DEVELOPMENT REVIEW BOARD MEETING – February 5, 2014

PARKS & RECREATION DEPARTMENT COMMENTS - Item #10

Project #1006006 – Mesa del Sol Innovation Park, Lots A-6-A, A-6-B, A-6-C

14DRB-70021 Sketch Plat Review and Comment

The Parks & Recreation Department is awaiting information about the status of the Parks Master Agreement for Mesa Del Sol. Per the Letter of Intent, no additional plats shall be signed until there is a fully executed Master Agreement.

Need more information about the proposed drainage ponds between these proposed Units and the previous Units 1 and 2 Montage development. Also, are the unidentified rectangular shapes shown to the south of the proposed Units 3 and 4 additional drainage ponds?

Please provide explanation for the location of the narrow "open space" green areas on the sketch.

It appears that the "Park/Community Garden" and the Dog Park are included in the Park/O.S. calculations. Are these proposed to be developed and maintained by the Developer/HOA?

Without information about the proposed residential areas to the west or south, it is difficult to determine how the siting of the "Park/Community Garden" works with any proposed larger City neighborhood park in the future.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 16, 2013
DRB Comments

ITEM # 11

PROJECT # 1006006 **APPLICATION # 13-70709**

RE: *Tracts A-6-A thru –C, Mesa del Sol Innovation Park*

Similar to proposed Stryker Road, lots on Strand Loop should re-oriented to have driveway access on side street or alley. Additional contextual data is needed (e.g. adjacent platting, cross sections, lot dimensions, etc.). Phase line(s) should obviously include full street sections, and private easements vs. public right of way should be noted.
Refer to comments from affected divisions regarding required *infrastructure, including proposed Public Park.*

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
X		Major Subdivision action
		Minor Subdivision action
		Vacation
	V	Variance (Non-Zoning)
X		Sketch Plat
		SITE DEVELOPMENT PLAN
P		for Subdivision
		for Building Permit
		Administrative Amendment (AA)
		IP Master Development Plan
D		Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
L		Storm Drainage Cost Allocation Plan

S	Z	
		ZONING & PLANNING
		Annexation
		County Submittal
		EPC Submittal
		Zone Map Amendment (Establish or Change Zoning)
		Sector Plan **(Phase I, II, III)**
		Amendment to Sector, Area, Facility or Comprehensive Plan
		Text Amendment (Zoning Code/Sub Regs)
		Street Name Change (Local & Collector)
A		**APPEAL / PROTEST of...**
		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021

ADDRESS: 5700 UNIVERSITY WEST SE, SUITE 310 FAX: 505.242.2978

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: OWNER **List all owners:**

DESCRIPTION OF REQUEST: REPLATTING TRACTS A-6-A, A-6-B, AND A-6-C OF MESA DEL SOL. INNOVATION PARK PLAT FOR RESIDENTIAL SUBDIVISION.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS A-6-A, A-6-B, A-6-C Block: Unit:

Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK

Existing Zoning: PC Proposed zoning: PC MRGCD Map No

Zone Atlas page(s): R-16 UPC Code: 101605020052820110, 101605012448220120, 101605004849020130

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 23 No. of **proposed** lots: 16 Total area of site (acres): 1.5

LOCATION OF PROPERTY BY STREETS: On or Near: STRAND AVENUE

Between: STRAND AVENUE and STRYKER ROAD

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 10.8.13

(Print) CHRISTIAN J. SHOLTIS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
13DRB - - 70709	SK		$ 0
- -			$
- -			$
- -			$
- -			$
			Total
			$ 0

Hearing date October 16, 2013

10-8-13
Planner signature / date

Project # 1006006

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

✓ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Christian J. Sholtis, PE
Applicant name (print)
10.8.13
Applicant signature / date

Form revised **October 2007**

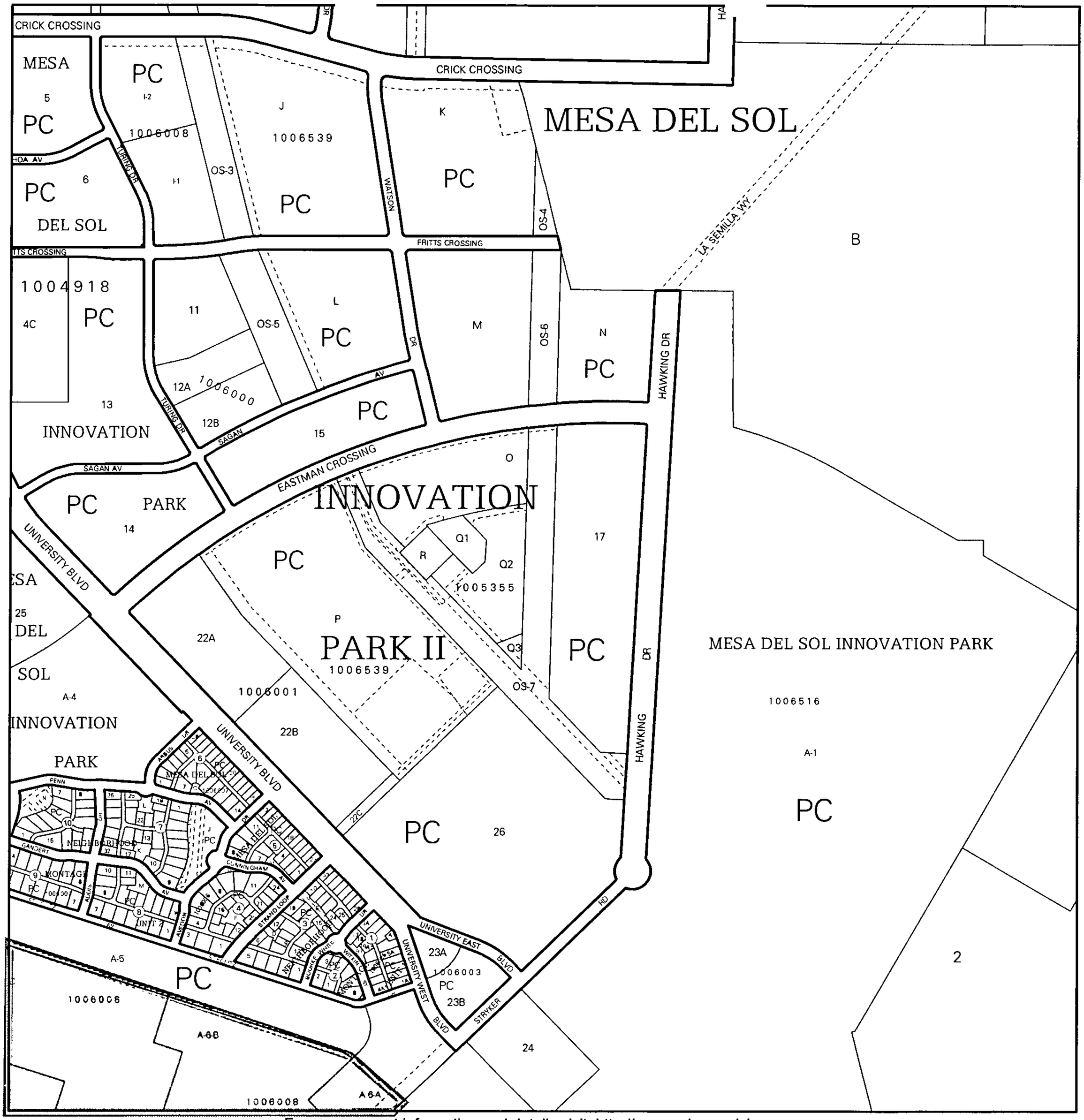
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

Planner signature / date

Project #

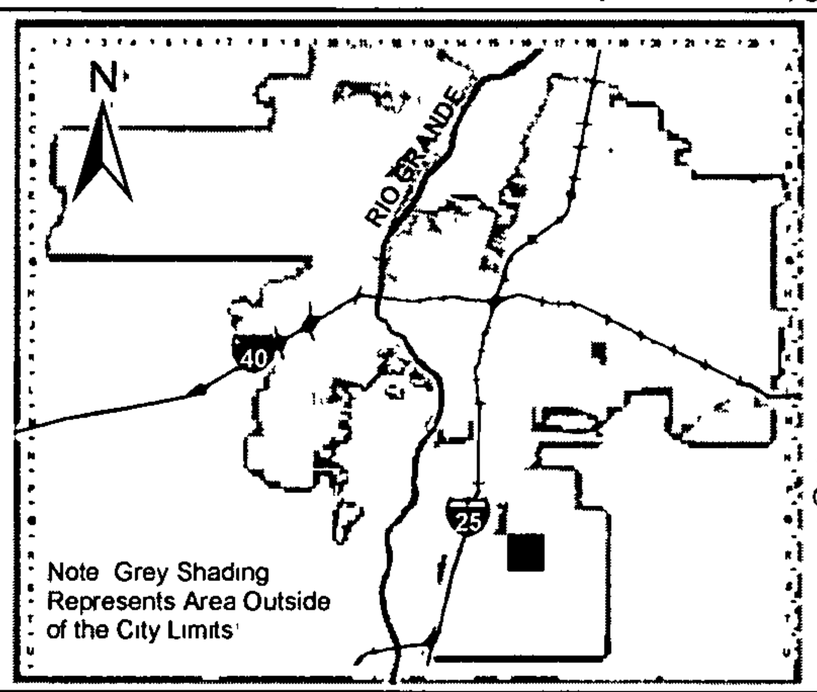
PROJECT#
10006006



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



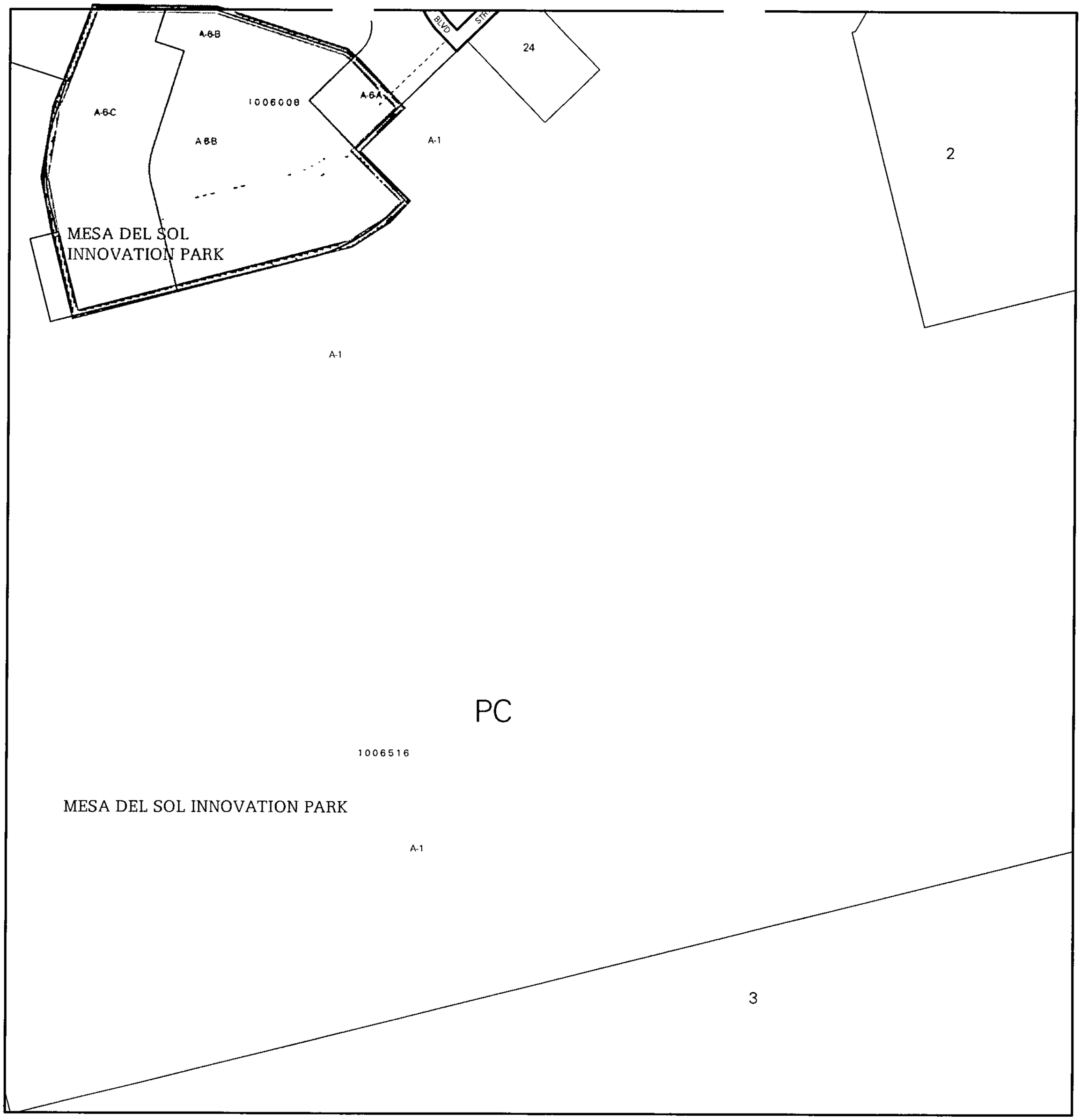
Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

