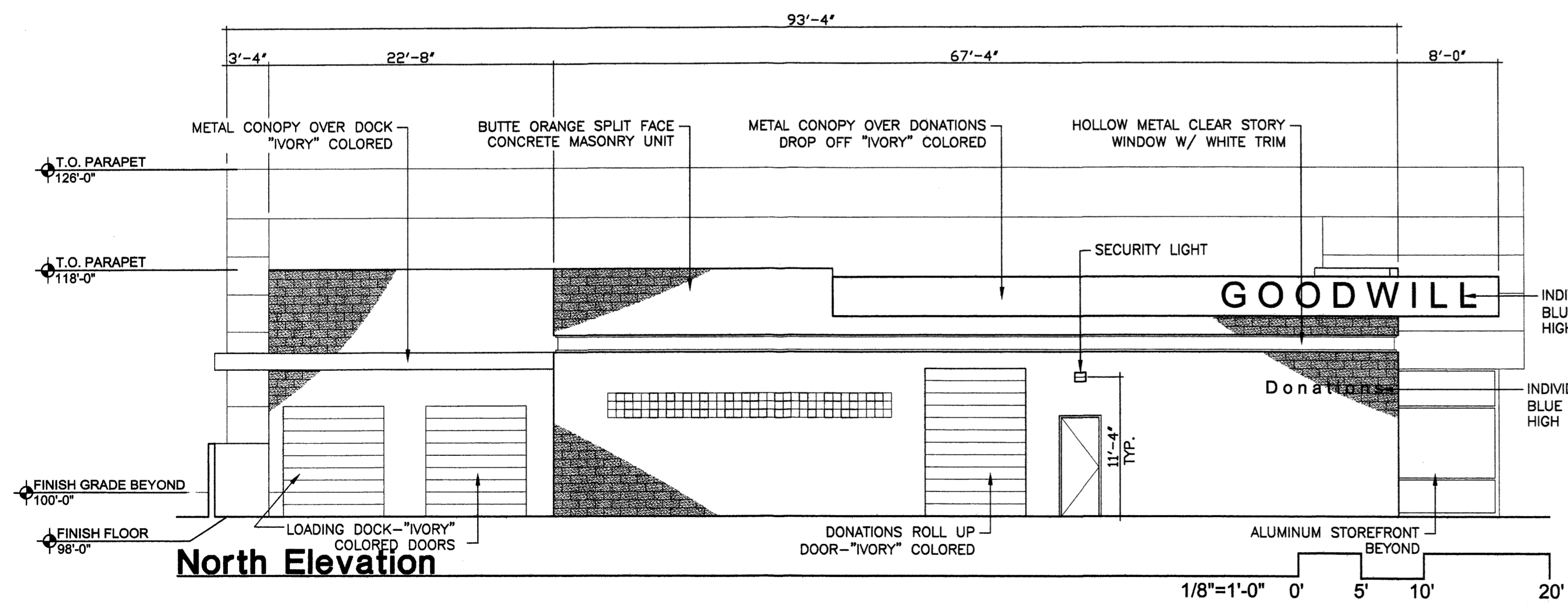
APPROVED
2/16/2010
SIGNATURE & DATE



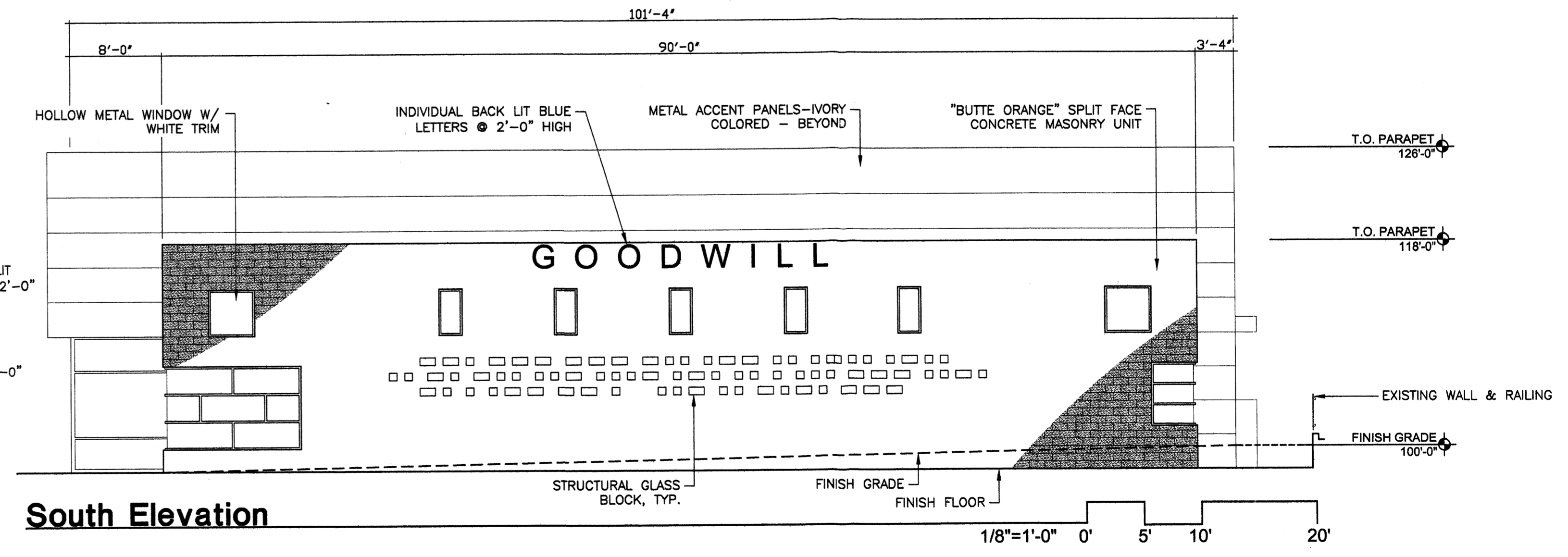
West Elevation



East Elevation



North Elevation



South Elevation

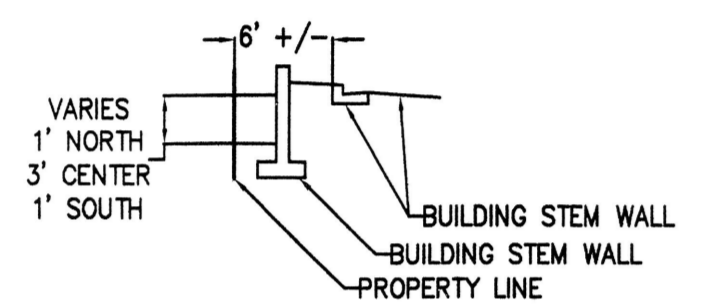
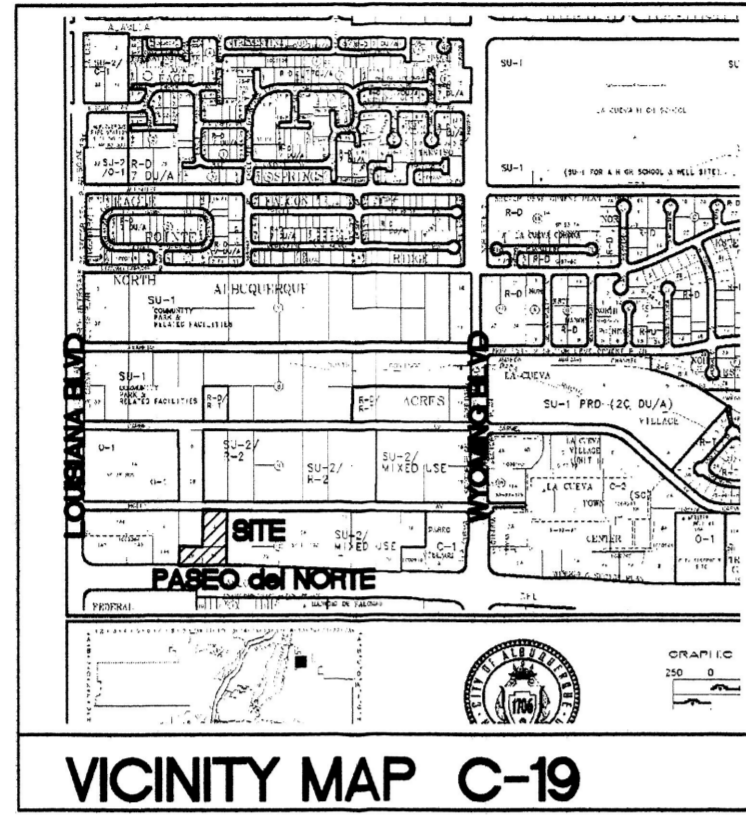
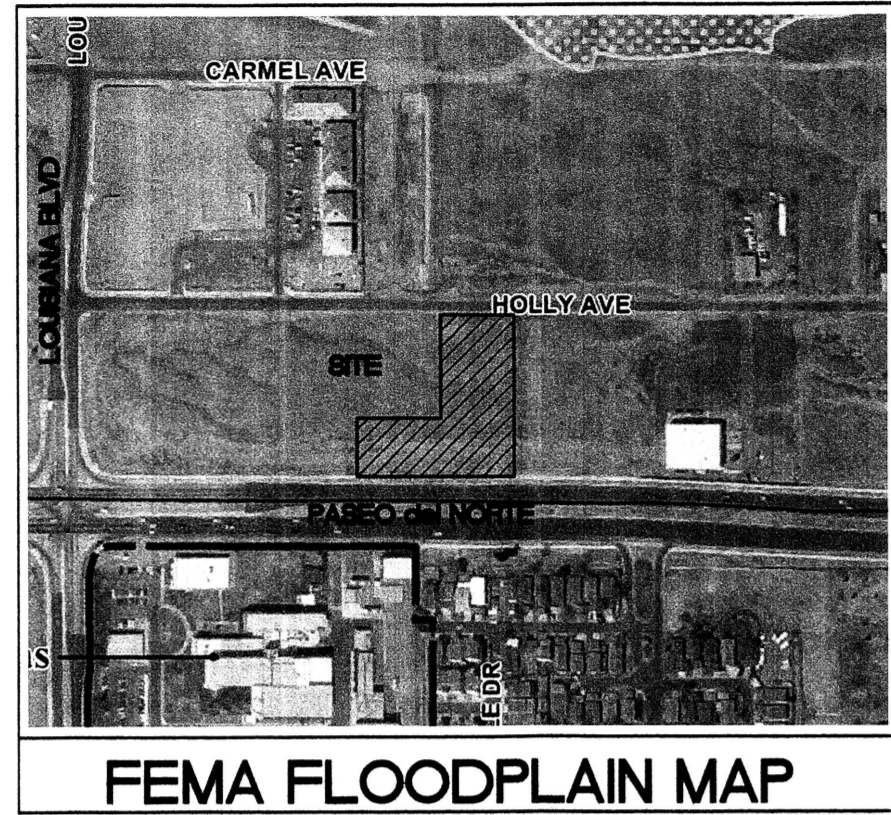
McElheney Architects, p.c.

2001 Carlisle Blvd. NE, Suite B * Albuquerque, New Mexico 87110
 V: 505.262.0193 F: 505.881.9114 E: bob@mcElheneyarchitects.com

Goodwill Industries of New Mexico

Paseo del Norte & Holly Ave. NE

November, 2009



SECTION A-A
NTS

LOTS 6, 27, AND 28, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, 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

LEGAL DESCRIPTION

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.84 ACRES LOCATED ON THE NORTH SIDE OF PASEO del NORTE BETWEEN LOUISIANA BLVD. AND WYOMING BLVD. NE AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE LOTS TO THE EAST ARE DEVELOPED. THE ONLY OTHER DEVELOPED PROPERTY ADJACENT TO THE SITE IS WEST OF LOT 27. THE REMAINDER OF THE ADJACENT PROPERTIES ARE UNDEVELOPED. THE PROPOSED DEVELOPMENT WILL BE A RETAIL STORE FOR GOODWILL INDUSTRIES.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

