

Vicinity Map - Zone Atlas F-14-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Solar Collection Note

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.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: Lands of Mountain States Telephone & Telegraph Company (Tract A-2)
 Rivera Place (Lots 1-5 and 11-17)
 Furr's Properties Inc. (Tract A)
 Owner: Pay & Save Inc. (Tract A-2, Lots 1-5 and 11-17 of Rivera Place, and Tract A, Furr's Properties)
 UPC #: 101406138603140311 (Tract A-2, Lands of MST&T)
 101406139501240322 (Lots 11-17, Rivera Place)
 101406040352613101 (Lots 1-5, Rivera Place)
 101406041352813102 (Tract A, Furr's Properties Inc.)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101406138603140311
 101406139501240322
 101406040352613101
 101406041352813102
 PROPERTY OWNER OF RECORD
 Pay & Save Inc
 BERNALILLO COUNTY TREASURER'S OFFICE
 Michelle Rodriguez 11-24-2020

Subdivision Data

GROSS ACREAGE 3.3676 ACRES
 ZONE ATLAS PAGE NO. F-14-Z
 NUMBER OF EXISTING TRACTS 15
 NUMBER OF TRACTS CREATED 1
 MILES OF FULL-WIDTH STREETS 0 MILES
 MILES OF HALF-WIDTH STREETS 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0466 ACRES
 DATE OF SURVEY NOVEMBER 2020

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2408620-AL01 AND AN EFFECTIVE DATE OF SEPTEMBER 05, 2019.
2. PLAT OF RECORD FOR LANDS OF MOUNTAIN STATES TELEPHONE & TELEPHONE COMPANY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1985, IN VOLUME C28, FOLIO 22, DOCUMENT NO. 8569045.
3. ORDINANCE NUMBER 2608 FOR THE VACATION OF RIVERA PLACE ADDITION, V-489 FILED NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424.
4. PLAT OF RECORD FOR TRACTS A-1 & A-2, LANDS OF MOUNTAIN STATES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 2020 IN BOOK 2020C, PAGE 90.
5. WARRANTY DEED FOR LOTS 1-5 AND LOTS 11-17, RIVERA PLACE AND TRACT A, FURR'S PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 4, 2001 IN BOOK A24, PAGE 2111, AS DOCUMENT NO. 2001103825.
6. WARRANTY DEED FOR TRACTS 150-A AND 150-B-2, MRGCD MAP NO. 32, NOW TRACTS A-1 AND A-2, LANDS OF MOUNTAIN STATES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 4, 1972 IN BOOK D909, PAGE 696-697, AS DOCUMENT NO. 636710.

DOCH 2021138761

11/24/2021 03:20 PM Page: 1 of 5
 PLAT R: \$25.00 B: 2021C P: 0135 Linda Stover, Bernalillo County

Legal Description (Continued on Page 4)

TRACT A-2, PLAT OF THE LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 21, 2020, IN BOOK 2020C, PAGE 90.

AND

LOTS 1-5 AND 11-17 OF RIVERA PLACE AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 2, 1946, IN BOOK C1, PAGE 124.

AND

TRACT A OF FURR'S PROPERTIES, INC., AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JULY 7, 1993, IN BOOK 93C, PAGE 191

AND A PORTION OF VACATED RIVERA PL DRIVE N.W. VACATED PER V-489 ORDINANCE NO. 2608, AS THE SAME IS DESCRIBED ON THE DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 18, 1964 IN BOOK MISC. 49, PAGE 424, AS DOCUMENT NO. 27197;

Plat for
Tract A, Lowe's Markets
 Being Comprised of
 Tract A-2, Lands of Mountain States Telephone & Telegraph; Tract A, Furr's Properties Inc., Lots 1-5, and Lots 11-17, Rivera Place, and a Portion of Vacated Rivera Pl. Dr. N.W.
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021

Project Number: PR-2021-005019

Application Number: SD-2021-00109

Plat Approvals:

- Rodney Fuentes Jun 23, 2021
- PNM Electric Services Jun 22, 2021
- Natalia Antonio 6/22/21
- Qwest Corp. d/b/o CenturyLink QC Jun 21, 2021
- Jeff Estevanlo
- New Mexico Gas Company Jun 21, 2021
- Mike Montano
- Comcast

City Approvals:

- Loren N. Risenhoover P.S. 6/21/2021
- City Surveyor
- Jeanne Wolfenbarger Nov 22, 2021
- Traffic Engineer
- Blaine Carter Sep 22, 2021
- ABCWUA
- Charles Maostas Sep 22, 2021
- Ernest Armijo Sep 22, 2021
- City Engineer
- Ernest Armijo Sep 22, 2021
- Parks and Recreation Nov 22, 2021
- DRB Chairperson, Planning Department
- Rory Steel 7/12/2012
- MRGCD

Surveyor's Certificate

I, WILL PLOTNER JR., A 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. 6/23/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



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

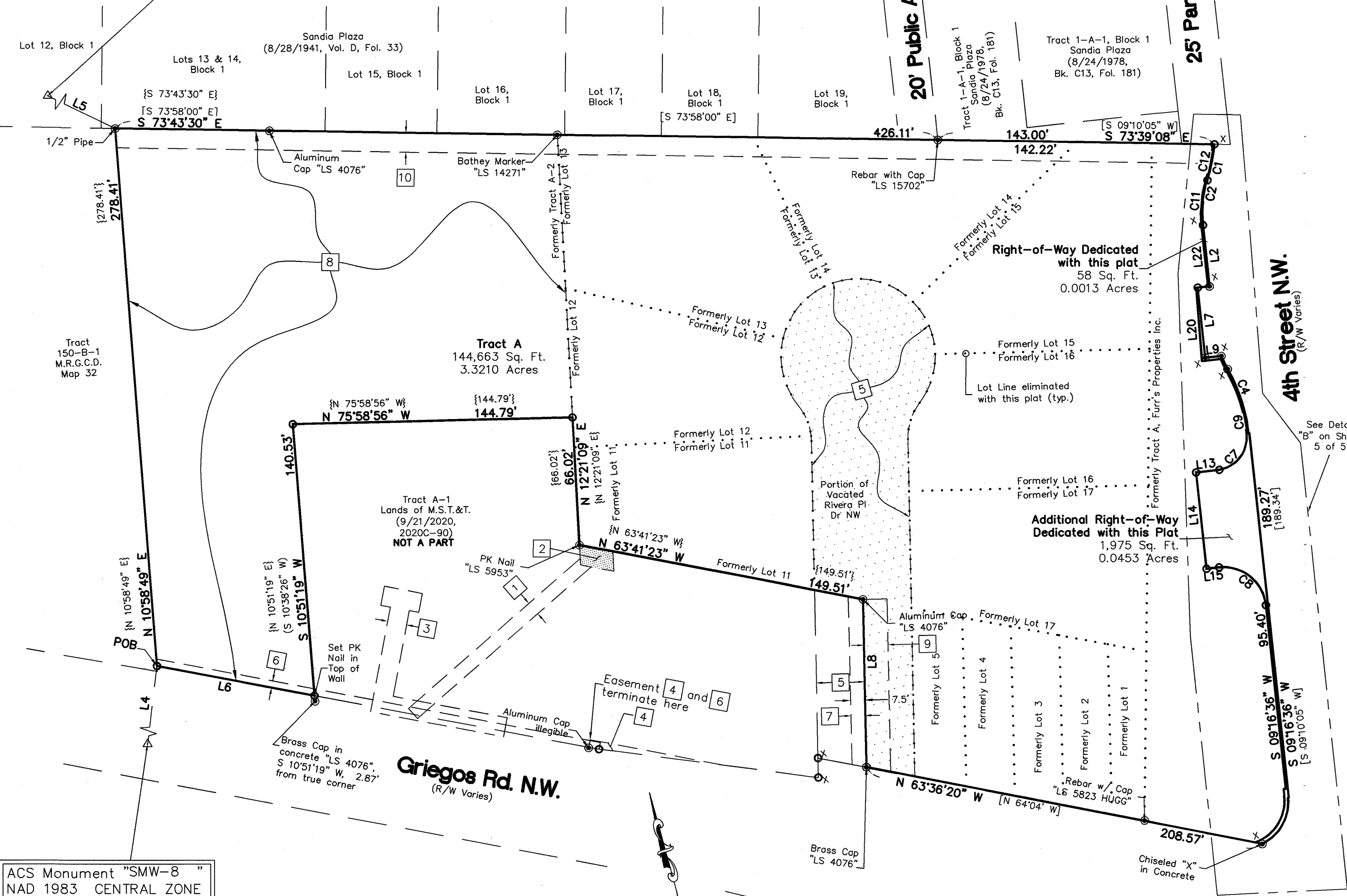
2021C-135 (1)