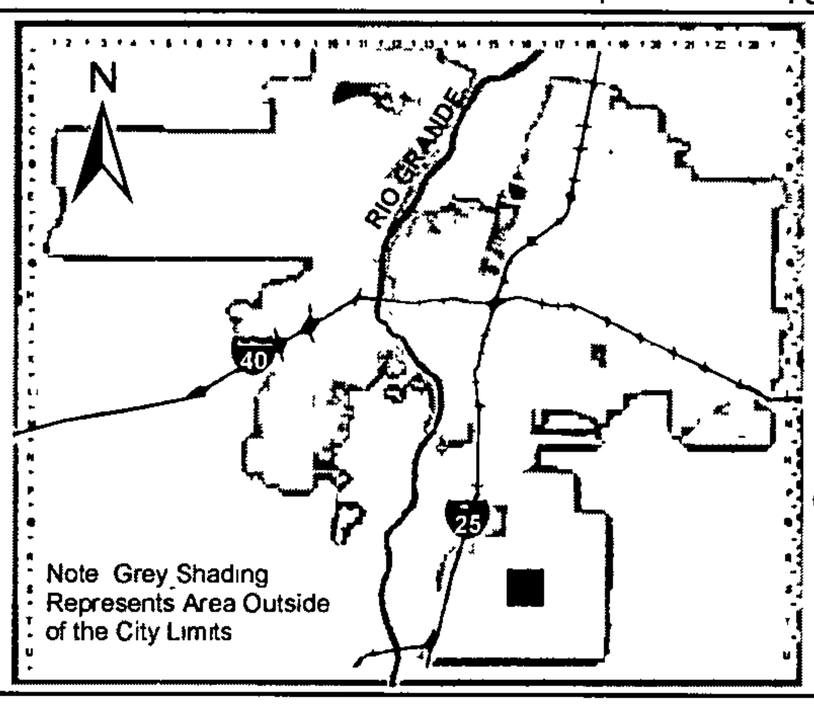
0 750 1,500 Feet



For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

S-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

PC

MESA DEL SOL INNOVATION PARK

1006516

PC

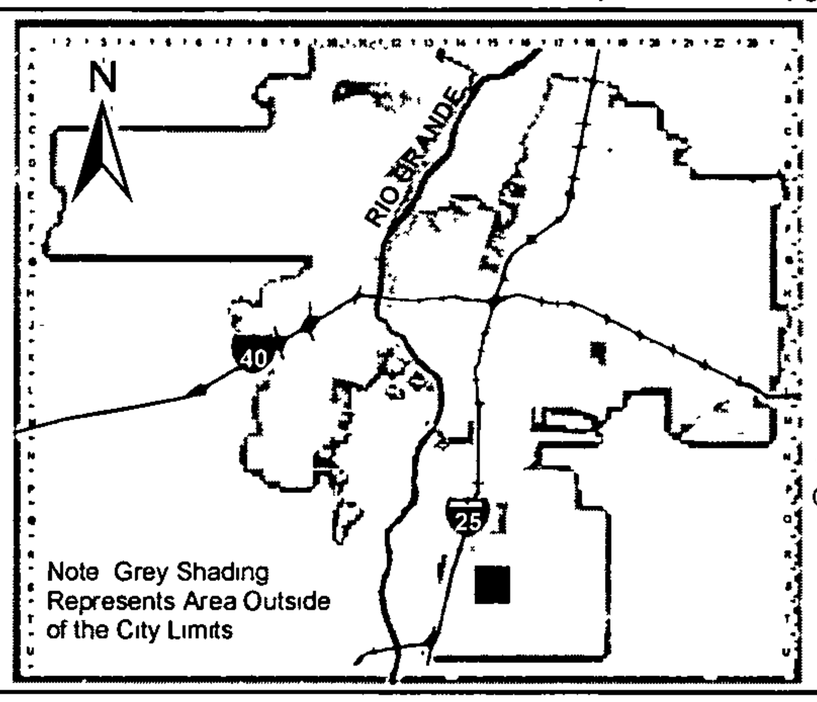
A-1

3

For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/7/2013



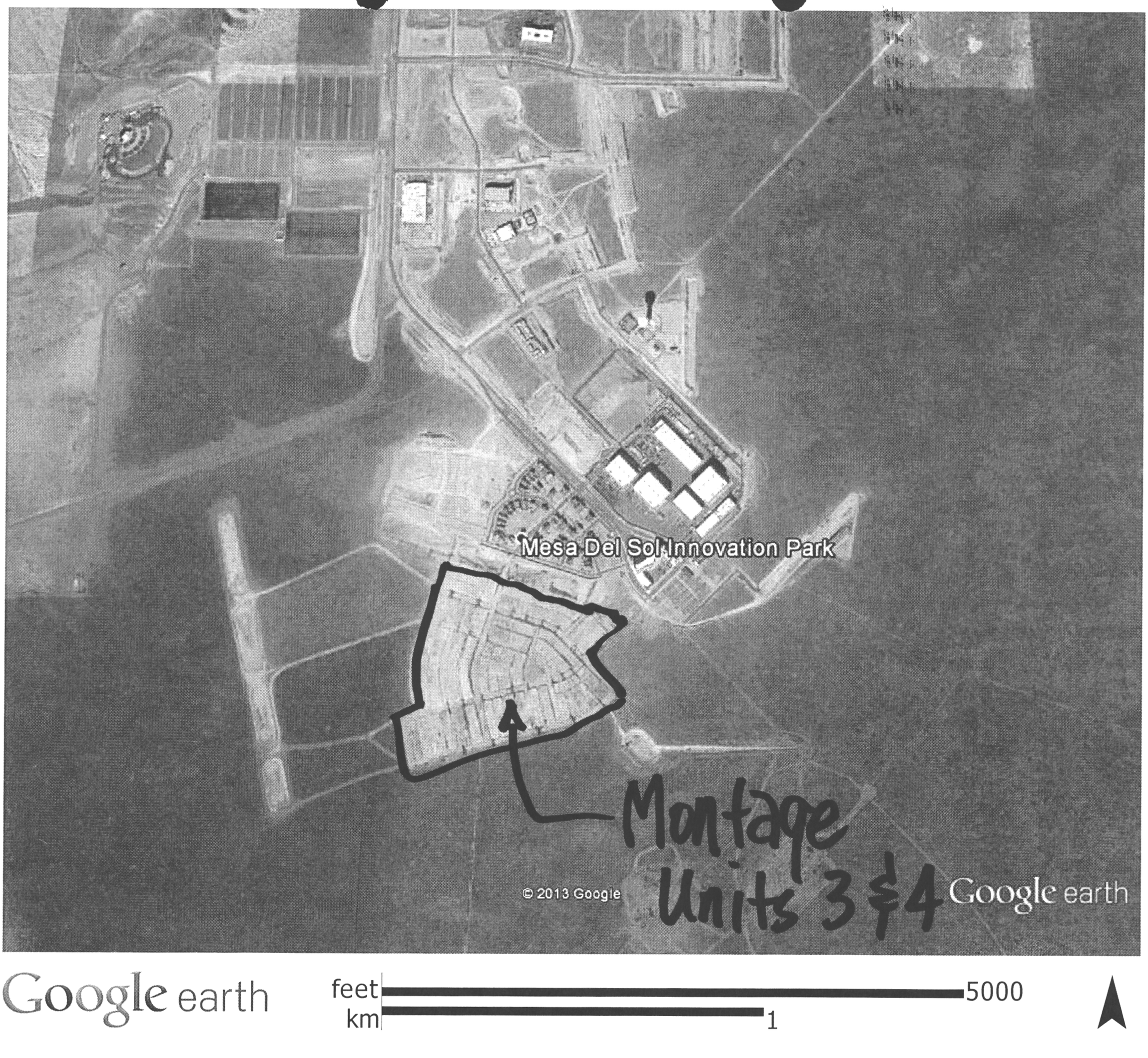
Zone Atlas Page:

S-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet


Mesa Del Sol Innovation Park
Montage
Units 3 & 4
© 2013 Google
Google earth
Google earth
feet
km
5000
1

PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C2	29°53'43"	244.28'	477.42'	915.00'	472.03'	S60°59'15"W
C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S68°08'45"W
C6	61°39'57"	41.78'	75.34'	70.00'	71.76'	S77°48'51"W
C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
C8	67°40'37"	16.76'	29.53'	25.00'	27.84'	N42°05'49"E
C9	71°17'38"	50.20'	87.10'	70.00'	81.59'	N43°54'13"E
C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S58°08'28"E
C11	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.96'	S60°59'15"W
C14	29°53'44"	124.68'	243.67'	467.00'	240.91'	N60°59'15"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S18°57'36"E	64.40'
T2	S43°57'36"E	140.00'
T3	S46°02'24"W	103.38'
T4	N75°56'07"E	144.00'
T5	N14°03'53"W	127.23'
T6	N17°40'40"E	206.20'
T7	N72°19'20"W	50.89'
T8	S75°56'07"W	36.52'
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.67'
T11	N46°02'24"E	60.95'
T12	N18°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.36'
T16	S43°57'36"E	80.00'

ACS BRASS TABLET STAMPED "3-016"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,457,045.094 E = 1,533,498.782
GROUND TO GRID FACTOR = 0.999563002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,453,436.899 E = 1,532,715.669
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

(TIE) N28°24'08"E 7904.42'

(TIE) N28°04'18"E 3129.18'

TRACT A-3
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

UNIVERSITY BOULEVARD SE
150'
(RW VARIES)

66'
EXISTING 66' PUBLIC ROADWAY EASEMENT
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-2
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

UNIVERSITY EAST BLVD. SE

UNIVERSITY WEST BLVD. SE

TRACT 23-A

TRACTS 23-A & 23-B
MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT 23-B

STRYKER ROAD SE

TRACT 24

TRACT A-5
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

1112.26'

S72°19'20"E 2071.39'

(SEE NOTES 7 & 8, SHEET 1)

N17°40'40"E 206.20'

N71°02'24"E 272.00'

S17°40'40"W 255.00'

N72°19'20"W 182.00'

950.14'

10'

EXISTING 10' PNM EASEMENT
FILED: JULY 22, 1954
(BK D285, PG 517)
DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307)
DOCUMENT NO. 48709

EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 13, 2007
(2007C-259)

TRACT A-6-A
6.7708 Ac
(SEE NOTE 7, SHEET 1)

S46°02'24"W 320.00'

N46°02'24"E 740.00'

S46°02'24"W 740.00'

N43°57'36"W 382.00'

S43°57'36"E 375.00'

PUBLIC ROADWAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

N17°40'40"E 206.20'

N72°19'20"W 471.38'

TRACT A-6-C
30.4967 Ac
(SEE NOTE 7, SHEET 1)

TRACT A-6-B
30.6155 Ac
(SEE NOTE 7, SHEET 1)

S17°40'40"W 444.20'

N75°56'07"E 731.98'

S75°56'07"W 731.98'

PUBLIC ROADWAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

127.23'

N14°03'53"W 575.23'

382.00'

N14°03'53"W 448.00'

731.98'

S75°56'07"W 1419.98'

698.00'

TRACT A-1
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

TRACT A-1
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

Remainder Parcel

Montage Units 3 and 4

N

200 100 0 200

SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOC# 2011063035
07/11/2011 10:30 AM Page 2 of 2
PLAT R $25.00 B 2011C P 0056 M Toulous Olivere, Bernalillo Cour

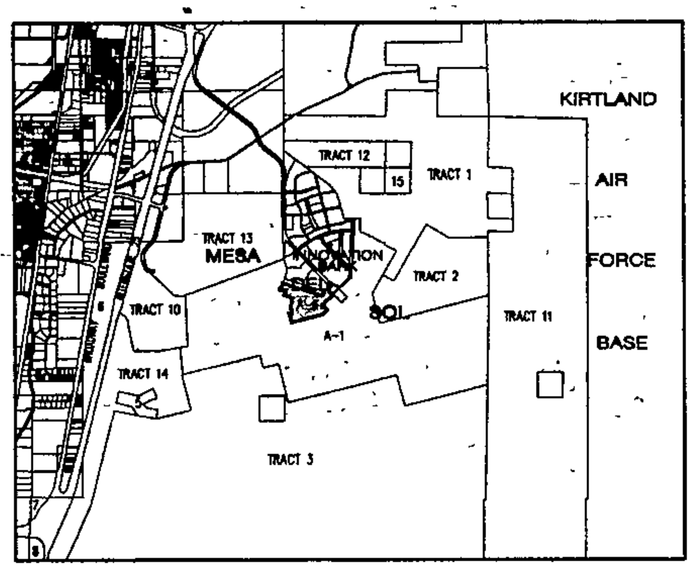
ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4385

P:\30120036\SURVEY\GRAPHICS\30120036 A-6 SubPlat.dgn
21-APR-2011
13:30
dyaberry

JOB NO. 30120036



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. R-15, R-16 and S-16.
3. Zoning: PC.
4. Gross Subdivision Acreage: 67.2830 Acres.
5. Total number of lots/tracts Created: Three (3) tracts.
6. No full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into three (3) tracts and to grant easements.

DESCRIPTION

A certain tract of land situate within Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2830 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, sonig Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision

NOTES

1. *Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-C16". Bearing = N12°15'09"E.*
2. *Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.*
3. *Distances are ground distances.*
4. *Record easements taken from search and report File No. FT000068676 dated Monday, September 27, 2010 from Fidelity National Title.*
5. *The location of pipeline, powerline, and communication line easements and/or rights-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.*
6. *Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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".*
7. *Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1052 as Document No. 2006-081310, records of Bernalillo County, New Mexico.*
8. *Tract A-5 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.*

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 21, 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421, now comprising Tracts A-6-A, A-6-B and A-6-C Mesa Del Sol Innovation Park is with the free consent 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 grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

MESA DEL SOL, LLC, a New Mexico limited liability company

By: FC Covington Manager, LLC, a New Mexico limited liability company, Member

By: Forest City NM, LLC, a New Mexico limited liability company, Member

By: Forest City Commercial Group, Inc., an Ohio corporation, Sole Member

By: _____
Michael D. Daly
President

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on this 21 day of April 2011 by Michael D. Daly, Chief Operating Officer of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, Member of Mesa del Sol, LLC, New Mexico limited liability company.

My Commission Expires: Oct 17, 2011 _____

OFFICIAL SEAL
Polly E. Lydens
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-17-11

PLAT OF

TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

PROJECT NUMBER 1006008

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	06-30-11 DATE
COMCAST CABLE	06-24-11 DATE
PNM ELECTRIC SERVICES	6-22-11 DATE
NEW MEXICO GAS COMPANY	6-22-2011 DATE

CITY APPROVALS:

CITY SURVEYOR	4-21-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	05-18-11 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	05/18/11 DATE
PARKS & RECREATION DEPARTMENT	5/18/11 DATE
A.M.A.F.C.A.	5-18-11 DATE
CITY ENGINEER	5-18-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	7-11-11 DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605024828070101

PROPERTY OWNER OF RECORD mesa del sol LLC

BERNALILLO COUNTY TREASURER'S OFFICE	07-11-11 DATE

DOCN 2011063035
07/11/2011 10:30 AM Page 1 of 2
PLAT R $25.00 B 2011C P 0066 M Toulous Olivere, Bernalillo Cou

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 (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. 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.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 4-21-11

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 2

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20120038\SURVEY\GRAPHICS\20120038 A-6 Subplat.dgn
21-APR-2011
13:39
dyberry

JOB NO. 20120038

PLAT OF
TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK
(A REPLAT OF TRACT A-6 MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	100.65'	196.09'	454.00'	194.53'	S31°27'36"E
C2	29°53'43"	244.28'	477.42'	915.00'	472.03'	S80°59'15"W
C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S68°08'45"W
C6	61°39'57"	41.78'	75.34'	70.00'	71.76'	S77°49'51"W
C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
C8	67°40'37"	18.76'	29.53'	25.00'	27.84'	N42°05'49"E
C9	71°17'38"	50.20'	87.10'	70.00'	81.59'	N43°54'13"E
C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S58°08'28"E
C11	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.98'	S80°59'15"W
C14	29°53'44"	124.68'	243.67'	467.00'	240.91'	N80°59'15"W

Tangent Data		
ID	BEARING	DISTANCE
T1	S18°57'36"E	84.40'
T2	S43°57'36"E	140.00'
T3	S46°02'24"W	103.36'
T4	N75°56'07"E	144.00'
T5	N14°03'53"W	127.23'
T6	N17°40'40"E	206.20'
T7	N72°19'20"W	50.89'
T8	S75°56'07"W	36.52'
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.67'
T11	N46°02'24"E	60.95'
T12	N18°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.38'
T16	S43°57'36"E	80.00'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,457,045.094 E = 1,533,498.782
GROUND TO GRID FACTOR = 0.999683002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,453,436.889 E = 1,532,715.689
GROUND TO GRID FACTOR = 0.999664090
DELTA ALPHA = -00°12'22.45"
NAVD 1988 ELEVATION = 5291.451

(TIE) N36°24'08"E 7804.42'

(TIE) N28°04'19"E 3128.16'

TRACT A-3
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

TRACT A-5
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTES 7 & 9, SHEET 1)

TRACT A-2
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

UNIVERSITY BOULEVARD SE
132'
(R/W VARIES)

UNIVERSITY EAST BLVD. SE

UNIVERSITY WEST BLVD. SE

STRYKER ROAD SE

TRACTS 23-A & 23-B
MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT 23-A

TRACT 23-B

TRACT 24

66' EXISTING 66' PUBLIC ROADWAY EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

78'

1112.26'

S72°19'20"E 2671.39'

N17°40'40"E 258.00'

S17°40'40"W 258.00'

N72°19'20"W 182.00'

N17°40'40"E 272.00'

N72°19'20"W 471.38'

S17°40'40"W 544.20'

N71°02'24"E 272.00'

958.14'

10' EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 26421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709

10' EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

TRACT A-6-A
6.7708 Ac
(SEE NOTE 7, SHEET 1)

S46°02'24"W 380.00'

N46°02'24"E 740.00'

S46°02'24"W 740.00'

N43°57'36"W 382.00'

S43°57'36"E 375.00'

90' PUBLIC ROADWAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

TRACT A-6-C
30.4967 Ac
(SEE NOTE 7, SHEET 1)

TRACT A-6-B
30.0155 Ac
(SEE NOTE 7, SHEET 1)

121.23'

N14°03'53"W 575.23'

N14°03'53"W 448.00'

N75°56'07"E 731.98'

S75°56'07"W 731.98'

90' PUBLIC ROADWAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

S75°56'07"W 1418.98'

698.00'

TRACT A-1
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

TRACT A-1
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
(SEE NOTE 7, SHEET 1)

N
200 100 0 200
SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOC# 2011063035
07/11/2011 10:30 AM Page 2 of 2
PLAT R $25.00 B 2011C P 0056 M Toulous Olivere, Bernalillo Cour

ROBERT GROMATZKY NEW MEXICO 16469 REGISTERED PROFESSIONAL SURVEYOR

SHEET 2 OF 2

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20120036\SURVEY\GRAPHICS\20120036 A-6 Subplat.dgn
21-APR-2011 13:30
dyaeny

JOB NO 20120036

LOT TYPE	LOT SIZE/ ACREAGE	PH3	PH4
VILLA	70' x 100'	14	15
RESIDENCIA	65' x 100'	23	26
MORADA	50' x 100'	35	36
CASITA	45' x 90'	30	25
PATIO	40' x 110'	19	18
OASIS	40' x 100'	18	18
PARK	2.55 AC.		
TOTAL LOTS BY PHASE		139	138
TOTAL LOTS		277	

Montage Subd.

MESA DEL SOL

NEIGHBORHOOD 2

SCALE: 1" = 100'

NORTH 50 0 100 200

SEPTEMBER 24, 2013

Units 3 & 4

* TYPICAL LOCAL RESIDENTIAL STREET – 52' ROW

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 8, 2013

Jack Cloud
Planning Manager, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sketch Plat Submittal- Mesa del Sol, Montage Units 3 and 4

Dear Jack:

We are pleased to submit this request for a 'sketch plat' hearing at the DRB for Units 3 and 4 of the Montage residential community in Mesa del Sol.

This proposed single family residential subdivision consists of 277 lots in two separate platting and construction phases, as shown on the attached exhibits. It is located immediately south and west of the current Units 2 and 3, which are under construction.

The product mix retains the use of private alley and non-alley served housing products. Street and alley widths and sections will remain as approved in Units 2 and 3.

We believe water and sewer service is available to the site. Drainage will be managed and retained nearby, that is, in the adjacent future linear open space/park tract lying to the north and east.

Please schedule this for the hearing of October 16, 2013. Thank you for your assistance in this matter.

Sincerely,

Christian J. Sholtis, P.E.
Senior Project Manager
Community Development & Planning

CJS/le
Enclosure

cc: Manny Barrera, Mesa del Sol (w/encl.)