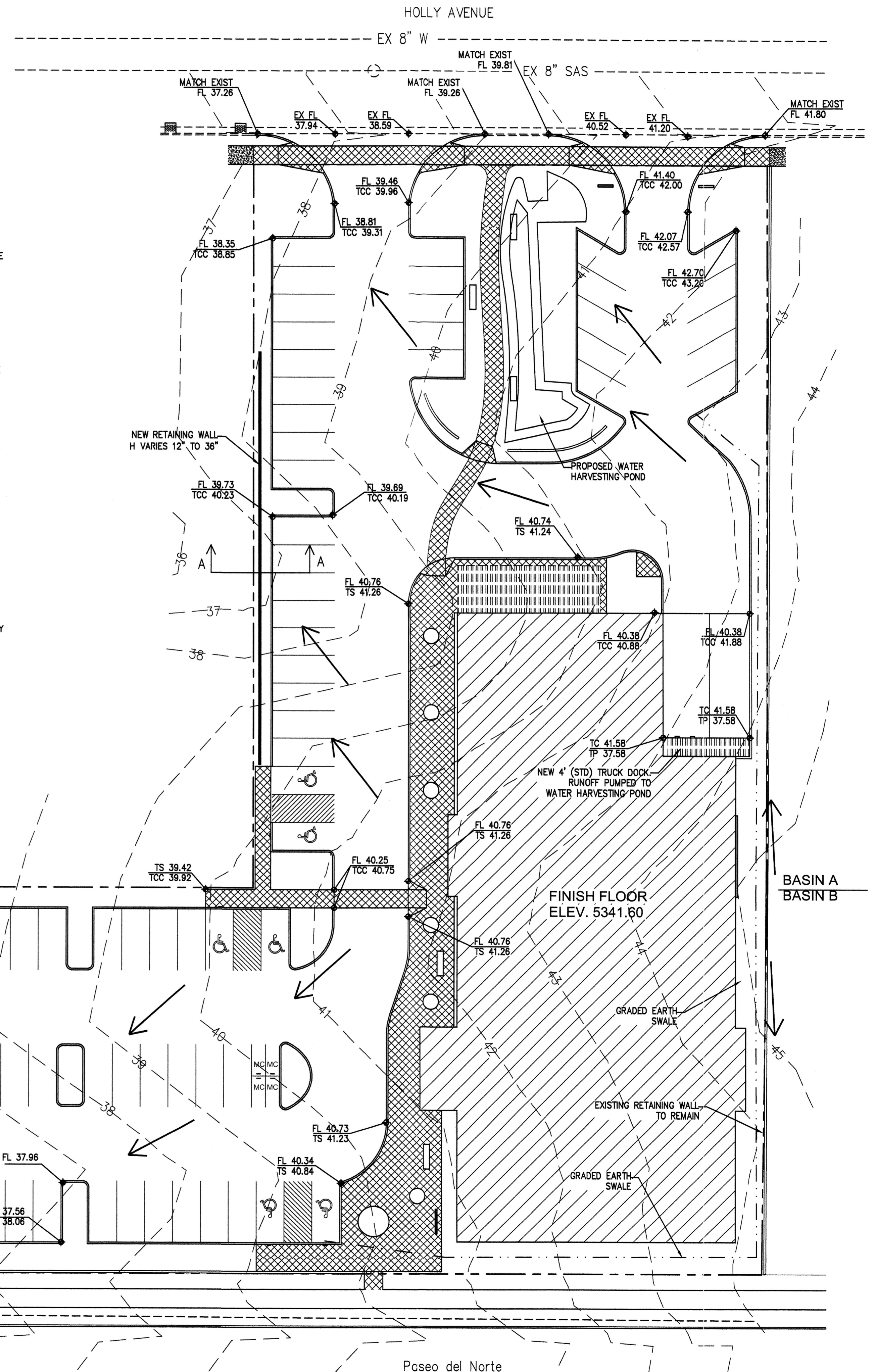
THIS LOT TO THE EAST IS A DEVELOPED CHURCH AND PAVED PARKING. THE RUNOFF GENERATED FROM THE CHURCH SITE IS ROUTED AWAY FROM THIS SITE EXCEPT A NARROW STRIP OF LANDSCAPING ALONG THE EAST PROPERTY LINE OF THIS SITE. SINCE HOLLY AVE. TO THE NORTH AND PASEO del NORTE TO THE SOUTH ARE CURBED, THERE ARE NO OTHER IMPACTS TO THIS SITE FROM ADJACENT PARCELS.

THIS SITE HAS BEEN DISTURBED DURING THE CONSTRUCTION OF PASEO del NORTE BUT GENERALLY SHEET FLOODS FROM EAST TO WEST WITH AN AVERAGE SLOPE OF 3%.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT ON THIS SITE WILL DIRECT RUNOFF GENERATED ONSITE AND THE SMALL AMOUNT OF OFFSITE RUNOFF FROM THE EAST TO BOTH HOLLY AVENUE AND THE EXISTING 84" STORM DRAIN ADJACENT TO THE SOUTH PROPERTY LINE ALONG PASEO del NORTE. GENERALLY LOT 6 (BASIN A) DRAINS TO THE NORTH TO DISCHARGE INTO HOLLY VIA TWO PROPOSED SIDEWALK CULVERTS WHILE LOTS 27 AND 28 (BASIN B) DRAIN SOUTH-WEST TO A PROPOSED AREA INLET IN THE CORNER OF THE PARKING LOT THAT WILL CONNECT INTO AN EXISTING MANHOLE ON THE EXISTING 84" STORM DRAIN.

A WATER HARVESTING POND HAS BEEN PROPOSED ON THE NORTH END OF THE SITE WITHIN A LANDSCAPED AREA BETWEEN THE DRIVES. THIS POND FACILITATES THE DRAINAGE OF THE NORTHEAST PORTION OF THE SITE WHERE THE RUNOFF IS ROUTED THROUGH THE POND ON THE WAY TO DISCHARGE INTO HOLLY AVE. THROUGH A PROPOSED SIDEWALK CULVERT.



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (10 day) (acre-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
BASIN A	2.40	0.00	1.50	1.50	97.00	2.32	0.47	20,258	0.91	39,718	11.92
BASIN B	7.48	0.00	0.00	4.60	95.40	2.31	1.44	62,795	2.81	122,305	37.00
PROPOSED CONDITIONS											
BASIN A	2.40	0.00	1.50	1.50	97.00	2.32	0.47	20,258	0.91	39,718	11.92
BASIN B	7.48	0.00	0.00	4.60	95.40	2.31	1.44	62,795	2.81	122,305	37.00
EXCESS PRECIP.	0.66	0.92	1.29	2.36	E _i (in)						
PEAK DISCHARGE	1.87	2.6	3.45	5.02	Q _p (cfs)						

$$\%A + (E_a)(\%B) + (E_c)(\%C) + (E_d)(\%D)$$

$$= (\text{WEIGHTED } E)(\text{AREA})/12$$

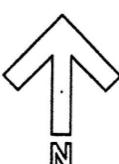
$$= V_{6-hr} + (A_e)(P_{6-hr}) - P_{6-hr}/12$$

$$= (Q_{6-hr})(A_a) + (Q_{6-hr})(A_c) + (Q_{6-hr})(A_d)$$

ZONE = 3
 P_{6-hr} (in.) = 2.60
 P_{24-hr} (in.) = 3.10
 P_{30-day} (in.) = 4.90

CONCEPTUAL GRADING PLAN

1" = 20'