**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

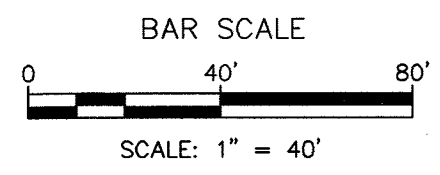
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)	⊗	FOUND CHISELED "X" IN CONCRETE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2020, 2020C-90)	⊗	SET CHISELED "X" UNLESS OTHERWISE NOTED

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"
*U.S. SURVEY FEET



ACS Monument "SMW-8"
NAD 1983 CENTRAL ZONE
X=1520419.554*
Y=1498475.704*
Z=4969.728* (NAVD 1988)
G-G=0.99968267
Mapping Angle=-0°13'51.02"
*U.S. SURVEY FEET



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PLAT R: \$25.00 B: 2021C P: 0135 Linda Stover, Bernalillo County

Easement Notes

- EXISTING 7' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 542, AS DOC. NO. 8530715)
- EXISTING 10' x 17' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 543, AS DOC. NO. 8537016) SHOWN HEREON AS [Symbol]
- EXISTING 10' QWEST & PNM UNDERGROUND EASEMENT (01/16/2002, BK. A30, PG. 7127, AS DOC. NO. 2002007148)
- EASEMENT RESERVED FOR PUBLIC UTILITIES (2/18/1971, MISC. BK. 205, PG. 56)
- EXISTING PUBLIC UTILITY EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424) PORTION VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]
- EXISTING 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC. (9/21/2020, 2020C-90)
- EXISTING 7.5' PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (9/21/2020, 2020C-90)
- EXISTING CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A (9/21/2020, 2020C-90)
- 12.5' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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wplotnerjr@gmail.com


2021C-135 (2)

Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GRIEGOS ROAD AND 4TH STREET N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

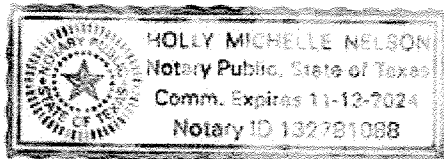
 5/20/2021
SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION DATE
LOWE'S MARKET CORPORATE OFFICE

STATE OF TEXAS }
CITY AND COUNTY OF LAMB } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/20/2021, 2020
SHAWN PICKRELL, DIRECTOR OF STORE PLANNING AND CONSTRUCTION,
LOWE'S MARKET CORPORATE OFFICE

By: 
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-13-2024



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.

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**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
City of Albuquerque
Bernalillo County, New Mexico
May 2021**

Legal Description (Continued)

ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2, BEING A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHENCE A TIE TO ACS CONTROL MONUMENT "SMW-8", BEARS S 22°21'05" W, A DISTANCE OF 5181.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°58'49" E, A DISTANCE OF 278.41 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT A-2, MARKED BY A 1/2" PIPE;

THENCE, S 73°43'30" E, A DISTANCE OF 426.11 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 15702";

THENCE, S 73°39'08" E, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY A CHISELED "X", BEING A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF 4TH STREET NW;

THENCE, COINCIDING WITH SAID EAST RIGHT-OF-WAY, THE FOLLOWING TWELVE COURSES:

19.02 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO PREVIOUS COURSE, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 12°55'00", AND A CHORD BEARING S 26°27'13" W, A DISTANCE OF 18.98 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

23.36 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 23°37'47", AND A CHORD BEARING S 21°05'47" W, A DISTANCE OF 23.19 FEET TO A POINT OF TANGENCY, MARKED BY A CHISELED "X";

S 09°16'49" W, A DISTANCE OF 31.83 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°41'50" W, A DISTANCE OF 6.18 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

S 09°18'10" W, A DISTANCE OF 36.41 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°50'21" E, A DISTANCE OF 8.40 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

7.51 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 07°35'37", AND A CHORD BEARING S 10°31'51" E, A DISTANCE OF 7.50 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A CHISELED "X";

35.25 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 23°56'23", AND A CHORD BEARING S 02°35'54" E, A DISTANCE OF 35.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 80°43'11" E, A DISTANCE OF 0.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 09°16'36" W, A DISTANCE OF 189.27 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 80°43'10" W, A DISTANCE OF 0.36 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