LOT TYPE	LOT SIZE/ ACREAGE	PH3	PH4
VILLA	70' x 100'	14	15
RESIDENCIA	65' x 100'	23	26
MORADA	50' x 100'	35	36
CASITA	45' x 90'	30	25
PATIO	40' x 110'	19	18
OASIS	40' x 100'	18	18
PARK	2.55 AC.		
TOTAL LOTS BY PHASE		139	138
TOTAL LOTS		277	

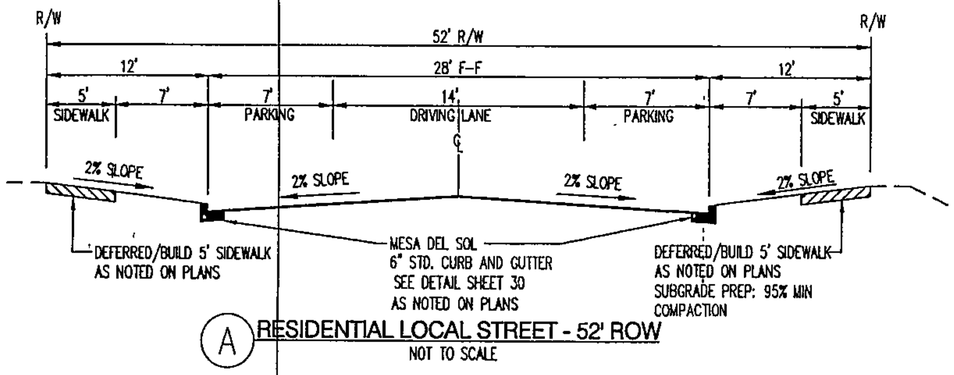
MESA DEL SOL

NEIGHBORHOOD 2

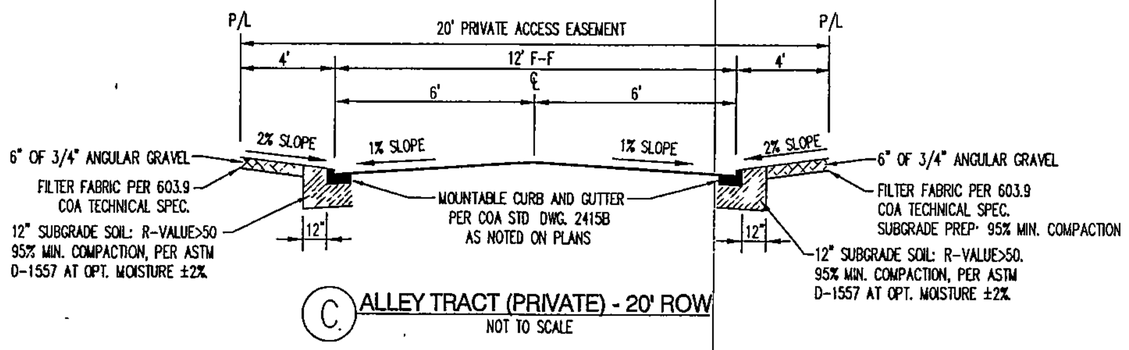
SCALE: 1" = 100'

NORTH 50 0 100 200

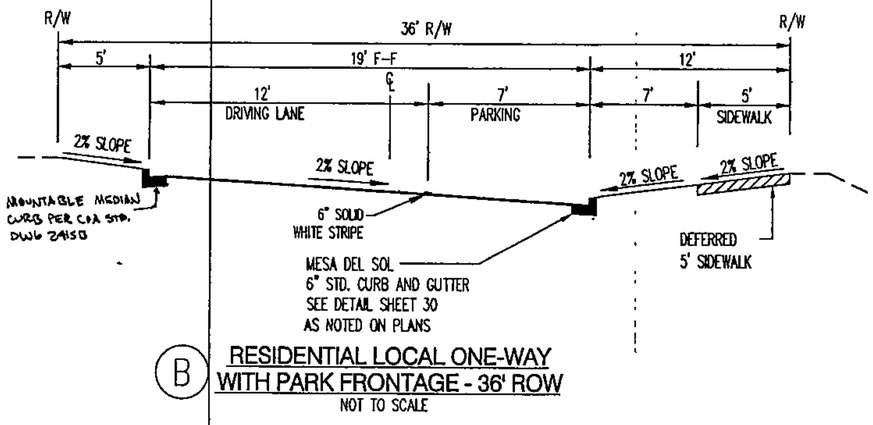
SEPTEMBER 24, 2013



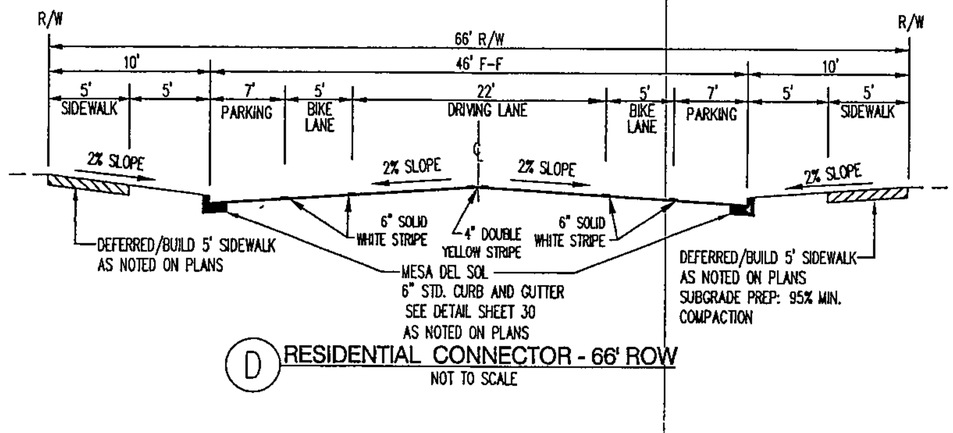
A RESIDENTIAL LOCAL STREET - 52' ROW
NOT TO SCALE



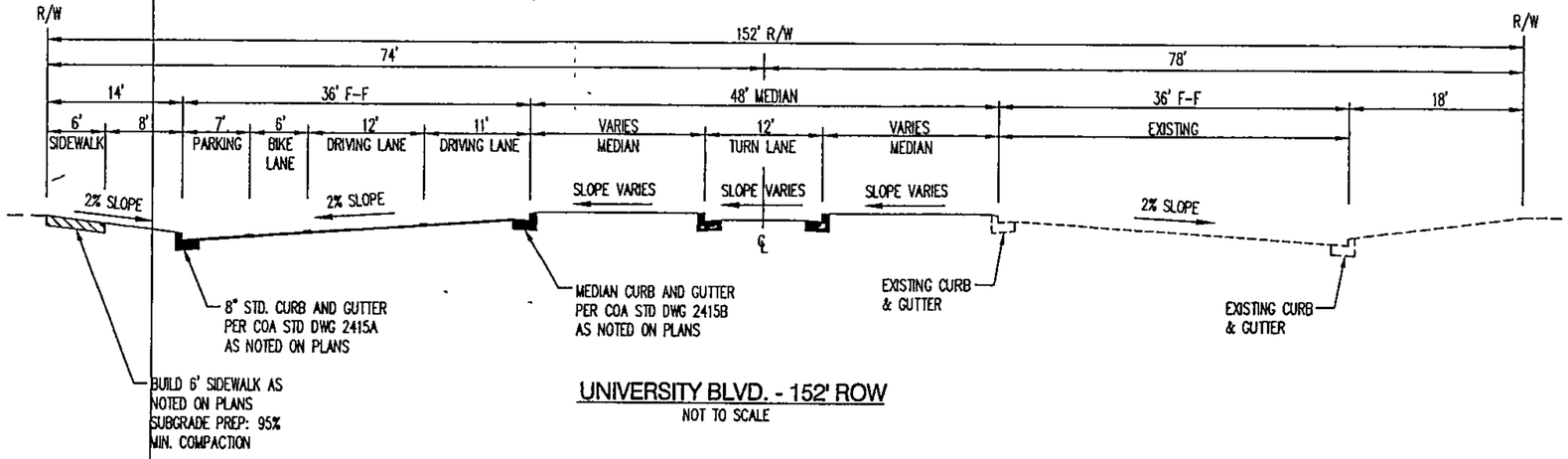
C ALLEY TRACT (PRIVATE) - 20' ROW
NOT TO SCALE



B RESIDENTIAL LOCAL ONE-WAY WITH PARK FRONTAGE - 36' ROW
NOT TO SCALE



D RESIDENTIAL CONNECTOR - 66' ROW
NOT TO SCALE



UNIVERSITY BLVD. - 152' ROW
NOT TO SCALE

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April 07, 2011 - 12:12pm

AS-BUILT INFORMATION
CONTRACTOR DATE
DRAWN BY DATE
REVIEWED BY DATE
ACCEPTANCE BY DATE
FIELD BOOK/DWN BY DATE
DRAWING CHECKED BY DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "1_R16, 1954"
GEOGRAPHIC POSITI 83)
NM STATE PLANE TES (CENTRAL ZONE)
X = 1,532,715.6 ,453,430.889
GROUND-TO-GRID F = 0.999684099
Δα = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

MICROFILM INFORMATION
RECORDED BY DATE
MCL

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL
CHRISTIAN J SHULTIS
NEW MEXICO
16244
REGISTERED PROFESSIONAL ENGINEER
4-7-11

No	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		Designed By CJS	DATE 10/2010
		Drawn By AMR	DATE 10/2010
		Checked By CJR	DATE 10/2010

Mesa del Sol

Bohannan Huston
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
MISCELLANEOUS PAVING AND UTILITY DETAILS
STREET CROSS-SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUN 07 2011 DESIGN REVIEW COMMITTEE	APPROVED JUN 14 2011 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
775485	R-15,16 S-15,16	29	43

October 16. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
X Minor Subdivision action
____ Vacation — **V**
____ Variance (Non-Zoning)
X Sketch Plat

SITE DEVELOPMENT PLAN — **P**

____ for Subdivision
____ for Building Permit
____ Administrative Amendment (AA)
____ IP Master Development Plan — **D**
____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**

____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan **(Phase I, II, III)**
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021
ADDRESS: 5700 UNIVERSITY WEST SE, SUITE 310 FAX: 505.242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: OWNER List **all** owners:

DESCRIPTION OF REQUEST: SKETCH PLAT FOR TRACTS A-6-A, A-6-B, AND A-6-C OF MESA DEL SOL. INNOVATION PARK PLAT FOR RESIDENTIAL SUBDIVISION.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS A-6-A, A-6-B, A-6-C Block: Unit:
Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK
Existing Zoning: PC Proposed zoning: PC MRGCD Map No
Zone Atlas page(s): R-16, S-15, S-16 UPC Code: 101605024828020101

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 3 No. of **proposed** lots: 278 Total area of site (acres): 67
LOCATION OF PROPERTY BY STREETS: On or Near: UNIVERSITY BLVD/STRYKER AVENUE
Between: and

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 1-24-14
(Print) CHRISTIAN J. SHOLTIS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☑ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
14 - DRB - 70021	SP		$ Ø
- -			$
- -			$
- -			$
- -			$
			Total $ Ø

Hearing date Feb. 5, 2014

1-27-14
Planner signature / date

Project # 1006006

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	**S**	**Z**	**ZONING & PLANNING**
___ Major Subdivision action			____ Annexation
X Minor Subdivision action			____ County Submittal
____ Vacation	**V**		____ EPC Submittal
____ Variance (Non-Zoning)			____ Zone Map Amendment (Establish or Change Zoning)
X Sketch Plat			
SITE DEVELOPMENT PLAN	**P**		____ Sector Plan **(Phase I, II, III)**
____ for Subdivision			____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ for Building Permit			
____ Administrative Amendment (AA)			____ Text Amendment (Zoning Code/Sub Regs)
____ IP Master Development Plan	**D**		____ Street Name Change (Local & Collector)
____ Cert. of Appropriateness (LUCC)	**L**	**A**	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			____ Decision by. DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON ST., NE FAX 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE. 505.400.3021

ADDRESS: 5700 UNIVERSITY WEST SE, SUITE 310 FAX: 505.242.2978

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: OWNER List **all** owners.

DESCRIPTION OF REQUEST: SKETCH PLAT FOR TRACTS A-6-A, A-6-B, AND A-6-C OF MESA DEL SOL INNOVATION PARK PLAT FOR RESIDENTIAL SUBDIVISION.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No TRACTS A-6-A, A-6-B, A-6-C Block: Unit:

Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK

Existing Zoning. PC Proposed zoning. PC MRGCD Map No

Zone Atlas page(s). R-16, S-15, S-16 UPC Code: 101605024828020101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.).

1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots. 3 No of **proposed** lots: 278 Total area of site (acres): 67

LOCATION OF PROPERTY BY STREETS: On or Near. UNIVERSITY BLVD/STRYKER AVENUE

Between. and

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 1-24-14

(Print) CHRISTIAN J. SHOLTIS Applicant. ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☑ INTERNAL ROUTING				
☒ All checklists are complete	14 - DRB - 70021	SP		$ Ø
☒ All fees have been collected	- -			$
☒ All case #s are assigned	- -			$
☒ AGIS copy has been sent	- -			$
☒ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Feb. 5, 2014			$ Ø

1-27-14

Planner signature / date

Project # 1006006

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8 5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted **6** copies
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting **Your attendance is required.**

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

❑ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Christian J. Sholtis, PE
Applicant name (print)

1-24-14
Applicant signature / date

Form revised October 2007

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☒ Related #s listed

Application case numbers
14-DRB-70021
_____
_____

1-27-14
Planner signature / date

Project # 1006006

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 27, 2014

Jack Cloud
Planning Manager, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sketch Plat Submittal- Mesa del Sol, Montage Units 3 and 4

Dear Jack:

We are pleased to submit this request for a 'sketch plat' hearing at the DRB for Units 3 and 4 of the Montage residential community in Mesa del Sol.

This proposed single family residential subdivision consists of 278 lots in two separate platting and construction phases, as shown on the attached exhibits. It is located immediately south and west of the current Units 2 and 3, which are under construction.

The product mix retains the use of private alley and non-alley served housing products. Street and alley widths and sections will remain as approved in Units 2 and 3.

We believe water and sewer service is available to the site. Drainage will be managed and retained nearby, that is, in the adjacent future linear open space/park tract lying to the north and east.

Please schedule this for the next available DRB hearing. Thank you for your assistance in this matter.

Sincerely,

Christian J. Sholtis, P.E.
Senior Project Manager
Community Development & Planning

CJS/le
Enclosures

cc: Manny Barrera, Mesa del Sol (w/encls.)

CRICK CROSSING

CRICK CROSSING

5500

5501

5500

TURING DR

5550

WATSON

FRITTS CROSSING

LA SEMILLA WY

2660

5600

5601

HAWKING DR

5610

5620

SAGAN

TURING DR

AV

DR

SAGAN AV

2661

EASTMAN CROSSING

2730

5641

2660

2700

2750

5620

UNIVERSITY BLVD

5630

5640

UNIVERSITY BLVD

HAWKING DR

5650

5700

RD

UNIVERSITY EAST BLVD

5700

2701

STRYKER

UNIVERSITY WEST BLVD

CUNNINGHAM AV

AVEDON DR

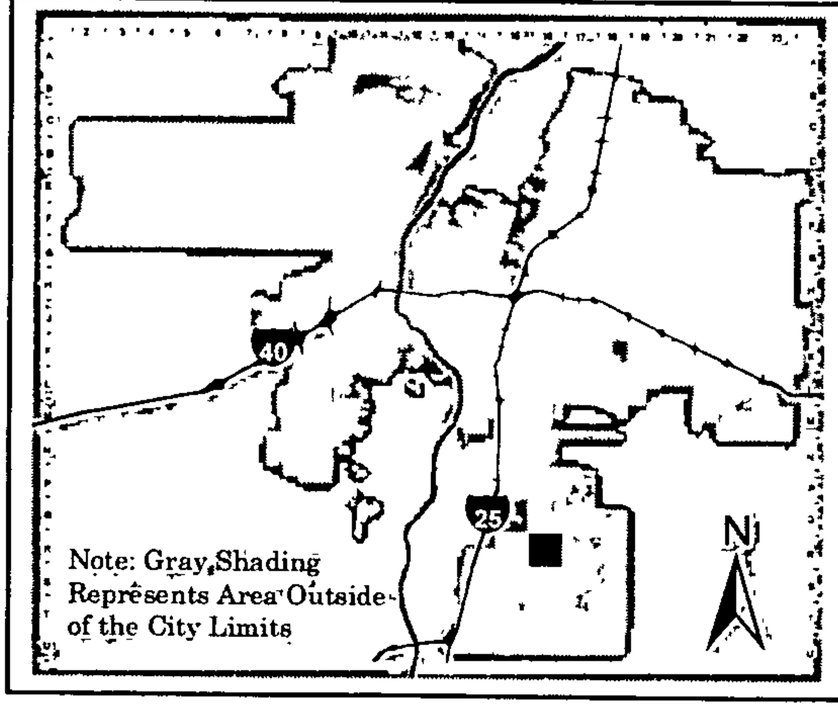
STRAND LOOP

BOURKE WHITE

WATSON ST

DR

For more current information and details visit: www.cabq.gov/gis



Address Map Page:

R-16-Z

Map Amended through:
8/29/2012

Albuquerque Geographic Information System

These addresses are for informational purposes only and are not intended for address verification.

0 750 1,500 Feet

February 5. 2014

(SK)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1006006
12DRB-70318 VACATION OF PUBLIC EASEMENT
12DRB-70319 VACATION OF PRIVATE EASEMENT
12DRB-70320 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1 thru 16, 19A thru 25-A, and Tract A, Block 1, **MONTAGE UNIT 1,** zoned PC, located on the west side of UNIVERSITY BLVD SW between STIEGLITZ DR SE and BORUKE-WHITE DR SE containing approximately 1.5270 acre(s). (R-16)

At the October 31, 2012 Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance. The preliminary/final plat was deferred to November 7, 2012.