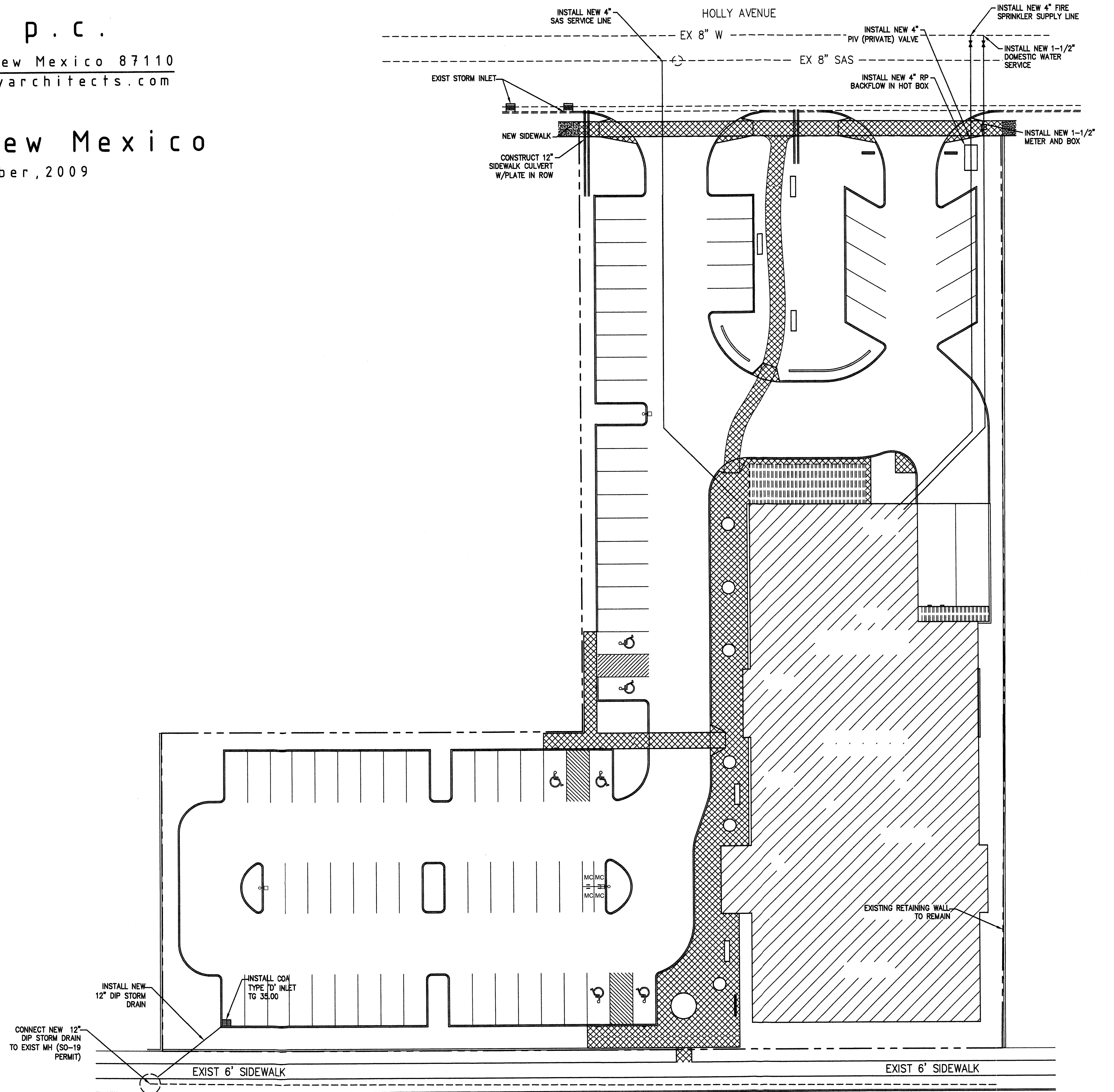
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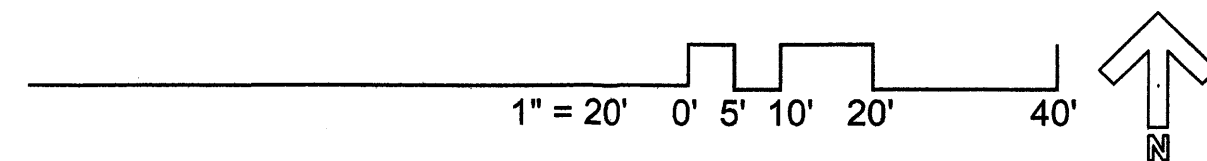
Goodwill Industries of New Mexico