29.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.38 FEET, A DELTA OF 71°11'30", AND A CHORD BEARING S 44°53'42" W, A DISTANCE OF 27.22 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°36'20" W, A DISTANCE OF 208.57 FEET TO AN ANGLE POINT, MARKED BY A BRASS CAP "LS 4076";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 14°17'26" E, A DISTANCE OF 86.71 FEET TO AN ANGLE POINT, MARKED BY A ALUMINUM CAP "LS 4076";

THENCE, N 63°41'23" W, A DISTANCE OF 149.51 FEET TO AN ANGLE POINT, ALSO BEING THE SOUTHWEST CORNER OF LOT 11, RIVERA PLACE, MARKED BY A PK NAIL "LS 5953";

N 12°21'09" E, A DISTANCE OF 66.02 FEET TO AN ANGLE POINT, MARKED BY REBAR WITH CAP "LS 14271", ALSO BEING THE SOUTHEAST CORNER OF TRACT A-2;

THENCE, N 75°58'56" W, A DISTANCE OF 144.79 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, S 10°51'19" W, A DISTANCE OF 140.53 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A PK NAIL IN TOP OF WALL;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 63°56'27" W, A DISTANCE OF 83.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3672 ACRES (146,677 SQ. FT.) MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	N 80°41'50" W [N 80°49'56" W]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W {N 63°56'27" W}	83.10' {83.10'}
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']
L13	N 80°43'24" W	11.08'
L14	S 09°16'36" W [S 09°10'05" W]	50.00'
L15	S 80°43'24" E	6.50'
L16	N 63°36'20" W	3.67'
L17	S 09°16'36" W	3.47'
L18	S 80°43'24" E	1.06'
L19	N 80°50'21" W	9.68'
L20	N 10°50'36" E	37.98'
L21	N 80°41'50" W	0.83'
L22	N 09°16'49" E	31.83'
L23	S 73°39'08" E	0.78'
L24	S 80°41'50" E	0.78'
L25	N 80°41'50" W	6.23'

*L11 and L12 Intentionally Omitted

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
C2	23.36' [23.36']	56.63' [56.63']	23°37'47"	23.19'	S 21°05'47" W
C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
C5	29.05' [29.05']	23.38' [23.38']	71°11'30"	27.22'	S 44°53'42" W
C6	30.64'	23.00'	76°20'09"	28.43'	N 47°26'41" E
C7	26.86'	17.12'	89°54'17"	24.19'	N 54°19'28" E
C8	34.56'	22.00'	90°00'00"	31.11'	N 35°43'24" W
C9	34.83'	83.37'	23°56'24"	34.58'	N 02°35'53" W
C10	6.31'	57.63'	6°16'36"	6.31'	S 11°11'38" E
C11	23.68'	57.41'	23°37'47"	23.51'	S 21°05'47" W
C12	18.79'	83.59'	12°52'57"	18.76'	N 26°28'15" E

Sidewalk Width Waiver

AN ADMINISTRATIVE WAIVER FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF SIX (6) FEET FOR THE EXISTING FIVE AND ONE-HALF (5.5) FOOT SIDEWALK ALONG THE NORTH RIGHT-OF-WAY LINE FOR GRIEGOS ROAD FROM THE WEST RIGHT-OF-WAY LINE FOR 4TH STREET TO TRACT A-1, LANDS OF MST&T, WAS APPROVED FOR THIS PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON September 22, 2021.

DOC# 2021138761

11/24/2021 03:20 PM Page: 4 of 5
 PLAT R: 325.00 B: 2021C P: 0135 Linda Stover, Bernalillo County

CSI-CARTESIAN SURVEYS INC.

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

Sheet 4 of 5
 191211

2021C-135(4)

**Plat for
Tract A, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States Telephone
& Telegraph; Tract A, Furr's Properties Inc.,
Lots 1-5, and Lots 11-17, Rivera Place, and a
Portion of Vacated Rivera Pl. Dr. N.W.
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Bernalillo County, New Mexico
May 2021**