Findings
The vacation application was filed by the owner of the entire frontage for the easement.

Based on the proposed replat, the public welfare is in no way served by retaining the easements.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by November 15, 2012 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc.
Mesa Del Sol LLC
Marilyn Maldonado
file

DRB CASE ACTION LOG - BLUE SHEET

- ☒ *Preliminary/Final Plat [FP]*
- ☐ *Site Plan - Subdivision [SPS]*
- ☐ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1006006 *Application #:* 12DRB-70820

Project Name: Montage Unit 1

Agent: Bohannan Huston Inc *Phone #:*

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☒ **TRANSPORTATION:** revise sidewalk exhibit

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** Utility signature

add

PLATS:

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☒ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1006006 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation of Public Easement- PUE

Vacation of Private Easements

Plat Approval

ENGINEERING COMMENTS:

Hydrology has no objection.

Hydrology has no objection.

Hydrology has no objection.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-31-12

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006006 AGENDA ITEM NO: 1

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
VACATION OF PUBLIC EASEMENTS
VACATION OF PRIVATE EASEMENTS

ENGINEERING COMMENTS:

No objection to vacation requests.
Clarify how this replat will impact the sidewalk layout; a modification to the approved sidewalk exhibit will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: OCTOBER 31, 2012
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 31, 2012

Project# 1006006
12DRB-70318 VACATION OF PUBLIC EASEMENT
12DRB-70319 VACATION OF PRIVATE EASEMENT
12DRB-70320 PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1 thru 16, 19A thru 25-A, and Tract A, Block 1, **MONTAGE UNIT 1,** zoned PC, located on the west side of UNIVERSITY BLVD SW between STIEGLITZ DR SE and BORUKE-WHITE DR SE containing approximately 1.5270 acre(s). (R-16)

AMAFCA No comments.
COG No comments provided.
TRANSIT No comments provided.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION
APS No comments provided.
POLICE DEPARTMENT No comments provided.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & NMGAS No comments.
COMCAST No comments provided.
QWEST No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT Clarify how this replat will impact the sidewalk layout; a modification to the approved sidewalk exhibit will be required.
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
X Minor Subdivision action
X Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — **D**

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z V P D L A**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **L A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021
ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: OWNER List **all** owners:

DESCRIPTION OF REQUEST: REPLAT OF LOTS 1 THRU 16 AND 19A THRU 25A, BLOCK 1 MESA DEL SOL MONTAGE UNIT 1, VACATION OF PUBLIC AND PRIVATE EASEMENTS

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 1-16, 19A-25-A AND TRACT A Block: 1 Unit: 1
Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE
Existing Zoning: PC Proposed zoning: PC MRGCD Map No
Zone Atlas page(s): R-16 UPC Code: 101605116006730130

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 23 No. of **proposed** lots: 16 Total area of site (acres): 1.5
LOCATION OF PROPERTY BY STREETS: On or Near: STIEGLITZ AVE/UNIVERSITY BLVD. SW
Between: STIEGLITZ DR and BOURKE-WHITE DR

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE [signature] DATE 9-20-12
(Print) CHRISTIAN J. SHOLTIS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12DRB - ____ - 70318	VPE	___	$ 45.00
12DRB - ____ - 70319	VPRE	___	$ 45.00
12DRB - ____ - 70320	P&F	___	$ 1265.00
____ - ____ - ____	ADV	___	$ 75.00
____ - ____ - ____	CME	___	$ 20.00
			Total
			$ 1450.00

Hearing date Oct. 31, 2012

[signature] 10-4-12
Planner signature / date

Project # 1006006

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Christian J. Sholtis, as Agent
Applicant name (print)

9-20-12
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB - ____ - 70320
____ - ____ - ____
____ - ____ - ____

9-4-12
Planner signature / date

Project # 1006006

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 1
❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **SIDEWALK VARIANCE (DRB20)**
❑ **SIDEWALK WAIVER (DRB21)**
__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **VACATION OF PRIVATE EASEMENT (DRB26)** 1
❑ **VACATION OF RECORDED PLAT (DRB29)**
✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRISTIAN J. SHOLTIS
Applicant name (print)
9-20-12
Applicant signature / date

Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB-____-70318
12DRB-____-70319
____-____-____

10-24-12
Planner signature / date

Project # 1006001

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from October 16 2012 To October 31, 2012

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 10-4-12 (Date)

I issued 4 signs for this application, 10-4-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 1006006

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006006

Wednesday, October 31, 2012

Comments must be received by:

Friday, October 26, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	**S**	**Z**	**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
X Minor Subdivision action			___ County Submittal
X Vacation	**V**		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	**P**		___ Sector Plan **(Phase I, II, III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan	**D**		
___ Cert of Appropriateness (LUCC)	**L**	**A**	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021

ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: OWNER List **all** owners:

DESCRIPTION OF REQUEST: REPLAT OF LOTS 1 THRU 16 AND 19A THRU 25A, BLOCK 1 MESA DEL SOL MONTAGE UNIT 1, VACATION OF PUBLIC AND PRIVATE EASEMENTS

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No LOTS 1-16, 19A-25-A AND TRACT A Block: 1 Unit 1

Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE

Existing Zoning: PC Proposed zoning: PC MRGCD Map No

Zone Atlas page(s) R-16 UPC Code: 101605116006730130

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 23 No. of **proposed** lots: 16 Total area of site (acres). 1.5

LOCATION OF PROPERTY BY STREETS: On or Near. STIEGLITZ AVE/UNIVERSITY BLVD. SW

Between: STIEGLITZ DR and BOURKE-WHITE DR

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐ Date of review.

SIGNATURE [signature] DATE 9-20-12

(Print) CHRISTIAN J. SHOLTIS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12DRB - - 70318	VPE		$ 45.00
12DRB - - 70319	VPRE		$ 45.00
12DRB - - 70320	P&F		$ 1265.00
- -	ADV		$ 75.00
- -	CME		$ 20.00
			Total $ 1450.00

Hearing date Oct. 31, 2012

[signature] 10-4-12
Planner signature / date

Project # 1006006

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8 5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more. Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Christian J. Sholtis, as Agent
Applicant name (print)

9-20-12
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB - _____ - 20320
_____ - _____ - _____
_____ - _____ - _____

9-4-12
Planner signature / date

Project # 1006006

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 1

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- __ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- __ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ **VACATION OF PRIVATE EASEMENT (DRB26)** 1

☐ **VACATION OF RECORDED PLAT (DRB29)**
- ✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions

CHRISTIAN J. SHOLTIS
Applicant name (print)

Applicant signature / date 9-20-12

Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB-_____-70318
12DRB-_____-70319
_____-_____-_____

10-24-12
Planner signature / date

Project # 1006006

DRB Project #1006006
APS Cluster Rio Grande

FINAL
PRE-DEVELOMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the **Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico** ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and **Forest City Mesa Residential Development, LLC, a Delaware limited liability company** ("Developer") effective as of this 15th day of November, 2011, and pertains to the subdivision commonly known as a Replat of Tract A-2, Mesa del Sol Innovation Park, and more particularly described as Mesa del Sol Neighborhood, Montage Unit 1 (the "Subdivision"). The following individual lots comprise the subdivision:

Lots 1-25, Block 1; Lots 1-8, Block 2; Lots 1-33, Block 3; Lots 1-24, Block 4; Lots1-27, Block 5, Mesa del Sol Neighborhood Montage Unit 1

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot)

Doc# 2011107179
11/23/2011 10:27 AM Page: 1 of 3
AGRE R $25.00 M. Toulouse Oliver, Bernalillo County

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement form to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC,
a Delaware limited liability company

By: Forest City Residential Group, Inc.,
an Ohio corporation, Member

By: _____
Brent F. Dupes
Vice President
Date: 11/15/11

DRB Project #1006006
APS Cluster Rio Grande

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on ~~October~~ November 15, 2011, by Brent F. Dupes, Vice President of Forest City Residential Group, Inc., an Ohio corporation, as Member of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

OFFICIAL SEAL
Carla Klock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Carla Klock
Notary Public

My Commission Expires:
March 31, 2013

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Name:
It: April L. Winters, Facilities Fee Planner

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

This instrument was acknowledged before me November 21, 2011, by April L. Winters, of Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe
Notary Public

My Commission Expires:
6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Sept. 21, 2012

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Neighborhood Montage Unit 1 – Replat of Lots 1-16, 19A-25A and Tract A, Block 1, and Vacation Request for Public and Private Easements

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary/final plat review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of Preliminary/Final Plat
- Signed and recorded APS Agreement
- Zone Atlas Map
- Twenty four (24) Copies of Public Easement Vacation Exhibits
- Six (6) Copies of Private Easement Vacation Exhibits
- Authorization Letter from Beneficiary/Grantor for Private Easement Vacation
- Six (6) Copies of this Letter with Private Easement Justification (below)
- Thirty (30) copies of Plat which created Easements
- Submittal Fee

This preliminary/final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents a replat of Lots 1-16, 19A-25A and Tract A, within Block 1 of Montage Unit 1, as well as the vacation of both public and private easements.

The private easements to be vacated are existing private drainage, water, and sanitary sewer easements which were blanket easements over original the HOA owned Tract B. Now that the common area originally known as Tract B has been reconfigured and re-platted to Tract B-1 and Lots 20-A-1 thru 24-A-1 have been extended out to the old boundary of Tract B, we wish to vacate the portion of the said private easements in the fronts of lots 20-A-1 thru 24-A-1 since they are not needed over the newly platted lots.

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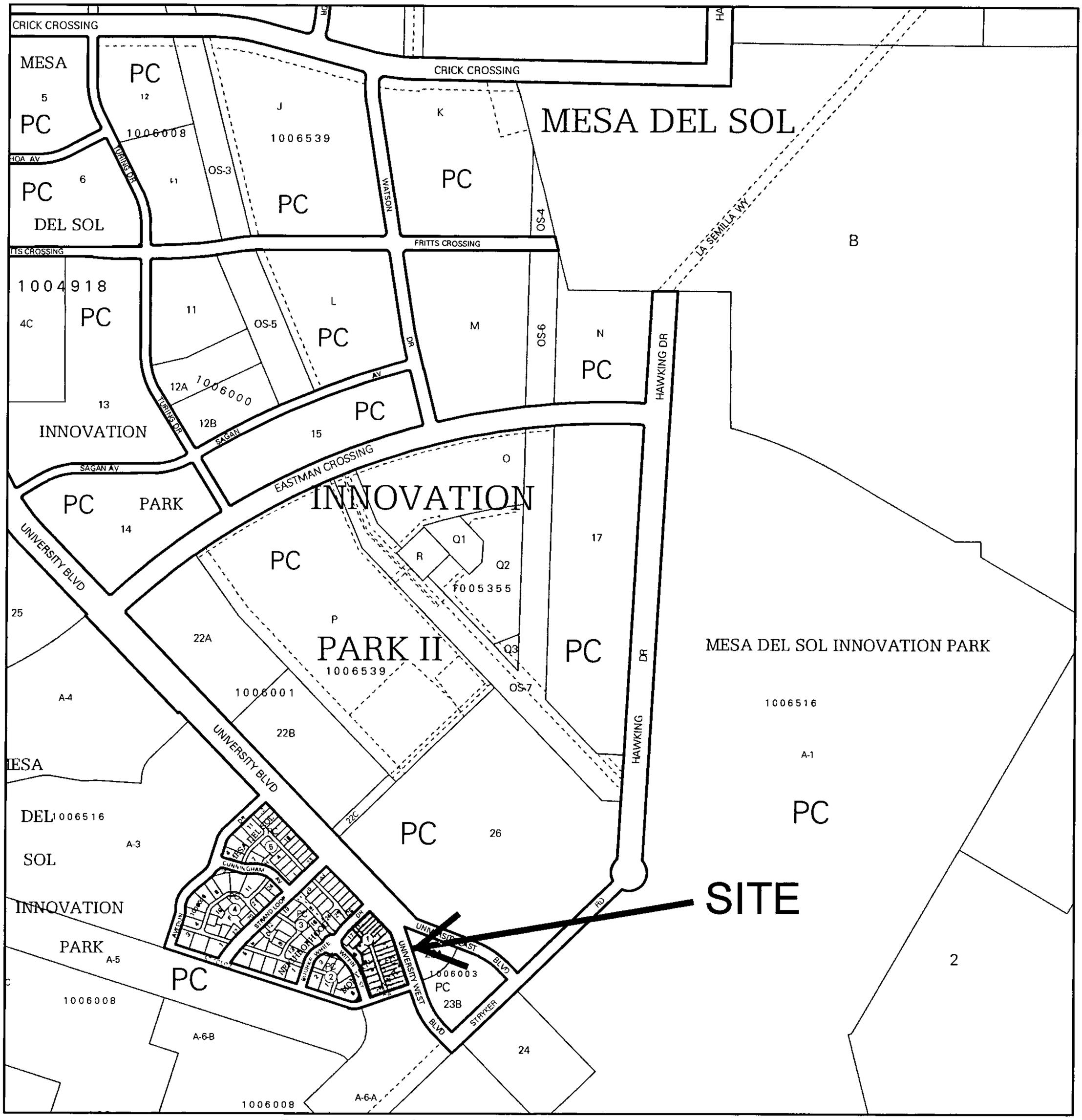
We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 505-823-1000 with questions or comments.

Sincerely,

Christian J. Sholtis, P.E.
Senior Project Manager
Community Development and Planning

CJS/di
Enclosures

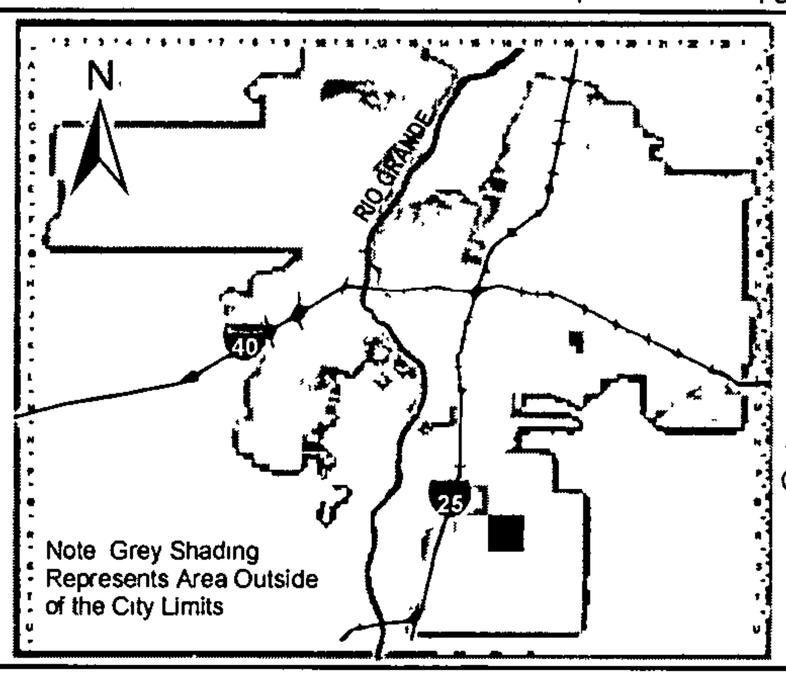
cc: Manny Barrera, Mesa Del Sol, LLC.