Paseo del Norte & Holly Ave. NE

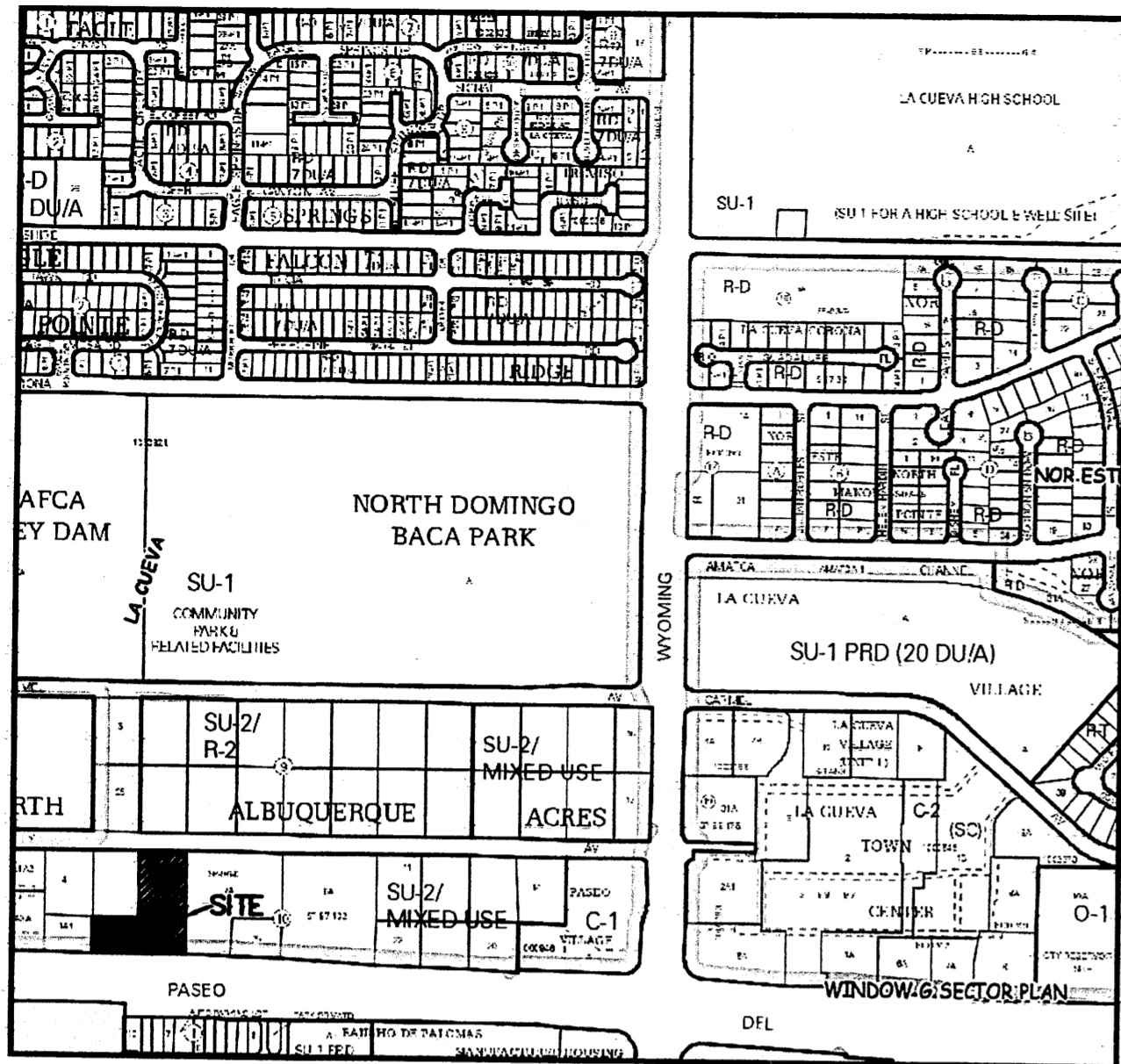
November, 2009



CONCEPTUAL WATER AND SEWER PLAN



Paseo del Norte



Vicinity Map Zone Atlas C-19-Z n.t.s.

Subdivision Data

GROSS ACREAGE, 1.9479 ACRES
 ZONE ATLAS PAGE NO., C-19-Z
 NUMBER OF EXISTING TRACTS, 3
 NUMBER OF TRACTS CREATED, 1
 NUMBER OF TRACTS ELIMINATED, 0
 MILES OF FULL WIDTH STREETS, 0.00
 MILES OF HALF WIDTH STREETS, 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.1143 ACRES
 DATE OF SURVEY, MARCH 2010
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER, 2010112156
 ZONING, SU-2 FOR MIXED USES

Free Consent & Dedication

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 AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS 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.

Peter Eacott
 PETER EACOTT

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 22, 2010

BY: PETER EACOTT

Roberto Rodriguez 10/01/2012
 NOTARY PUBLIC

[Signature] 10/01/2012
 MY COMMISSION EXPIRES

Indexing Information

Projected Section 18, Township 11 North, Range 4 East,
 Elena Gallegos Grant
 Subdivision: North Albuquerque Acres, Tract 2, Unit 3
 Owner: Peter Eacott
 Portions of Lots 27 & 28 - UPC #101906408202030105
 Lot 6 #101906409003730127

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2009.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES-ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470. (NAVD 1988).
4. THE BASIS OF REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.
6. THE SUBJECT PROPERTY HAS CONTROLLED ACCESS TO PASEO DEL NORTE NE.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1416408-AL04, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2009.
2. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED SEPTEMBER 10, 1931, IN BOOK D1, PAGE 20.
3. DEED FOR PORTIONS OF LOTS 27 AND 28 (9/22/03 BK A65, PG 3502).
4. PLAT OF LOT 1-A-1-A-2 (12/13/05, 05C-396).

Solar Collection Note

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

NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.

Legal

LOT NUMBERED SIX (6) AND PORTIONS OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, FOLIO 20, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "9_C18" BEARS N 54°35'52" W, A DISTANCE OF 4074.05 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°38'34" E, A DISTANCE OF 166.28 FEET TO AN ANGLE POINT, MARKED WITH A REBAR WITH CAP, ILLEGIBLE;

THENCE, N 00°23'46" W, A DISTANCE OF 264.07 FEET TO AN ANGLE POINT, BEING A POINT ON THE CENTERLINE OF RIGHT OF WAY FOR HOLLY AVENUE NE;

THENCE, S 89°40'23" E, A DISTANCE OF 166.16 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, S 00°11'00" W, A DISTANCE OF 389.17 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE NE, AND MARKED WITH A REBAR WITH CAP "LS 12651";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89°40'23" W, A DISTANCE OF 330.74 FEET TO THE SOUTHWEST CORNER, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, LEAVING SAID RIGHT OF WAY, N 00°37'33" E, A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9479 ACRES (84,852 SQ. FT.) MORE OR LESS.

Plat of
Lot 6-A, Block 10
North Albuquerque Acres
 Bern. **Tract 2, Unit 3**
City of Albuquerque
Bernalillo County, New Mexico
 March 2010

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	_____	Date
Comcast	_____	Date

City approvals:

<i>[Signature]</i> City Surveyor	_____	3-22-10 Date
Traffic Engineer	_____	Date
Real Property Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

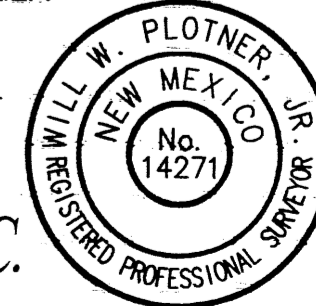
Surveyor's Certificate

"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."