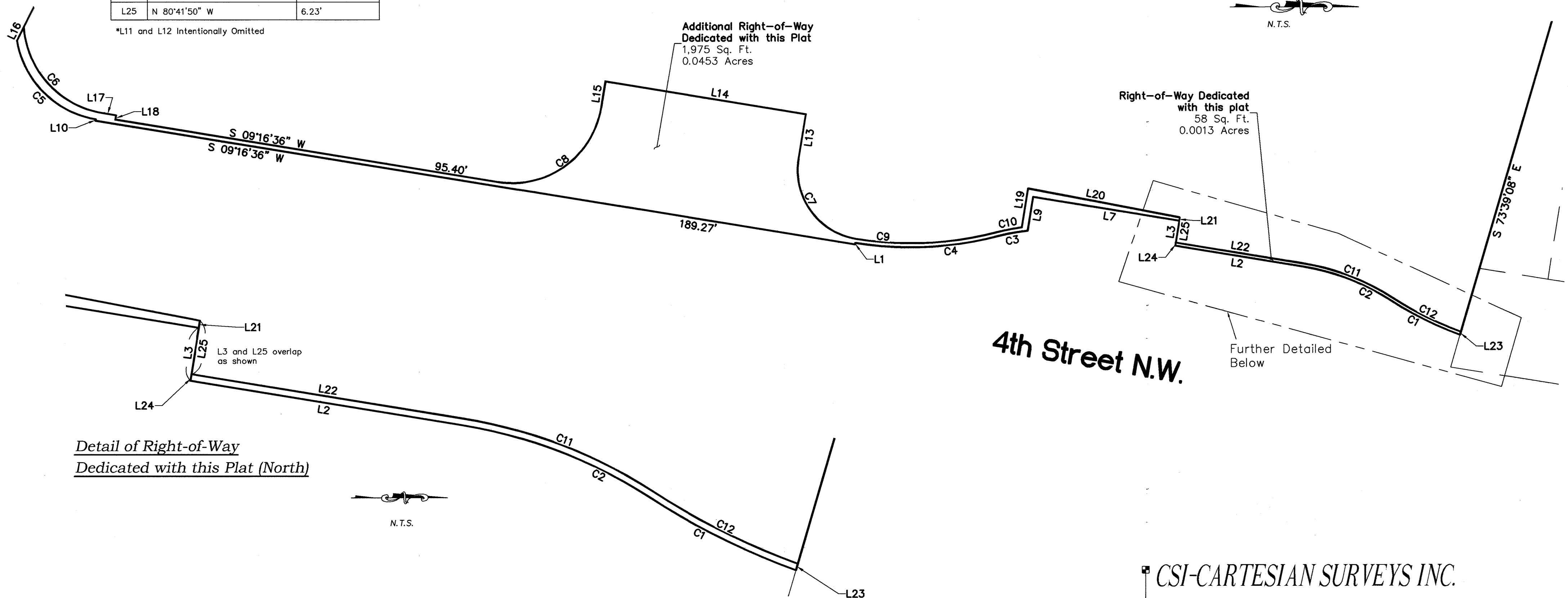
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PLAT R-325-00-B-2021C-P-0135 Linda Stover, Bernalillo County

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	N 80°41'50" W [N 80°49'56" W]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W [N 63°56'27" W]	83.10' [83.10']
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']
L13	N 80°43'24" W	11.08'
L14	S 09°16'36" W [S 09°10'05" W]	50.00'
L15	S 80°43'24" E	6.50'
L16	N 63°36'20" W	3.67'
L17	S 09°16'36" W	3.47'
L18	S 80°43'24" E	1.06'
L19	N 80°50'21" W	9.68'
L20	N 10°50'36" E	37.98'
L21	N 80°41'50" W	0.83'
L22	N 09°16'49" E	31.83'
L23	S 73°39'08" E	0.78'
L24	S 80°41'50" E	0.78'
L25	N 80°41'50" W	6.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
C2	23.36' [23.36']	56.63' [56.63']	23°37'47"	23.19'	S 21°05'47" W
C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
C5	29.05' [29.05']	23.38' [23.38']	71°11'30"	27.22'	S 44°53'42" W
C6	30.64'	23.00'	76°20'09"	28.43'	N 47°26'41" E
C7	26.86'	17.12'	89°54'17"	24.19'	N 54°19'28" E
C8	34.56'	22.00'	90°00'00"	31.11'	N 35°43'24" W
C9	34.83'	83.37'	23°56'24"	34.58'	N 02°35'53" W
C10	6.31'	57.63'	6°16'36"	6.31'	S 11°11'38" E
C11	23.68'	57.41'	23°37'47"	23.51'	S 21°05'47" W
C12	18.79'	83.59'	12°52'57"	18.76'	N 26°28'15" E

*L11 and L12 Intentionally Omitted



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