For more current information and details visit. http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Sept. 21, 2012

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Neighborhood Montage Unit 1 – Replat of Lots 1-16, 19A-25A and Tract A, Block 1, and Vacation Request for Public and Private Easements

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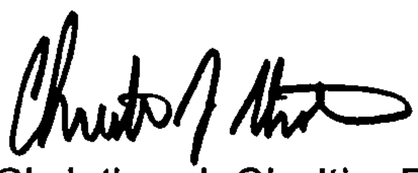

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Senior Project Manager
Community Development and Planning

CJS/di
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

PLAT OF
LOTS 1-A THRU 10-A, 19-A-1 THRU 24-A-1 & TRACT A-1 BLOCK 1 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

N

40 20 0 40
SCALE. 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ● #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,430.899
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -0°17'22.46"
NAVD 1988 ELEVATION = 5291.451

(115) N33°33'46"E 2075.00'
(115) N32°35'03"E 3020.00'

UNIVERSITY BOULEVARD SE (152 RW)
UNIVERSITY EAST BOULEVARD SE (78' RW)
UNIVERSITY WEST BOULEVARD SE (78' RW)
BOURKE-WHITE DRIVE SE (52' RW)
WITKIN STREET SE (52' RW)
STIEGLITZ DRIVE SE (36' RW)

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011
(2011C-136)

MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT D PRIVATE ALLEY/PUE
TRACT E
TRACT C
TRACT J
TRACT A
TRACT A-1 0.0504 Ac (SEE NOTE 9, SHEET 1)
TRACT B-1 (SEE NOTE 9, SHEET 1)
TRACT 1 - PRIVATE ALLEY/PUE (SEE NOTE 6, SHEET 1)

10-A 0.1010 Ac
9-A 0.0884 Ac
8-A 0.0884 Ac
7-A 0.1054 Ac
6-A 0.1022 Ac
5-A 0.1010 Ac
4-A 0.1010 Ac
3-A 0.1010 Ac
2-A 0.1010 Ac
1-A 0.1136 Ac
19-A-1 0.0742 Ac
20-A-1 0.0821 Ac
21-A-1 0.0733 Ac
22-A-1 0.0725 Ac
23-A-1 0.0725 Ac
24-A-1 0.0988 Ac

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136)

SHADED AREAS DESIGNATE PORTIONS OF EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 0120RB- TO BE VACATED

SHADED AREAS DESIGNATE PORTIONS OF EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 0120RB- TO BE VACATED

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EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 0120RB-

Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'36"W	5.32'
T2	S43°57'36"E	33.72'
T3	N71°02'24"E	17.88'
T4	N23°00'29"E	15.90'
T5	S23°00'29"W	6.16'
T6	S23°00'29"W	9.74'
T7	N18°57'36"W	6.13'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	19.95'	39.27'	90.00'	38.96'	N31°27'36"W
C2	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C3	19°47'02"	15.69'	31.06'	90.00'	30.92'	N34°04'05"W
C4	25°00'00"	15.52'	30.54'	70.00'	30.30'	S31°27'36"E
C5	09°42'20"	17.07'	34.05'	201.00'	34.01'	N23°48'47"W

NOTES

1. *Existing 5' shared private drainage easements as shown on Sheet 3, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 1-A thru 10-A and 19-A-1 thru 24-A-1 granted with the filing of this Plat, except over existing PUE's and PUE's granted by this plat.*
2. *Existing Tract A, now Tract A-1, is a private common area tract to be owned and maintained by the Homeowners Association.*

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20110146\SURVEY\Unit 1 Lots 1-16 Tr A 19A-24A Replat\Block1Replat_2.dgn
9/17/2012
10:21:27 AM
meele
JOB NO. 20110146

PLAT OF

LOTS 1-A THRU 10-A, 19-A-1 THRU 24-A-1 & TRACT A-1 BLOCK 1 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

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(TIE) N32°35'03"E 3020.00'

UNIVERSITY BOULEVARD SE (152 RW)

BOURKE-WHITE DRIVE SE (52 RW)

N43°57'36"W 40.00'

N46°02'24"E 110.00'

S43°57'36"E 159.96'

10-A 0.1010 Ac

9-A 0.0884 Ac

8-A 0.0884 Ac

7-A 0.1054 Ac

TRACT A-1 0.0504 Ac

TRACT A

6-A 0.1022 Ac

5-A 0.1010 Ac

4-A 0.1010 Ac

3-A 0.1010 Ac

2-A 0.1010 Ac

1-A 0.1136 Ac

19-A-1 0.0742 Ac

20-A-1 0.0821 Ac

21-A-1 0.0733 Ac

22-A-1 0.0725 Ac

23-A-1 0.0725 Ac

24-A-1 0.0888 Ac

25-A

(SEE NOTE 9, SHEET 1)

TRACT B-1 (SEE NOTE 8, SHEET 1)

TRACT I - PRIVATE ALLEY/PUE (SEE NOTE 4, SHEET 1)

S18°57'36"E 237.32'

N18°57'36"W 237.32'

S18°57'36"E 281.66'

UNIVERSITY WEST BOULEVARD SE (78' RW)

UNIVERSITY EAST BOULEVARD SE (75' RW)

WITKIN STREET SE (52' RW)

STIEGLITZ DRIVE SE (35' RW)

TRACT C

TRACT E

TRACT J

TRACT B, PRIVATE ALLEY/PUE

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011
(2011C-136)

MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

23-A

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136)

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB- TO BE VACATED

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C2	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C3	19°47'02"	15.69'	31.08'	90.00'	30.92'	N34°04'05"W
C4	25°00'00"	15.52'	30.54'	70.00'	30.30'	S31°27'36"E
C5	09°42'20"	17.07'	34.05'	201.00'	34.01'	N23°48'47"W

NOTES

1. *Existing 5' shared private drainage easements as shown on Sheet 3, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 1-A thru 10-A and 19-A-1 thru 24-A-1 granted with the filing of this Plat, except over existing PUE's and PUE's granted by this plat.*
2. *Existing Tract A, now Tract A-1, is a private common area tract to be owned and maintained by the Homeowners Association.*

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number R-16
3. Zoning: PC
4. Gross Subdivision Acreage. 17.9801 Acres.
5. Total number of Lots/Tracts Created: One hundred thirteen (113) Lots and fifteen (15) Tracts
6. 0.752 mile public street right-of-way was created. 0.189 mile of half width street created.
7. Date of Survey: October, 2010.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into 113 lots and 15 tracts, to vacate existing easements, to grant new easements and to dedicate public street right-of-way to the City of Albuquerque.

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.
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 (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. 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.

DESCRIPTION

A certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 17.9801 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°18'08"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
8. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) are subject to a blanket PUE, blanket private access and blanket private drainage easements granted with the filing of this plat. Blanket private access and blanket private drainage easements are granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easements are granted to the designated franchised utility companies.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107179.
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. The portion of the existing floating access and utility easement granted on June 21, 2008, Book A119, Page 1062, Document #2008081310, records of Bernalillo County, New Mexico encumbering Tract A-2, Mesa Del Sol Innovation Park, is hereby terminated with the dedication of public right-of-way as shown on this plat.
12. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) will be conveyed by a separate deed to Mesa Del Sol Community Company, Inc.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: November 17, 2011

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By. Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 18 day of November 2011, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 2.18.14 Notary Public

OFFICIAL SEAL
Breona Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2.18.14

PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

PROJECT NUMBER 1006006

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE 12.15.11
COMCAST CABLE	DATE 12-14-11
PNM ELECTRIC SERVICES	DATE 12-14-11
NEW MEXICO GAS COMPANY	DATE 12.09.2011
TIME WARNER (Fw Telecom)	DATE 12/6/2011

CITY APPROVALS

CITY SURVEYOR	DATE 11-22-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 12-14-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE 12/14/11
PARKS & RECREATION DEPARTMENT	DATE 12/14/11
A.M.A.F.C.A.	DATE 12-14-11
CITY ENGINEER	DATE 12-14-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 12-15-11
REAL PROPERTY DIVISION (N/A)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (N/A)	DATE

TAX CERTIFICATION

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

MESA DEL SOL LLC

PARCEL # 101405211000730130

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 12.15.11

DOC# 2011115942
12/15/2011 10 27 AM Page 1 of 7
PLAT R $25 00 B 2011C P 0134 M Toulous Olivere, Bernalillo Cou

SHEET 1 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG.
C1	36° 38' 16"	37.74'	72.80'	114.00'	71.66'	S89° 21' 32"W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N08° 19' 00"E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.85'	N21° 28' 43"E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.59'	N47° 47' 09"E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13"E
C6	29° 15' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N01° 02' 40"W	5.47'
T2	N44° 00' 07"E	43.88'
T3	N51° 34' 11"E	72.21'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

N

100 50 0 100

SCALE: 1" = 100'

(T15) N28° 48' 09"E 6152.58'

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

N48° 09' 24"E 255.15'

UNIVERSITY BOULEVARD SE (152' RW)

S43° 37' 36"E 1006.87'

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY CUTCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709 HATCHED PORTION VACATED BY VACATION ACTION 10DRB-

N18° 46' 18"E 118.82'

CUNNINGHAM AVENUE SE

TRACT G

TRACT 4

TRACT F

TRACT 5

TRACT H

AVEDON DRIVE SE

STRANG LOOP SE

TRACT E

TRACT D

TRACT 3A

BOARDWHITE DRIVE SE

TRACT C

TRACT 2

WINN STREET SE

TRACT B

TRACT 1

TRACT A

SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

N17° 40' 40"E 181.43'

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 2, 2010 (2010C-131)

N72° 19' 20"E 1014.29'

STIEGLITZ AVENUE SE

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET PUBLIC STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

(T16) N28° 09' 43"E 2913.47'

S18° 57' 36"E 317.66'

S71° 02' 24"W 272.31'

TRACT A-1
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.689 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999684099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

UNIVERSITY EAST BLVD (78' RW)

UNIVERSITY WEST BLVD (78' RW)

TRACT 23-A

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT 23-B

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND ⅝ REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10:27 AM Page 2 of 7
City/PLAT R $25.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 18469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 18469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 18469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.
3. Tract G is encumbered by a blanket public sanitary sewer easement granted to ABCWUA with the filing of this plat.

SCALE: 1" = 50'

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D265, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 6, 1955 (BK D305, PG 307) DOCUMENT NO. 48709 HATCHED AREA VACATED BY VACATION ACTION 10DRB-

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

ACS BRASS TABLET STAMPED "J-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.380

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)
TRACT 5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

SEE SHEET 4

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

DOC# 2011115942
12/15/2011 10:27 AM Page 3 of 7
PLAT R $25.00 B 2011C P 0136 M Toulous Olivero Bernalillo Co

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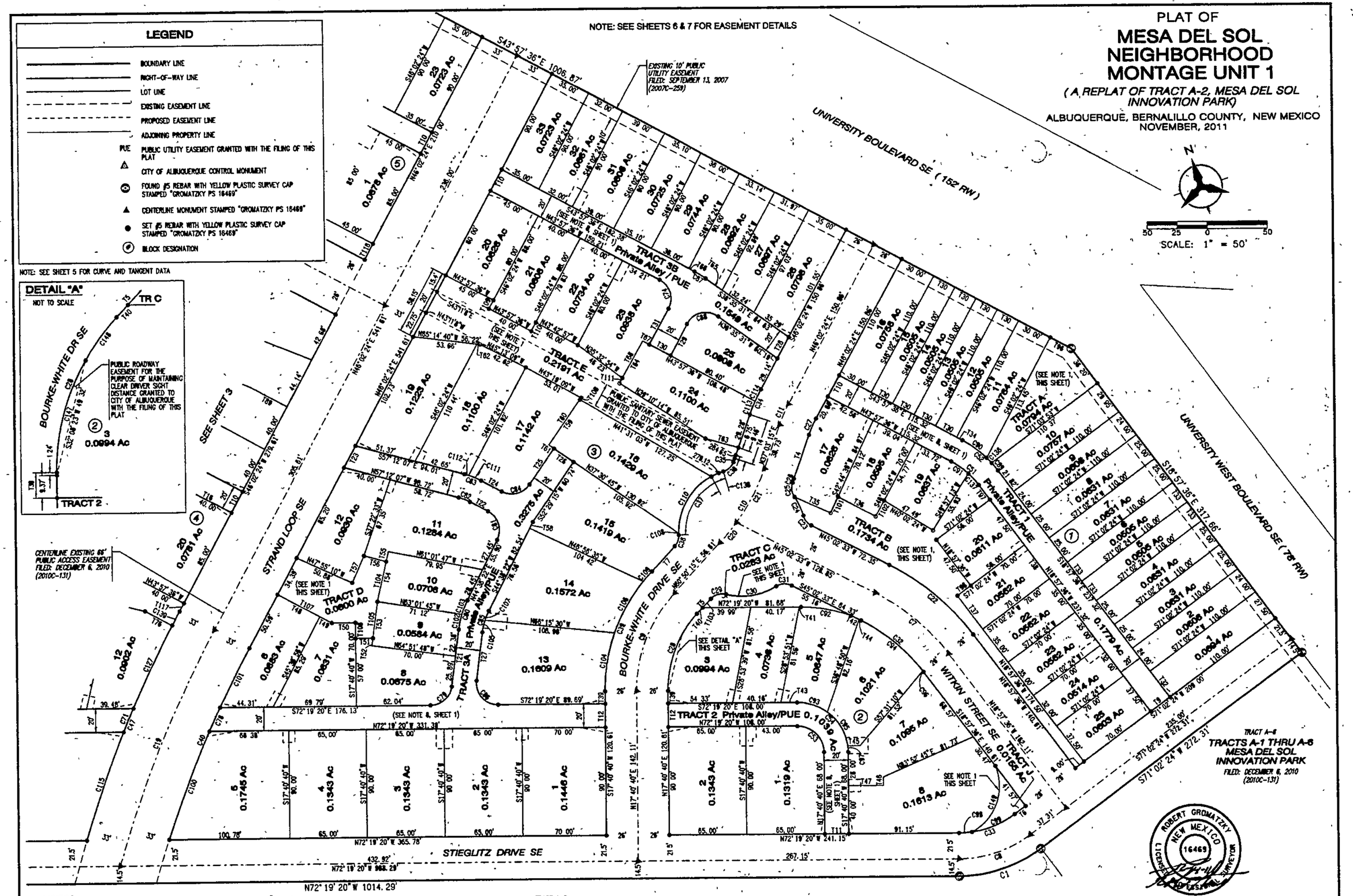
PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