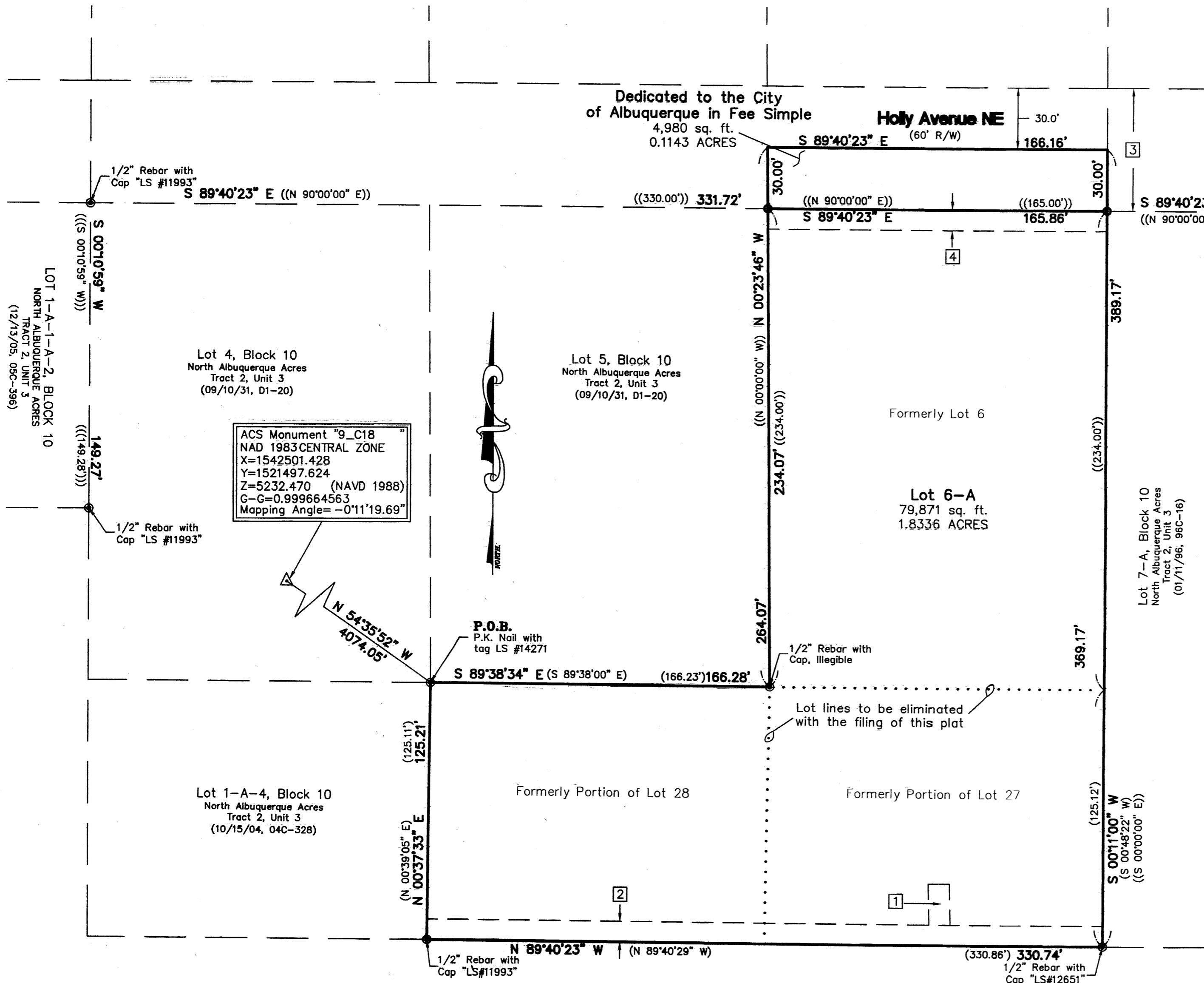
Will Plotner Jr. 3/18/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



Plat of
Lot 6-A, Block 10
North Albuquerque Acres
Tract 2, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
 March 2010



ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle=-0°11'19.69"

Easement Notes

- 1 EXISTING 10' X 20' PNM EASEMENT (8/18/1998, BK.9814, PG. 1832)
- 2 EXISTING 10' P.U.E. (2/23/98, BK. 9805, PG. 8444)
- 3 EXISTING 60' ROADWAY EASEMENT (9/10/31, D1-20)
- 4 10' P.U.E. TO BE GRANTED WITH THE FILING OF THIS PLAT

Public Utility Easements:

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- 1. 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.
 - 2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service.
 - 3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 - 4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

Disclaimer

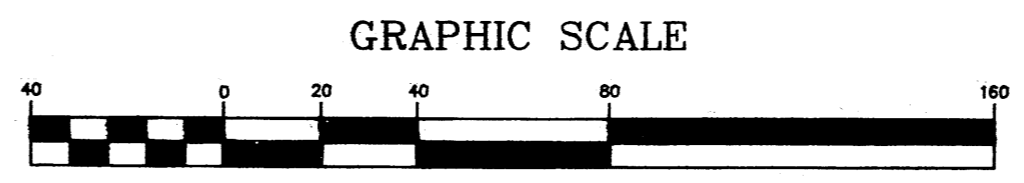
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Legend

P.U.E.	NON-EXCLUSIVE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES (Deed for Lots 27 and 28) (9/22/03 BK A65, Pg 3502)
((N 90°00'00" E))	RECORD BEARING AND DISTANCES (09/10/31, D1-20)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY LS "14271"