SHEET 4 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336

JOB NO. 20110146

DOC# 2011115942
12/15/2011 10 27 AM Page 4 of 7
ityPLAT R $25 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36°38'16"	37.74'	72.90'	114.00'	71.68'	S89°21'32"W
C2	18°43'21"	15.50'	30.72'	94.00'	30.58'	N08°19'00"E
C3	45°02'48"	60.54'	114.79'	146.00'	111.85'	N21°28'43"E
C4	07°34'04"	10.32'	20.60'	156.00'	20.59'	N47°47'09"E
C5	34°47'54"	32.59'	63.16'	104.00'	62.20'	N34°10'13"E
C6	29°16'07"	38.12'	74.58'	146.00'	73.77'	N31°24'20"E
C7	28°04'57"	40.53'	78.66'	175.00'	78.85'	N32°00'05"W
C8	36°38'16"	32.94'	63.63'	99.50'	62.55'	S89°21'32"W
C9	43°09'35"	47.46'	90.39'	120.00'	88.27'	N39°15'27"E
C10	23°47'00"	36.85'	72.64'	175.00'	72.12'	N48°58'45"E
C11	08°59'08"	9.43'	18.82'	120.00'	18.80'	N41°32'49"E
C12	18°43'21"	19.78'	39.21'	120.00'	39.04'	N08°19'00"E
C13	45°02'48"	49.76'	94.35'	120.00'	91.93'	N21°28'43"E
C14	07°34'04"	8.60'	17.17'	130.00'	17.16'	N47°47'09"E
C15	34°47'54"	40.74'	78.96'	130.00'	77.75'	N34°10'13"E
C16	28°18'07"	31.33'	61.30'	120.00'	60.64'	N31°24'20"E
C17	45°14'08"	52.49'	118.43'	150.00'	115.37'	N05°34'40"W
C18	15°58'01"	16.83'	33.44'	120.00'	33.33'	N81°12'44"W
C19	12°12'11"	106.90'	212.98'	1000.00'	212.58'	N39°56'18"E
C20	07°05'30"	10.84'	21.66'	175.00'	21.65'	N57°17'30"E
C21	16°41'29"	25.67'	50.98'	175.00'	50.80'	N45°24'00"E
C22	26°04'57"	46.56'	81.50'	201.00'	90.71'	N32°00'05"W
C23	47°41'03"	5.75'	10.82'	13.00'	10.51'	N21°12'02"W
C24	18°51'29"	8.80'	17.44'	53.00'	17.37'	N08°47'15"W
C25	54°17'21"	6.67'	12.32'	13.00'	11.86'	N10°55'41"E
C26	01°01'07"	1.79'	3.57'	201.00'	3.57'	N37°33'48"E
C27	08°59'08"	7.39'	14.74'	94.00'	14.73'	N41°32'49"E
C28	43°09'35"	37.16'	70.81'	94.00'	69.15'	N39°15'27"E
C29	61°32'09"	7.74'	13.96'	13.00'	13.30'	S88°23'41"E
C30	46°50'42"	22.96'	43.33'	53.00'	42.14'	S81°02'58"E
C31	59°25'45"	7.42'	13.48'	13.00'	12.89'	S74°45'26"E
C32	28°04'57"	34.51'	67.83'	149.00'	67.24'	S32°00'05"E
C33	36°38'16"	25.82'	49.88'	78.00'	49.03'	S89°21'32"W
C34	08°59'09"	11.47'	22.90'	146.00'	22.87'	S41°32'49"W
C35	01°18'47"	1.71'	3.41'	149.00'	3.41'	S37°42'39"W
C36	52°58'04"	8.48'	12.02'	13.00'	11.59'	S84°51'04"W
C37	75°39'05"	41.15'	68.98'	53.00'	65.01'	S53°30'34"W
C38	45°09'14"	5.41'	10.25'	13.00'	9.98'	S38°15'38"W
C39	43°09'35"	57.75'	109.98'	146.00'	107.40'	S39°15'27"W
C40	10°18'03"	87.16'	173.85'	967.00'	173.62'	N40°53'22"E
C41	18°43'21"	24.07'	47.71'	146.00'	47.50'	N08°19'00"E
C42	45°02'49"	38.96'	73.90'	94.00'	72.02'	N21°28'43"E
C43	07°34'04"	6.88'	13.74'	104.00'	13.73'	N47°47'09"E
C44	20°31'28"	28.24'	55.88'	156.00'	55.58'	N41°18'27"E
C45	15°58'01"	20.48'	40.69'	146.00'	40.56'	S81°12'44"E
C46	45°14'08"	51.66'	97.90'	124.00'	95.38'	S66°34'40"E
C47	11°29'26"	103.93'	207.17'	1033.00'	206.82'	S40°17'41"W
C48	29°16'07"	24.55'	48.02'	94.00'	47.50'	S31°24'20"W
C49	15°58'01"	13.18'	26.20'	94.00'	26.11'	S81°12'44"E
C50	45°14'03"	73.32'	138.65'	176.00'	135.37'	S66°34'43"E
C51	25°00'00"	15.52'	30.54'	70.00'	30.30'	N31°27'38"W
C52	25°00'00"	19.95'	38.27'	90.00'	38.96'	S31°27'36"E
C53	90°00'00"	22.00'	34.56'	22.00'	31.11'	N27°19'20"W
C54	90°00'00"	42.00'	65.97'	42.00'	59.40'	S27°19'20"E
C55	90°00'00"	18.00'	28.27'	18.00'	25.46'	N62°40'40"E
C56	36°31'05"	19.60'	36.24'	60.00'	37.60'	N35°56'12"E
C57	38°17'22"	14.58'	28.07'	42.00'	27.55'	N73°20'26"E
C58	43°33'16"	16.78'	31.83'	42.00'	31.16'	S65°44'14"E
C59	90°00'00"	18.00'	28.27'	18.00'	25.46'	S68°57'36"E
C60	06°26'29"	2.25'	4.50'	40.00'	4.49'	N42°49'09"E
C61	09°18'11"	10.05'	20.06'	124.00'	20.04'	S54°00'53"E
C62	06°26'29"	3.38'	6.75'	90.00'	6.74'	S42°49'09"W
C63	83°49'09"	16.16'	26.33'	18.00'	24.05'	S04°07'49"W
C64	06°10'51"	3.78'	7.55'	70.00'	7.55'	S40°52'11"E
C65	06°10'51"	4.66'	9.71'	90.00'	9.70'	N40°52'11"W
C66	06°10'51"	4.10'	8.20'	76.00'	8.19'	N40°52'11"W
C67	43°33'16"	8.79'	16.72'	22.00'	16.32'	N65°44'14"W
C68	38°17'22"	7.64'	14.70'	22.00'	14.43'	S73°20'26"W
C69	36°31'05"	13.20'	25.49'	40.00'	25.07'	S35°56'12"W
C70	90°00'00"	18.00'	28.27'	18.00'	25.46'	S27°19'20"E
C71	01°12'11"	10.85'	21.69'	1033.00'	21.69'	S40°26'57"W
C72	19°59'33"	12.34'	24.43'	70.00'	24.30'	N18°14'27"E
C73	17°48'10"	14.10'	27.96'	90.00'	27.85'	N37°08'19"E
C74	90°00'00"	18.00'	28.27'	18.00'	25.46'	N01°02'24"E
C75	17°48'10"	10.96'	21.75'	70.00'	21.66'	S37°08'19"W
C76	19°59'33"	8.81'	17.45'	50.00'	17.36'	S18°14'27"W
C77	12°12'49"	10.08'	20.04'	94.00'	20.00'	N81°45'20"W
C78	01°18'05"	10.98'	21.97'	967.00'	21.97'	N42°06'04"E
C79	82°33'53"	15.80'	25.94'	18.00'	23.75'	N66°23'43"E
C80	19°31'35"	12.91'	25.56'	75.00'	25.44'	N34°52'34"E
C81	88°35'58"	17.57'	27.83'	18.00'	25.14'	N00°20'23"E
C82	13°14'31"	5.11'	10.17'	44.00'	10.15'	N50°34'52"W
C83	13°14'31"	7.43'	14.79'	64.00'	14.76'	S50°34'52"E
C84	83°33'09"	16.08'	26.25'	18.00'	23.98'	S85°44'11"E
C85	19°31'35"	9.46'	18.74'	55.00'	18.65'	S34°52'34"W
C86	97°26'07"	20.50'	30.61'	18.00'	27.05'	S23°36'17"E
C87	07°22'05"	5.47'	10.93'	85.00'	10.92'	S40°16'34"E
C88	97°22'05"	20.48'	30.59'	18.00'	27.04'	N85°16'34"W
C89	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C90	15°54'45"	12.58'	25.00'	90.00'	24.92'	N36°00'14"W
C91	14°27'37"	8.68'	17.67'	70.00'	17.62'	N36°43'48"W
C92	19°54'51"	21.42'	42.40'	122.00'	42.19'	S62°21'54"E
C93	36°38'01"	13.90'	26.65'	42.00'	26.40'	N54°00'20"W
C94	25°40'25"	33.85'	66.76'	149.00'	66.21'	S32°12'21"E
C95	46°11'09"	17.91'	33.86'	42.00'	32.95'	N12°35'45"W
C96	00°24'32"	0.53'	1.06'	149.06'	1.06'	S19°09'53"E
C97	07°10'50"	2.64'	5.26'	42.00'	5.26'	N14°05'15"E
C98	06°00'16"	5.46'	10.90'	78.00'	10.89'	N76°19'28"W
C99	28°38'00"	19.91'	38.98'	78.00'	38.58'	S85°21'24"W
C100	05°42'40"	48.23'	96.39'	967.00'	96.35'	N38°35'41"E
C101	03°17'17"	27.75'	55.49'	967.00'	55.49'	N44°23'45"E
C102	09°45'48"	6.41'	12.78'	75.00'	12.76'	S29°59'40"W
C103	09°45'48"	6.41'	12.78'	75.00'	12.76'	S39°45'28"W
C104	19°33'31"	25.16'	49.84'	146.00'	49.60'	S27°27'25"W
C105	10°45'42"	5.18'	10.33'	55.00'	10.32'	N30°29'36"E
C106	19°18'55"	24.45'	49.22'	146.00'	48.99'	S46°53'36"W
C107	08°45'53"	4.21'	8.41'	55.00'	8.41'	N40°15'25"E
C108	01°22'34"	0.64'	1.27'	53.00'	1.27'	S16°22'18"W
C109	04°17'10"	5.46'	10.92'	146.00'	10.92'	S58°41'40"W
C110	62°34'03"	32.20'	57.88'	53.00'	55.04'	S48°20'37"W
C111	10°03'15"	5.63'	11.23'	64.00'	11.22'	N48°59'14"W
C112	03°11'13"	1.78'	3.56'	64.00'	3.56'	N55°36'36"W
C113	04°43'18"	6.02'	12.03'	146.00'	12.03'	S39°24'54"W
C114	04°15'51"	5.44'	10.87'	146.00'	10.86'	S43°54'29"W
C115	05°17'54"	47.80'	95.52'	1033.00'	95.48'	S37°11'54"W
C116	05°45'52"	7.35'	14.69'	146.00'	14.68'	N14°47'44"E
C117	12°57'29"	16.58'	33.02'	146.00'	32.95'	N05°26'04"E
C118	05°08'25"	4.22'	8.43'	94.00'	8.43'	N01°31'31"E
C119	39°54'24"	34.13'	65.47'	94.00'	64.16'	N24°02'56"E
C120	22°33'57"	11.97'	23.63'	60.00'	23.48'	S28°57'38"W
C121	13°57'08"	7.34'	14.61'	60.00'	14.57'	S47°13'11"W
C122	06°37'13"	9.02'	18.02'	156.00'	18.01'	N48°15'34"E
C123	13°32'17"	17.33'	34.50'	146.00'	34.42'	S82°25'36"E
C124	20°04'37"	7.43'	14.72'	42.00'	14.64'	N77°28'34"W
C125	30°32'46"	33.86'	66.11'	124.00'	65.33'	N73°55'21"W
C126	23°28'39"	8.73'	17.21'	42.00'	17.09'	S55°41'56"E
C127	04°15'53"	38.46'	76.89'	1033.00'	76.87'	S43°10'59"W
C128	05°25'11"	5.67'	11.73'	124.00'	11.72'	S46°40'12"E
C129	05°50'36"	3.57'	7.14'	70.00'	7.14'	N43°07'06"E
C130	09°17'44"	14.31'	28.55'	176.00'	28.52'	N84°32'52"W
C131	01°20'00"	1.09'	2.19'	94.00'	2.19'	N88°31'45"W
C132	11°57'34"	7.33'	14.61'	70.00'	14.58'	N34°13'00"E
C133	02°25'11"	1.99'	3.97'	94.00'	3.97'	N74°26'19"W
C134	16°41'08"	13.20'	26.21'	90.00'	26.12'	S36°34'47"W
C135	01°07'02"	0.88'	1.76'	90.00'	1.76'	S45°28'52"W
C136	03°52'17"	3.04'	6.08'	90.00'	6.08'	N28°06'43"W
C137	10°32'23"	6.46'	12.88'	70.00'	12.86'	S24°13'48"E
C138	11°42'28"	5.43'	10.83'	53.00'	10.81'	S85°28'52"W
C139	00°43'29"	6.53'	13.06'	1033.00'	13.06'	S45°40'39"W
C140	13°54'16"	19.02'	37.86'	156.00'	37.76'	N37°59'50"E
C141	02°25'44"	3.10'	6.19'	146.00'	6.19'	S74°28'36"E
C142	35°56'18"	57.08'	110.39'	176.00'	108.59'	N61°55'51"W
C143	34°18'12"	4.01'	7.78'	13.00'	7.67'	N48°11'48"E
C144	21°06'19"	9.87'	19.52'	53.00'	19.41'	N54°47'45"E
C145	62°31'41"	7.89'	14.19'	13.00'	13.49'	N75°30'28"E
C146	90°00'00"	13.00'	20.42'	13.00'	18.38'	N28°13'44"W
C147	29°39'40"	24.89'	48.66'	94.00'	48.12'	N32°30'30"E
C148	13°29'55"	11.12'	22.15'	94.00'	22.09'	N54°05'17"E
C149	84°39'43"	39.41'	63.94'	43.27'	58.28'	N37°42'06"E

Tangent Data

ID	BEARING	DISTANCE
T1	N01°02'40"W	5.47'
T2	N44°00'07"E	43.88'
T3	N16°46'16"E	16.37'
T4	N37°03'15"E	38.73'
T5	N60°50'15"E	17.07'
T6	S71°02'24"W	11.31'
T7	S60°50'15"W	28.30'
T8	S89°11'45"E	51.18'
T9	S71°02'24"W	20.00'
T10	N46°02'24"E	20.00'
T11	N72°19'20"W	20.00'
T12	N17°40'40"E	20.00'
T13	S87°30'53"E	34.03'
T14	S43°57'36"E	14.99'
T15	S37°46'45"E	8.99'
T16	S43°57'36"E	47.47'
T17	N37°46'45"W	29.47'
T18	N43°57'36"W	38.35'
T19	N08°14'40"E	9.68'
T20	N28°14'13"E	33.26'
T21	N25°06'47"E	48.27'
T22	N43°57'36"W	17.15'
T23	N46°02'24"E	20.55'
T24	S43°57'36"E	19.46'
T25	N52°29'15"E	36.41'
T26	S37°30'45"E	20.00'
T27	S25°06'47"W	40.96'
T28	S46°02'22"W	20.17'
T29	S46°02'24"W	29.86'
T30	N43°57'36"W	20.00'
T31	N46°02'24"E	33.72'
T32	N18°57'36"W	27.50'
T33	N18°57'36"W	20.00'
T34	N43°57'36"W	5.32'
T35	N47°48'04"W	32.97'
T36	N43°57'36"W	35.01'
T37	N18°57'36"W	35.00'
T38	N18°57'36"W	35.00'
T39	S17°40'40"W	10.81'
T40	S60°50'15"W	6.97'
T41	N72°19'20"W	1.52'
T42	N45°02'33"W	7.38'
T43	N72°19'20"W	13.50'
T44	N45°02'33"W	1.79'
T45	N72°19'20"W	10.32'
T46	S17°40'40"W	6.99'
T47	N72°19'20"W	29.00'
T48	N44°22'12"W	40.00'
T49	N44°22'12"W	11.36'
T50	N72°19'20"W	19.75'
T51	N72°18'55"W	14.69'
T52	S25°06'50"W	6.63'
T53	S25°06'50"W	37.37'
T54	S30°35'52"W	42.43'
T55	S30°35'52"W	8.49'
T56	N57°36'30"W	19.28'
T57	S42°04'50"W	24.33'
T58	S44°38'22"W	5.98'
T59	S52°29'15"W	46.01'
T60	S52°29'15"W	47.83'
T61	N37°30'45"W	5.00'
T62	N85°14'40"W	2.56'
T63	N56°43'51"W	28.39'
T64	S46°41'23"W	40.00'
T65	N36°35'31"W	17.10'
T66	N43°57'36"W	5.28'
T67	N43°57'36"W	8.08'
T68	S46°41'23"W	35.05'
T69	S44°00'07"W	19.25'
T70	S58°29'27"W	17.27'
T71	N87°30'53"W	3.29'
T72	S54°11'45"W	14.19'
T73	N89°11'45"W	11.05'
T74	S31°52'18"W	19.18'
T75	N58°07'42"W	30.00'
T76	N44°41'05"W	25.57'
T77	N72°19'21"W	32.00'
T78	S17°40'39"W	58.56'
T79	S17°40'40"W	15.00'
T80	S17°40'40"W	56.00'
T81	N57°14'40"W	7.92'
T82	S32°45'20"W	35.00'
T83	N57°14'40"W	20.30'
T84	S17°40'40"W	18.04'
T85	S48°02'23"W	15.00'
T86	S54°11'45"W	5.57'
T87	N37°46'45"W	8.50'
T88	N43°57'36"W	7.47'
T89	N43°57'36"W	34.40'
T90	S46°02'24"W	8.39'
T91	S46°02'24"W	35.42'
T92	S28°14'13"W	14.28'
T93	S16°46'16"W	15.82'
T94	S46°02'24"W	12.41'
T95	S28°14'13"W	18.99'
T96	N43°57'36"W	19.66'
T97	N18°57'36"W	15.32'
T98	S71°02'24"W	14.00'
T101	S42°44'39"W	14.85'
T102	S46°02'24"W	15.23'
T103	S60°50'15"W	10.10'
T104	S30°35'52"W	33.94'
T105	S25°06'50"W	30.75'
T106	S17°40'40"W	13.00'
T107	N44°22'12"W	51.36'
T108	S52°29'15"W	1.82'
T109	S46°02'24"W	8.00'
T110	S46°02'24"W	8.17'
T111	S46°41'23"W	4.95'
T112	S37°03'15"W	9.46'
T113	S17°40'39"W	11.44'
T114	S17°40'40"W	41.00'
T115	S46°02'24"W	11.29'
T116	S46°02'24"W	15.00'
T117	S46°02'26"W	7.79'
T118	N32°40'56"W	3.19'
T119	N61°45'47"W	5.16'

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12/15/2011 10:27 AM Page 5 of 7
City PLAT R $25.00 B 2011C P 0136 M Toulous Olivera, Bernalillo Cou

SHEET 5 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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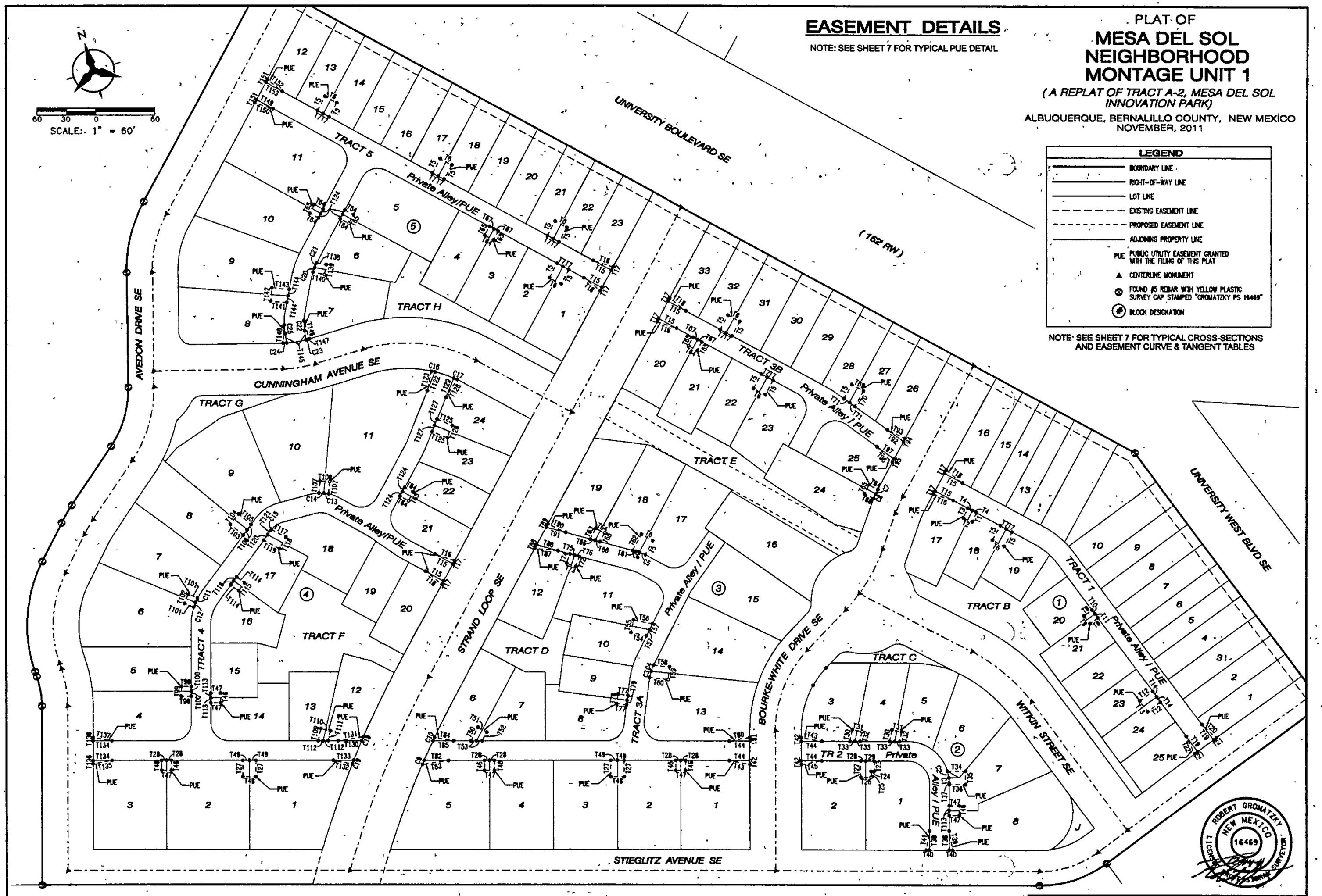