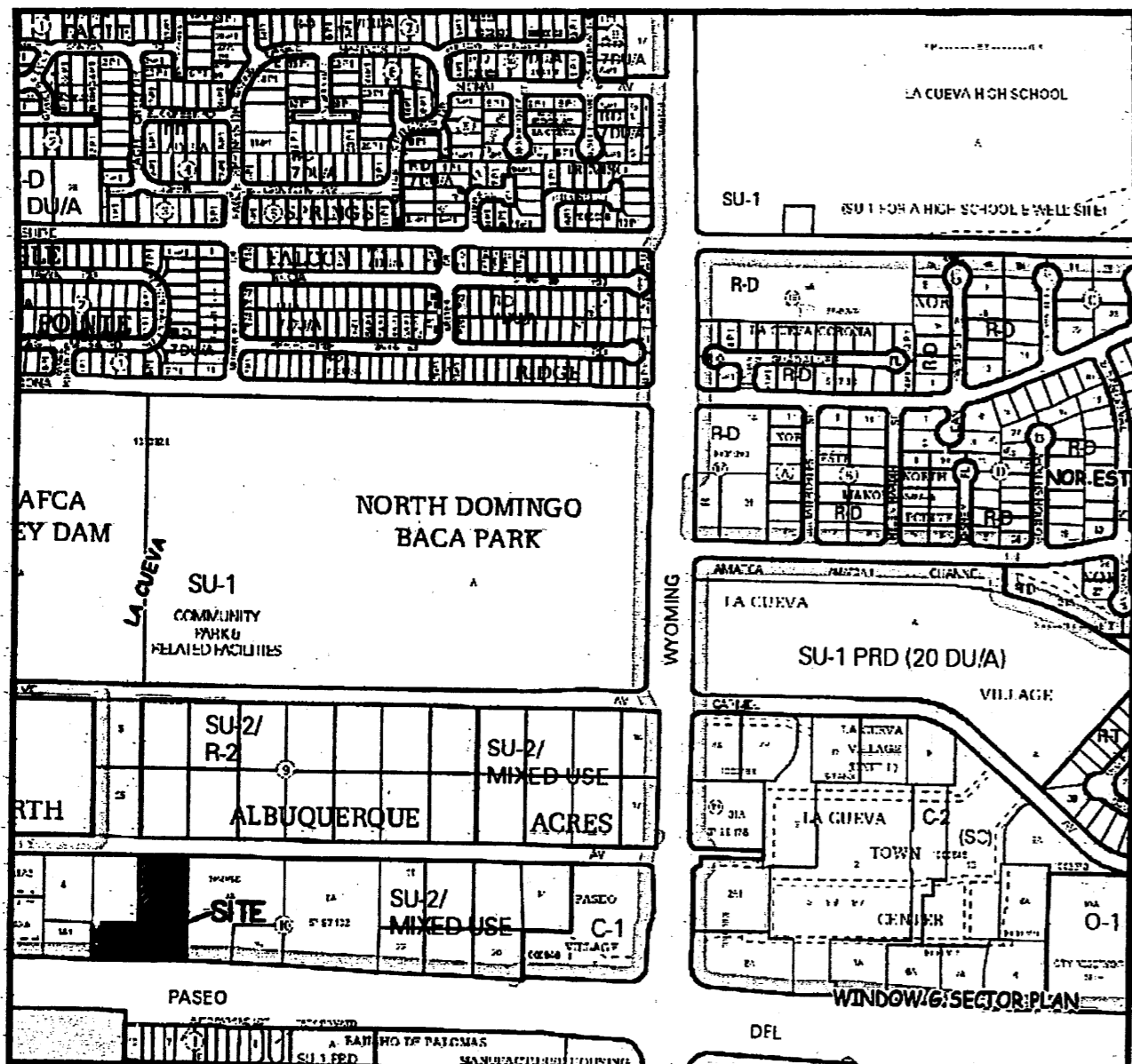
Paso Del Norte NE

(R/W Varies)
(See Note 6)



CARTESIAN SURVEYS INC.

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



Vicinity Map Zone Atlas C-19-Z n.t.s.

Subdivision Data

GROSS ACREAGE	1.9479 ACRES
ZONE ATLAS PAGE NO.	C-19-Z
NUMBER OF EXISTING TRACTS	3
NUMBER OF TRACTS CREATED	1
NUMBER OF TRACTS ELIMINATED	0
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.1143 ACRES
DATE OF SURVEY	MARCH 2010
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2010112156
ZONING	SU-2 FOR MIXED USES

Free Consent & Dedication

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 AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL UTILITY EASEMENTS AS 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.

PETER EACOTT

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 22, 2010

BY: PETER EACOTT

[Signature] 10/01/2010
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Projected Section 18, Township 11 North, Range 4 East,
 Elena Gallegos Grant
 Subdivision: North Albuquerque Acres, Tract 2, Unit 3
 Owner: Peter Eacott
 Portions of Lots 27 & 28 - UPC #101906408202030105
 Lot 6 #101906409003730127

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1-219-044-081020-08-05
 PROPERTY OWNER OF RECORD:
Karyote Holdings LLC
 COUNTY TREASURER'S OFFICE
 NEW MEXICO

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2009.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES-ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470. (NAVD 1988).
4. THE BASIS OF REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.
6. THE SUBJECT PROPERTY HAS CONTROLLED ACCESS TO PASEO DEL NORTE NE.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1416408-AL04, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2009.
2. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED SEPTEMBER 10, 1931, IN BOOK D1, PAGE 20.
3. DEED FOR PORTIONS OF LOTS 27 AND 28 (9/22/03 BK A65, PG 3502).
4. PLAT OF LOT 1-A-1-A-2 (12/13/05, 05C-396).

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:
 NO PROPERTY WITHIN THE AREA OF THIS PLAT 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.

Legal

LOT NUMBERED SIX (6) AND PORTIONS OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, FOLIO 20, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "9_C18" BEARS N 54°35'52" W, A DISTANCE OF 4074.05 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°38'34" E, A DISTANCE OF 166.28 FEET TO AN ANGLE POINT, MARKED WITH A REBAR WITH CAP, ILLEGIBLE;

THENCE, N 00°23'46" W, A DISTANCE OF 264.07 FEET TO AN ANGLE POINT, BEING A POINT ON THE CENTERLINE OF RIGHT OF WAY FOR HOLLY AVENUE NE;

THENCE, S 89°40'23" E, A DISTANCE OF 166.16 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, S 00°11'00" W, A DISTANCE OF 389.17 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE NE, AND MARKED WITH A REBAR WITH CAP "LS 12651";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89°40'23" W, A DISTANCE OF 330.74 FEET TO THE SOUTHWEST CORNER, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, LEAVING SAID RIGHT OF WAY, N 00°37'33" E, A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9479 ACRES (84,852 SQ. FT.) MORE OR LESS.