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12/15/2011 10 27 AM Page 6 of 7
PLAT R $26 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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NOTE. TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15"E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N05° 47' 12"E
C3	06° 51' 16"	3.29'	6.58'	55.00'	6.58'	N32° 26' 51"E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39° 23' 34"E
C5	06° 05' 29"	3.41'	6.80'	64.00'	6.80'	N50° 58' 08"W
C6	03° 11' 15"	1.78'	3.56'	64.00'	3.56'	N55° 36' 33"W
C7	01° 57' 56"	2.50'	5.01'	146.00'	5.01'	S42° 45' 31"W
C8	01° 58' 14"	2.51'	5.02'	146.00'	5.02'	S40° 47' 26"W
C9	00° 15' 14"	2.14'	4.28'	967.00'	4.28'	N41° 19' 24"E
C10	00° 13' 22"	1.88'	3.76'	967.00'	3.76'	N42° 51' 48"E
C11	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42° 37' 31"W
C12	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S37° 51' 42"W
C13	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N84° 01' 09"W
C14	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N70° 51' 23"W
C15	03° 15' 17"	0.63'	1.25'	22.00'	1.25'	N55° 49' 24"E
C16	01° 40' 40"	1.82'	3.63'	124.00'	3.63'	S59° 29' 18"E
C17	01° 41' 38"	1.83'	3.67'	124.00'	3.67'	S48° 31' 58"E
C18	00° 14' 15"	2.14'	4.28'	1033.00'	4.28'	S41° 10' 10"W
C19	00° 12' 21"	1.86'	3.71'	1033.00'	3.71'	S39° 44' 41"W
C20	04° 09' 18"	2.54'	5.08'	70.00'	5.08'	N38° 07' 08"E
C21	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42° 18' 24"E
C22	11° 32' 43"	5.05'	10.08'	50.00'	10.06'	N14° 01' 02"E
C23	01° 20' 00"	1.09'	2.19'	94.00'	2.19'	N88° 31' 45"W
C24	02° 13' 17"	1.82'	3.64'	94.00'	3.64'	N74° 32' 16"W
C25	07° 09' 12"	4.38'	8.74'	70.00'	8.73'	S11° 49' 16"W

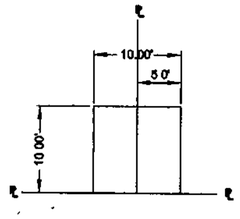
Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S42° 44' 39"W	10.00'	T91	N57° 12' 07"W	20.36'
T2	N47° 15' 21"W	10.00'	T92	N36° 35' 31"W	20.43'
T3	N42° 44' 39"E	10.58'	T93	S46° 49' 37"E	20.29'
T4	S43° 57' 36"E	5.01'	T94	S46° 02' 33"W	3.63'
T5	S46° 02' 24"W	16.50'	T95	S46° 02' 24"W	3.80'
T6	N43° 57' 36"W	13.50'	T96	N26° 52' 56"W	22.33'
T7	S43° 57' 36"E	6.75'	T97	S36° 35' 31"E	21.52'
T8	S71° 02' 24"W	10.00'	T98	N72° 20' 18"W	10.00'
T9	N18° 57' 36"W	10.00'	T99	N17° 39' 42"E	10.00'
T10	S18° 57' 43"E	5.00'	T100	S17° 39' 42"W	5.00'
T11	S18° 57' 30"E	5.00'	T101	N49° 45' 23"W	10.00'
T12	S71° 02' 24"W	16.50'	T102	N40° 14' 37"E	10.00'
T13	N18° 57' 36"W	13.50'	T103	N32° 40' 56"W	17.26'
T14	S18° 57' 36"E	6.75'	T104	N57° 19' 04"E	13.50'
T15	S43° 57' 36"E	20.81'	T105	S32° 40' 56"E	16.52'
T16	N54° 00' 23"W	21.13'	T106	S54° 11' 45"W	6.76'
T17	N46° 02' 24"E	3.69'	T107	N22° 33' 44"E	12.50'
T18	S33° 54' 49"E	21.13'	T108	S67° 26' 16"E	10.00'
T19	N18° 57' 36"W	19.32'	T109	N30° 39' 37"E	12.57'
T20	S29° 00' 23"E	19.62'	T110	S59° 20' 23"E	10.00'
T21	S71° 02' 24"W	3.42'	T111	S30° 39' 37"W	10.26'
T22	N08° 54' 49"W	19.62'	T112	N72° 19' 20"W	5.13'
T23	S17° 40' 40"W	10.50'	T113	N17° 40' 40"E	5.00'
T24	N72° 19' 20"W	3.00'	T114	S35° 48' 15"E	10.00'
T25	S17° 40' 40"W	6.00'	T115	S54° 11' 45"W	10.00'
T26	N72° 19' 20"W	10.50'	T116	N54° 11' 45"E	5.00'
T27	N17° 40' 40"E	16.50'	T117	S43° 57' 37"E	16.50'
T28	S72° 19' 20"E	5.00'	T118	S46° 02' 23"W	13.50'
T29	S72° 19' 20"E	8.50'	T119	N43° 57' 37"W	18.47'
T30	N28° 53' 51"E	11.98'	T120	N54° 11' 45"E	6.82'
T31	S61° 06' 09"E	10.00'	T121	N54° 11' 45"E	5.57'
T32	S28° 53' 51"W	10.00'	T122	S39° 35' 55"W	20.58'
T33	N72° 19' 20"W	5.10'	T123	N29° 26' 25"E	20.33'
T34	S72° 19' 20"E	16.25'	T124	N46° 02' 24"E	5.00'
T35	S17° 40' 40"W	13.50'	T125	S50° 24' 05"E	16.50'
T36	N72° 19' 20"W	16.50'	T126	S39° 35' 55"W	13.50'
T37	N17° 40' 40"E	1.50'	T127	N39° 35' 55"E	6.75'
T38	N17° 40' 40"E	19.32'	T128	S49° 29' 51"W	21.31'
T39	S07° 37' 53"W	19.62'	T129	N39° 35' 55"E	21.12'
T40	N72° 19' 20"W	3.42'	T130	N72° 19' 20"W	24.33'
T41	N27° 43' 27"E	19.62'	T131	S80° 54' 08"E	26.33'
T42	N17° 40' 40"E	3.69'	T132	N62° 15' 31"W	19.68'
T43	S62° 16' 33"E	21.13'	T133	S72° 19' 20"E	20.77'
T44	N72° 19' 20"W	20.81'	T134	S72° 19' 20"E	19.32'
T45	N82° 22' 07"W	21.13'	T135	N62° 22' 07"W	19.62'
T46	S17° 40' 40"W	10.00'	T136	N17° 40' 40"E	3.42'
T47	N72° 19' 20"W	10.00'	T137	S62° 16' 33"E	19.62'
T48	N72° 19' 20"W	13.50'	T138	S61° 45' 47"E	10.00'
T49	S72° 19' 20"E	6.75'	T139	S28° 14' 13"W	10.00'
T50	N45° 38' 56"E	15.31'	T140	N61° 45' 47"W	12.12'
T51	S44° 21' 04"E	10.00'	T141	N67° 39' 59"W	16.50'
T52	S45° 38' 56"W	10.00'	T142	N22° 20' 01"E	13.50'
T53	N72° 19' 20"W	5.66'	T143	S67° 39' 59"E	17.90'
T54	N61° 01' 47"W	16.50'	T144	S28° 14' 13"W	6.79'
T55	N28° 58' 13"E	13.00'	T145	N08° 14' 40"E	9.68'
T56	S61° 01' 47"E	20.15'	T146	S00° 34' 24"W	19.41'
T57	S44° 38' 22"W	6.75'	T147	N89° 06' 11"W	1.44'
T58	S66° 15' 30"E	16.50'	T148	N21° 18' 17"E	18.41'
T59	S23° 44' 30"W	13.00'	T149	S43° 57' 36"E	19.32'
T60	N66° 15' 30"W	19.32'	T150	N54° 00' 23"W	19.62'
T61	N57° 12' 13"W	3.35'	T151	N46° 02' 24"E	3.42'
T62	N46° 02' 24"E	18.82'	T152	S33° 53' 15"E	19.57'
T63	N46° 02' 24"E	12.35'	T153	N43° 57' 36"W	19.27'
T64	S43° 57' 36"E	10.00'			
T65	S46° 02' 24"W	10.00'			
T66	N57° 12' 07"W	5.14'			
T67	S43° 57' 36"E	5.00'			
T68	N43° 57' 36"W	10.75'			
T69	S43° 49' 22"E	13.50'			
T70	S46° 02' 24"W	18.21'			
T71	N36° 35' 31"W	6.81'			
T72	S37° 22' 33"W	10.80'			
T73	N52° 37' 27"W	10.00'			
T74	N37° 22' 33"E	10.00'			
T75	S57° 12' 07"E	5.02'			
T76	S57° 12' 07"E	5.02'			
T77	N64° 51' 48"W	10.00'			
T78	N25° 08' 12"E	10.00'			
T79	S25° 08' 12"W	5.00'			
T80	S82° 22' 07"E	20.98'			
T81	S15° 16' 52"W	3.66'			
T82	S72° 19' 20"E	24.71'			
T83	N80° 46' 08"W	26.72'			
T84	S62° 16' 08"E	19.56'			
T85	N72° 19' 20"W	20.86'			
T86	S57° 12' 07"E	22.35'			
T87	N66° 32' 51"W	23.57'			
T88	N46° 02' 24"E	3.93'			
T89	N46° 02' 24"E	3.63'			
T90	S46° 55' 59"E	19.85'			

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL , INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

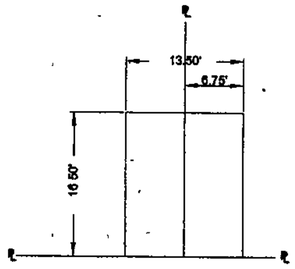


ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)

TYPICAL 10.0' X 10.0' P.U.E. (A)
NOT TO SCALE

1 P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



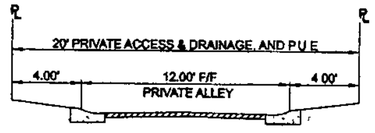
ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)

TYPICAL 13.5' X 16.5' P.U.E. (B)
NOT TO SCALE

1 P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2. THIS P.U.E. IS SIZED TO ACCOMODATE ELECTRIC TRANSFORMERS IN ACCORDANCE WITH WORKING SPACE CRITERIA OUTLINED IN PNM ELECTRIC SERVICE GUIDE 2011.

3. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



TYPICAL ALLEY/ P.U.E. SECTION (C)
NOT TO SCALE

1 BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS

2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS. THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS.

ROBERT GROMATZKY — NEW MEXICO — 16469 — PROFESSIONAL SURVEYOR

SHEET 7 OF 7

DOC# 2011115942
12/15/2011 10:27 AM Page 7 of 7
City PLAT R $25.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Co...

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20101146\SURVEY\GRAPHICS\PHASE 1A\20101146phase1AplatO6.dgn
14-DEC-2011 08:07
mseie

JOB NO. 20101146

LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 17.8801 Acres.
5. Total number of Lots/Tracts Created: One hundred thirteen (113) Lots and fifteen (15) Tracts
6. 0.782 mile public street right-of-way was created. 0.189 mile of half width street created.
7. Date of Survey: October, 2010.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-8 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into 113 lots and 15 tracts, to vacate existing easements, to grant new easements and to dedicate public street right-of-way to the City of Albuquerque.

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.
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 (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. 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.

DESCRIPTION

A certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-8 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421

Tract contains 17.8801 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Tracts A-1 thru A-8 Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'09"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate 'pc's and pt's'. A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
8. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) are subject to a blanket PUE, blanket private access and blanket private drainage easements granted with the filing of this plat. Blanket private access and blanket private drainage easements are granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easements are granted to the designated franchised utility companies.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107170.
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. The portion of the existing floating access and utility easement granted on June 21, 2008, Book A118, Page 1052, Document #2008091310, records of Bernalillo County, New Mexico encumbering Tract A-2, Mesa Del Sol Innovation Park, is hereby terminated with the dedication of public right-of-way as shown on this plat.
12. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) will be conveyed by a separate deed to Mesa Del Sol Community Company, Inc.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: [signature]
Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 18 day of November 2011, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires. 2.18.14 Breena Alderete
Notary Public

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2.18.14

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: November 17, 2011

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

PROJECT NUMBER 1006006

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE 12.13.11
COMCAST CABLE	DATE 12-14-11
PNM ELECTRIC SERVICES	DATE 12-14-11
NEW MEXICO GAS COMPANY	DATE 12-09-2011
TIME WARNER	DATE 12/6/2011
CITY APPROVALS:	DATE 11-22-11
CITY SURVEYOR	DATE 12-14-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 12/14/11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE 12/14/11
PARKS & RECREATION DEPARTMENT	DATE 12-14-11
A.M.A.F.C.A.	DATE 12-14-11
CITY ENGINEER	DATE 12-15-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE

TAX CERTIFICATION

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

MESA DEL SOL LLC

PARCEL # 101605110060730130

BERNALILLO COUNTY TREASURER'S OFFICE DATE 12-15-11

DOC# 2011115942
12/16/2011 10:27 AM Page: 1 of 7
tyPLAT R:$25.00 B: 2011C P: 0136 M. Toulous Olivere, Bernalillo Cou

SHEET 1 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

JOB NO. 20100146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36° 38' 18"	37.74'	72.90'	114.00'	71.66'	S89° 21' 32"W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N09° 19' 00"E
C3	45° 02' 48"	60.54'	114.78'	146.00'	111.85'	N21° 28' 43"E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.59'	N47° 47' 09"E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13"E
C6	29° 16' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N01° 02' 40"W	5.47'
T2	N44° 00' 07"E	43.86'
T3	N51° 34' 11"E	72.21'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.084
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.689 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999684099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

N

100 50 0 100

SCALE 1" = 100'

(TIE) N28° 46' 09"E 6152.36'

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-239)

UNIVERSITY BOULEVARD SE (152' RW)

N45° 02' 24"E 255.15'

S43° 57' 36"E 1006.87'

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

N18° 46' 18"E 116.86'

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO 48709
HATCHED PORTION VACATED BY VACATION ACTION 100R8-

AVEDON DRIVE SE

CUNNINGHAM AVENUE SE

TRACT C

TRACT 4

TRACT F

TRACT 5

TRACT H

SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

STRANG LOOP SE

TRACT D

TRACT 3A

TRACT E

TRACT 3B

BOURKE-WHITE DRIVE SE

TRACT G

TRACT 2

WYTON STREET SE

TRACT III

TRACT 1

TRACT A

(TIE) N28° 28' 45"E 2813.97'

S18° 57' 36"E 317.68'

UNIVERSITY WEST BLVD (78' RW)

UNIVERSITY EAST BLVD (78' RW)

TRACT 23-A

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT 23-B

N17° 40' 40"E 181.53'

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 2, 2010 (2010C-131)

STIEGLITZ AVENUE SE

N72° 19' 20"W 1014.29'

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET PUBLIC STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

S71° 02' 24"W 272.31'

TRACT A-1
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

C1 C2 C3 C4 C5 C6 T1 T2 T3

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 7

DOC# 2011115942
12/15/2011 10:27 AM Page 2 of 7
CityPLAT R $25.00 B 2011C P 0136 A Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