Plat of
Lot 6-A, Block 10
North Albuquerque Acres
Tract 2, Unit 3
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2010

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 1008086
 Application Number 10DRB-70094

Plat approvals:

<i>[Signature]</i> PNM Electric Services	<u>4-6-10</u> Date
<i>[Signature]</i> New Mexico Gas Company	<u>4/6/2010</u> Date
<i>[Signature]</i> Qwest	<u>04-06-10</u> Date
<i>[Signature]</i> Comcast	<u>4-6-10</u> Date

City approvals:

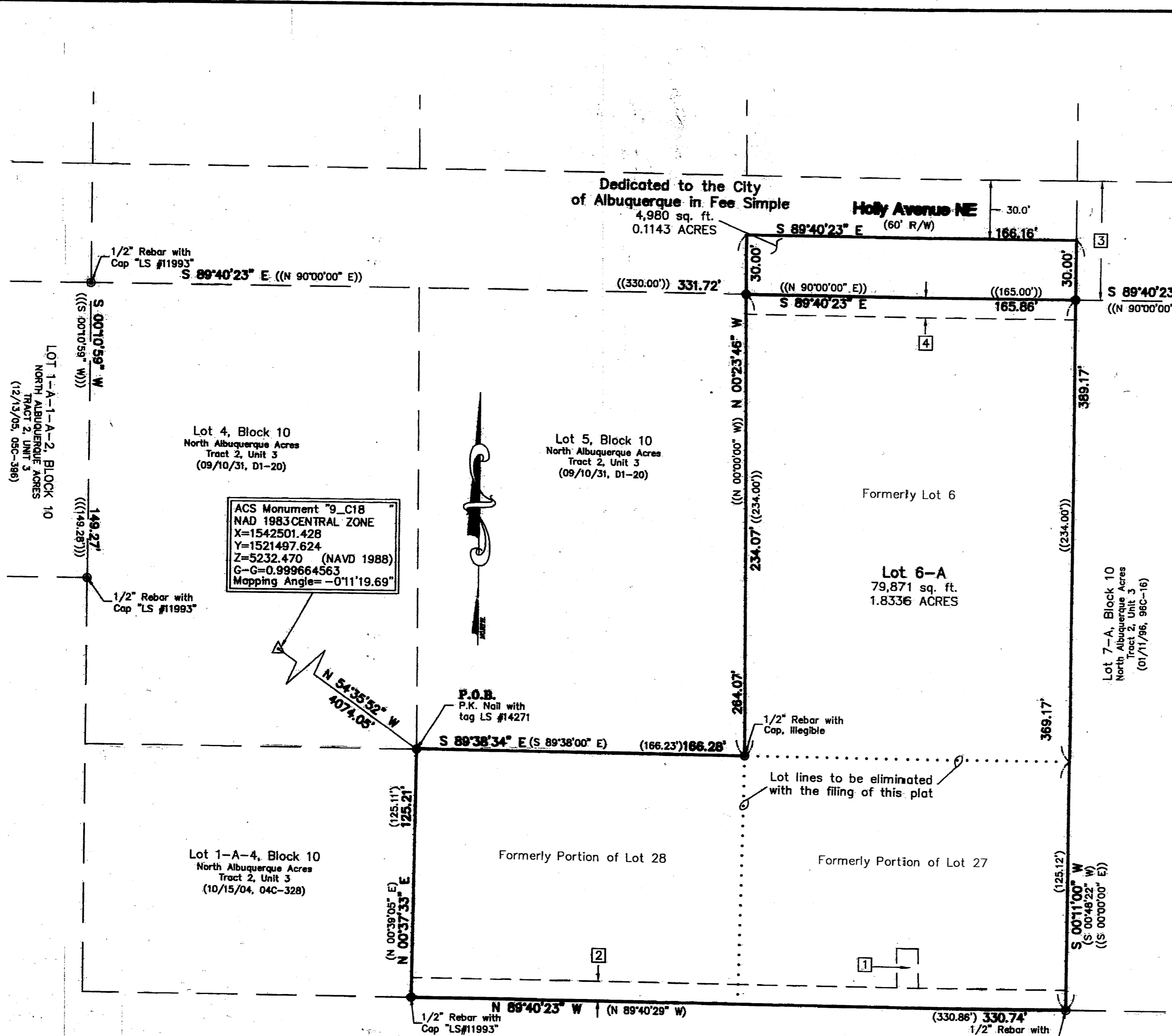
<i>[Signature]</i> City Surveyor	<u>3-22-10</u> Date
<i>[Signature]</i> Traffic Engineer	<u>03-31-10</u> Date
N/A Real Property Division	
<i>[Signature]</i> ABCWUA	<u>03/31/10</u> Date
<i>[Signature]</i> Christina Sandoval Parks and Recreation Department	<u>3/31/10</u> Date
<i>[Signature]</i> Bradley S. Bringham AMAFCA	<u>3/31/10</u> Date
<i>[Signature]</i> Bradley S. Bringham City Engineer	<u>3/31/10</u> Date
<i>[Signature]</i> DRB Chairperson, Planning Department	<u>4/9/10</u> 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] 3/18/10
 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

Plat of
Lot 6-A, Block 10
North Albuquerque Acres
Tract 2, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
 March 2010



Easement Notes

- 1 EXISTING 10' X 20' PNM EASEMENT (8/18/1998, BK.9814, PG. 1832)
- 2 EXISTING 10' P.U.E. (2/23/98, BK. 9805, PG. 8444)
- 3 EXISTING 60' ROADWAY EASEMENT (9/10/31, D1-20)
- 4 10' P.U.E. TO BE GRANTED WITH THE FILING 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 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.

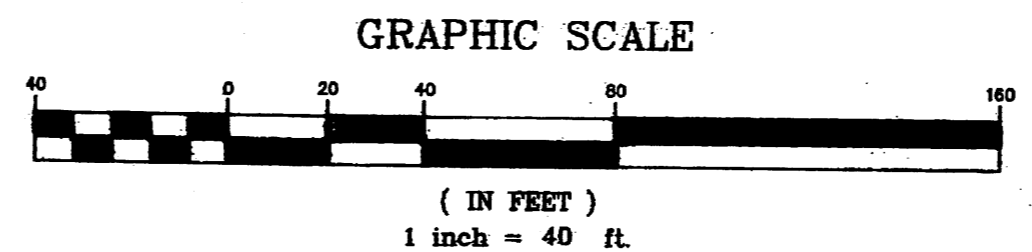
Disclaimer

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.

Legend

P.U.E.	NON-EXCLUSIVE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES (Deed for Lots 27 and 28) (9/22/03 BK A65, Pg 3502)
((N 90°00'00" E))	RECORD BEARING AND DISTANCES (09/10/31, D1-20)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY LS "14271"

Passo Del Norte NE
(R/W Varies)
(See Note 6)



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04/09/2010 01:58 PM Page: 2 of 2
ty:PLAT R:312.00 B: 2010C P: 0042 M. Toulous Olivere, Bernalillo Cour

CARTESIAN SURVEYS INC.

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