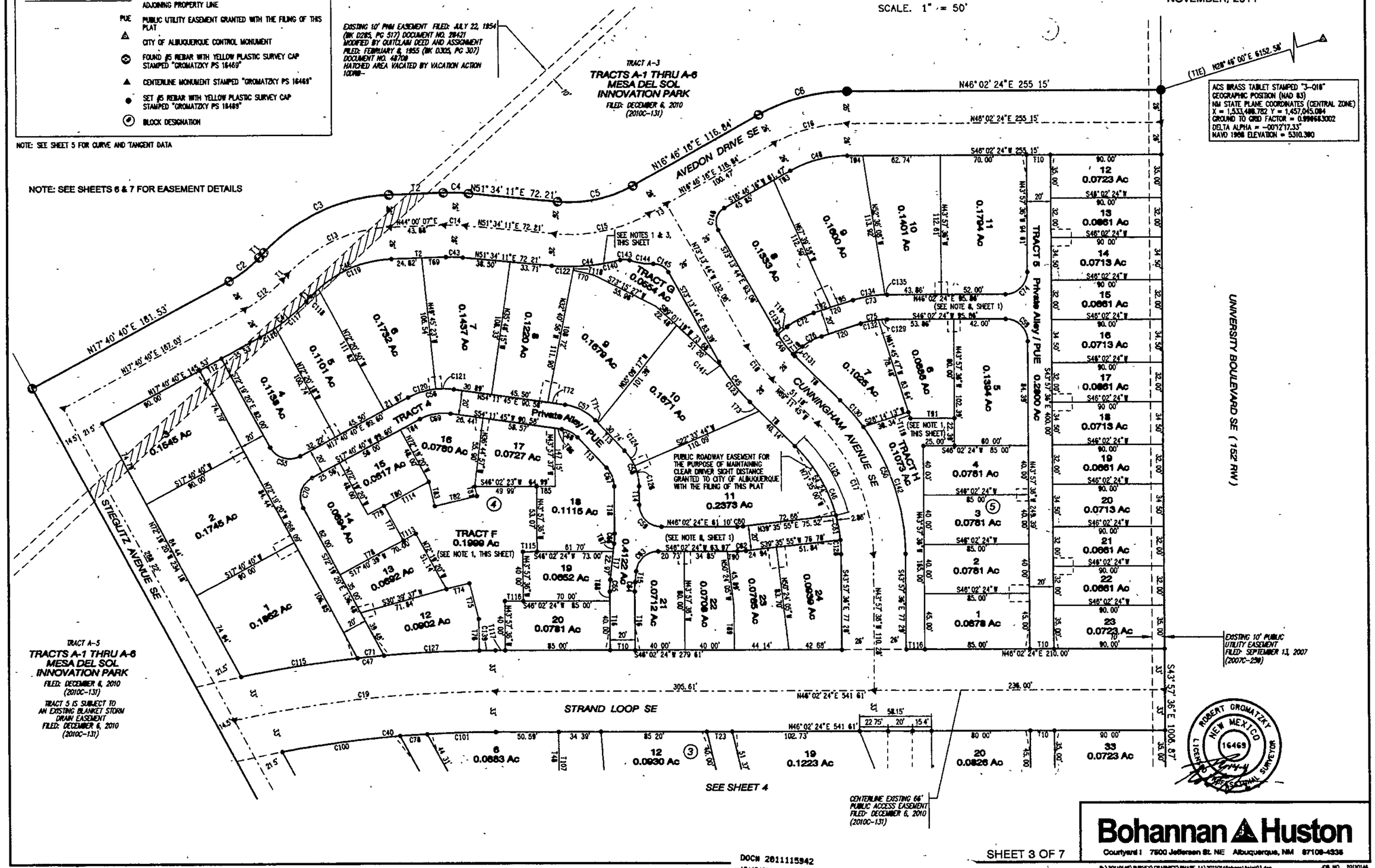
NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.
3. Tract G is encumbered by a blanket public sanitary sewer easement granted to ABCWUA with the filing of this plat.

SCALE. 1" = 50'



DOC# 2011115942

12/15/2011 16:27 AM Page 3 of 7
PLAT R $25.00 B 2011C P 0136 M Toulous Olivere Bernalillo Cou

SHEET 3 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

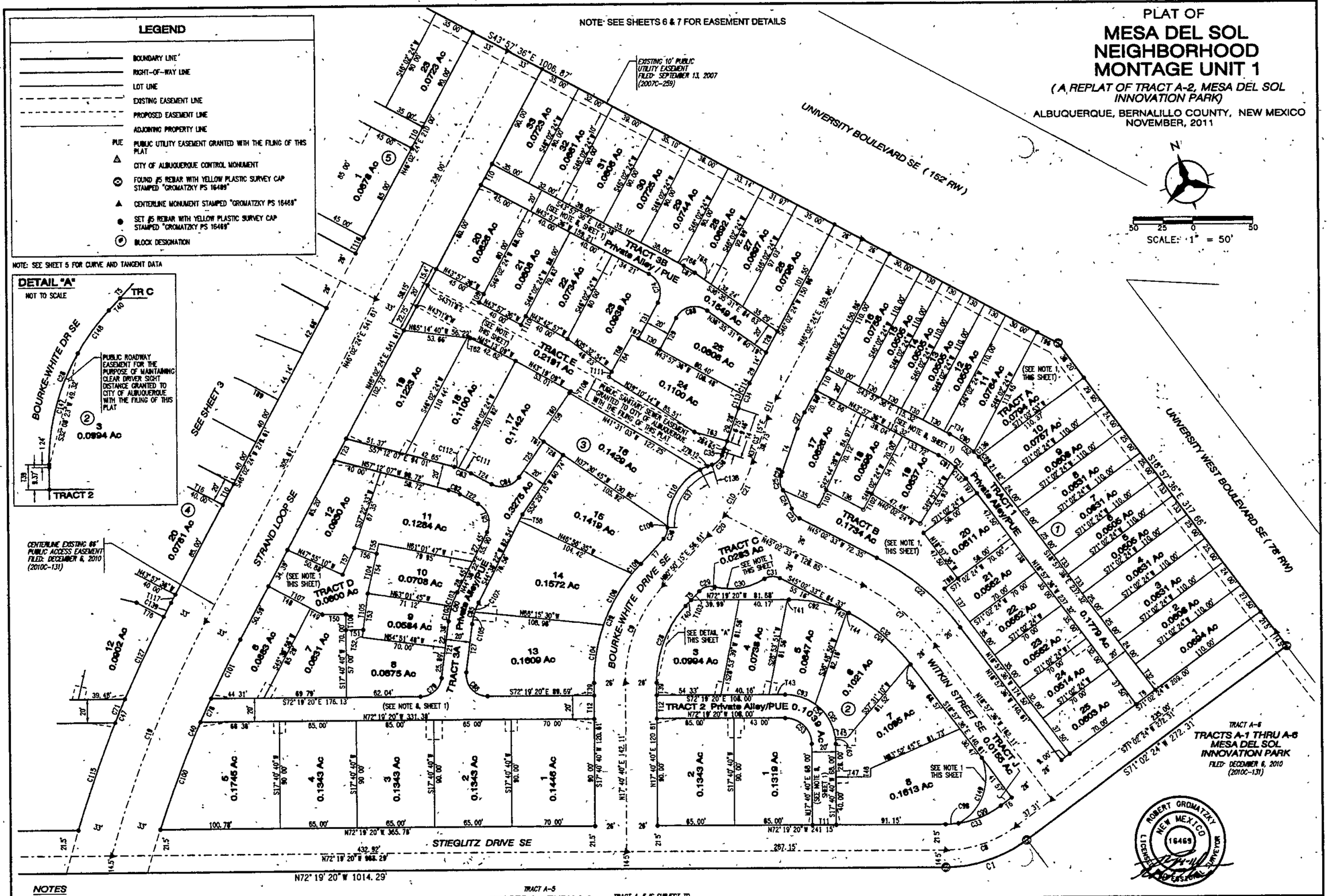
LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "CROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "CROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "CROMATZKY PS 16469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

DETAIL "A"
NOT TO SCALE



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SCALE: 1" = 50'

TRACT A-5
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

ROBERT CROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.

DOC# 2011115942
12/15/2011 10:27 AM Page 4 of 7
PLAT R $25.00 $ 2011C P 0136 R Toulous Olivere, Bernalillo Co

SHEET 4 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36°38'16"	37.74'	72.90'	114.00'	71.66'	S89°21'32"W
C2	18°43'21"	15.50'	30.72'	94.00'	30.58'	N08°19'00"E
C3	45°02'48"	80.54'	114.79'	146.00'	111.85'	N21°28'43"E
C4	07°34'04"	10.32'	20.60'	156.00'	20.59'	N47°47'09"E
C5	34°47'54"	32.59'	63.16'	104.00'	62.20'	N34°10'13"E
C6	29°16'07"	38.12'	74.58'	146.00'	73.77'	N31°24'20"E
C7	26°04'57"	40.53'	79.66'	175.00'	78.98'	N32°00'05"W
C8	36°38'16"	32.94'	63.63'	99.50'	62.55'	S89°21'32"W
C9	43°09'35"	47.46'	90.39'	120.00'	88.27'	N39°15'27"E
C10	23°47'00"	36.85'	72.64'	175.00'	72.12'	N48°58'45"E
C11	08°59'08"	9.43'	18.82'	120.00'	18.80'	N41°32'49"E
C12	18°43'21"	19.76'	39.21'	120.00'	39.04'	N08°19'00"E
C13	45°02'48"	49.76'	94.35'	120.00'	91.93'	N21°28'43"E
C14	07°34'04"	8.60'	17.17'	130.00'	17.16'	N47°47'09"E
C15	34°47'54"	40.74'	78.96'	130.00'	77.75'	N34°10'13"E
C16	29°18'07"	31.33'	61.30'	120.00'	60.64'	N31°24'20"E
C17	45°14'06"	62.49'	118.43'	150.00'	115.37'	N66°34'40"E
C18	15°58'01"	16.83'	33.44'	120.00'	33.33'	N81°12'44"W
C19	12°12'11"	106.90'	212.98'	1000.00'	212.58'	N39°56'18"E
C20	07°05'30"	10.84'	21.66'	175.00'	21.65'	N57°17'30"E
C21	16°41'29"	25.67'	50.98'	175.00'	50.80'	N45°24'00"E
C22	26°04'57"	48.56'	91.50'	201.00'	90.71'	N32°00'05"W
C23	47°41'03"	5.75'	10.82'	13.00'	10.51'	N21°12'02"W
C24	18°51'29"	8.80'	17.44'	53.00'	17.37'	N06°47'15"W
C25	54°17'21"	6.67'	12.32'	13.00'	11.86'	N10°55'41"E
C26	01°01'07"	1.79'	3.57'	201.00'	3.57'	N37°33'49"E
C27	08°59'08"	7.39'	14.74'	94.00'	14.73'	N41°32'49"E
C28	43°09'35"	37.18'	70.81'	94.00'	69.15'	N39°15'27"E
C29	81°32'09"	7.74'	13.96'	13.00'	13.30'	S68°23'41"E
C30	46°50'42"	22.98'	43.33'	53.00'	42.14'	S81°02'58"E
C31	59°25'45"	7.42'	13.48'	13.00'	12.89'	S74°45'26"E
C32	26°04'57"	34.51'	67.83'	149.00'	67.24'	S32°00'05"E
C33	36°38'16"	25.82'	49.88'	78.00'	49.03'	S89°21'32"W
C34	08°59'09"	11.47'	22.90'	146.00'	22.87'	S41°32'49"W
C35	01°18'47"	1.71'	3.41'	149.00'	3.41'	S37°42'39"W
C36	52°58'04"	6.48'	12.02'	13.00'	11.59'	S64°51'04"W
C37	75°39'05"	41.15'	69.98'	53.00'	65.01'	S53°30'34"W
C38	45°09'14"	5.41'	10.25'	13.00'	9.98'	S38°15'38"W
C39	43°09'35"	57.75'	109.98'	146.00'	107.40'	S39°15'27"W
C40	10°18'03"	87.16'	173.85'	967.00'	173.62'	N40°53'22"E
C41	18°43'21"	24.07'	47.71'	146.00'	47.50'	N08°19'00"E
C42	45°02'49"	38.98'	73.90'	94.00'	72.02'	N21°28'43"E
C43	07°34'04"	6.88'	13.74'	104.00'	13.73'	N47°47'09"E
C44	20°31'28"	28.24'	55.88'	156.00'	55.58'	N41°18'27"E
C45	15°58'01"	20.48'	40.69'	146.00'	40.56'	S81°12'44"E
C46	45°14'06"	51.66'	97.90'	124.00'	95.38'	S66°34'40"E
C47	11°29'26"	103.93'	207.17'	1033.00'	206.82'	S40°17'41"W
C48	29°16'07"	24.55'	48.02'	94.00'	47.50'	S31°24'20"W
C49	15°58'01"	13.18'	26.20'	94.00'	26.11'	S81°12'44"E
C50	45°14'03"	73.32'	138.95'	176.00'	135.37'	S66°34'43"E
C51	25°00'00"	15.52'	30.54'	70.00'	30.30'	N31°27'36"W
C52	25°00'00"	19.95'	39.27'	90.00'	38.96'	S31°27'36"E
C53	90°00'00"	22.00'	34.56'	22.00'	31.11'	N27°19'20"W
C54	90°00'00"	42.00'	65.97'	42.00'	59.40'	S27°19'20"E
C55	90°00'00"	18.00'	28.27'	18.00'	25.46'	N62°40'40"E
C56	35°31'05"	19.80'	38.24'	60.00'	37.60'	N35°56'12"E
C57	38°17'22"	14.58'	28.07'	42.00'	27.55'	N73°20'26"E
C58	43°33'16"	16.78'	31.93'	42.00'	31.16'	S65°44'14"E
C59	90°00'00"	18.00'	28.27'	18.00'	25.46'	S68°57'36"E
C60	06°28'29"	2.25'	4.50'	40.00'	4.49'	N42°49'09"E
C61	09°16'11"	10.05'	20.06'	124.00'	20.04'	S54°00'53"E
C62	06°28'29"	3.38'	6.75'	60.00'	6.74'	S42°49'09"W
C63	83°49'09"	18.16'	26.33'	18.00'	24.05'	S04°07'49"W
C64	06°10'51"	3.78'	7.55'	70.00'	7.55'	S40°52'11"E
C65	06°10'51"	4.86'	9.71'	90.00'	9.70'	N40°52'11"W
C66	06°10'51"	4.10'	8.20'	76.00'	8.19'	N40°52'11"W
C67	43°33'16"	8.78'	16.72'	22.00'	16.32'	N65°44'14"W
C68	38°17'22"	7.64'	14.70'	22.00'	14.43'	S73°20'26"W
C69	36°31'05"	13.20'	25.49'	40.00'	25.07'	S35°56'12"W
C70	90°00'00"	18.00'	28.27'	18.00'	25.46'	S27°19'20"E
C71	01°12'11"	10.85'	21.69'	1033.00'	21.69'	S40°26'57"W
C72	19°59'33"	12.34'	24.43'	70.00'	24.30'	N18°14'27"E
C73	17°48'10"	14.10'	27.96'	90.00'	27.85'	N37°08'19"E
C74	90°00'00"	18.00'	28.27'	18.00'	25.46'	N01°02'24"E
C75	17°48'10"	10.96'	21.75'	70.00'	21.66'	S37°08'19"W
C76	19°59'33"	8.81'	17.45'	50.00'	17.36'	S18°14'27"W
C77	12°12'49"	10.06'	20.04'	94.00'	20.00'	N81°45'20"W
C78	01°18'05"	10.96'	21.97'	967.00'	21.97'	N42°08'04"E
C79	82°33'53"	15.80'	25.94'	18.00'	23.75'	N66°23'43"E
C80	19°31'35"	12.91'	25.56'	75.00'	25.44'	N34°52'34"E
C81	88°35'58"	17.57'	27.83'	18.00'	25.14'	N00°20'23"E
C82	13°14'31"	5.11'	10.17'	44.00'	10.15'	N50°34'52"W
C83	13°14'31"	7.43'	14.79'	64.00'	14.76'	S50°34'52"E
C84	83°33'09"	16.08'	26.25'	18.00'	23.98'	S85°44'11"E
C85	19°31'35"	9.46'	18.74'	55.00'	18.65'	S34°52'34"W
C86	97°26'07"	20.50'	30.61'	18.00'	27.05'	S23°36'17"E
C87	07°22'05"	5.47'	10.93'	85.00'	10.92'	S40°16'34"E
C88	97°22'05"	20.48'	30.59'	18.00'	27.04'	N85°16'34"W
C89	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C90	15°54'45"	12.58'	25.00'	90.00'	24.92'	N36°00'14"W
C91	14°27'37"	8.88'	17.67'	70.00'	17.62'	N36°43'46"W
C92	19°54'51"	21.42'	42.40'	122.00'	42.19'	S62°21'54"E
C93	36°38'01"	13.90'	28.85'	42.00'	28.40'	N54°00'20"W
C94	25°40'25"	33.95'	66.76'	149.00'	66.21'	S32°12'21"E
C95	46°11'09"	17.91'	33.86'	42.00'	32.95'	N12°35'45"W
C96	00°24'32"	0.53'	1.08'	149.08'	1.08'	S19°09'53"E
C97	07°10'50"	2.64'	5.26'	42.00'	5.26'	N14°05'15"E
C98	06°00'16"	5.46'	10.90'	78.00'	10.89'	N76°19'28"W
C99	28°38'00"	19.91'	38.98'	78.00'	38.58'	S85°21'24"W
C100	05°42'40"	48.23'	96.39'	967.00'	96.35'	N38°35'41"E
C101	03°17'17"	27.75'	55.49'	967.00'	55.49'	N44°23'45"E
C102	09°45'48"	6.41'	12.78'	75.00'	12.76'	S29°59'40"W
C103	09°45'48"	6.41'	12.78'	75.00'	12.76'	S39°45'28"W
C104	19°33'31"	25.18'	49.84'	146.00'	49.60'	S27°27'25"W
C105	10°45'42"	5.18'	10.33'	55.00'	10.32'	N30°29'38"E
C106	19°18'55"	24.85'	49.22'	146.00'	48.99'	S46°53'36"W
C107	08°45'53"	4.21'	8.41'	55.00'	8.41'	N40°15'25"E
C108	01°22'34"	0.64'	1.27'	53.00'	1.27'	S16°22'18"W
C109	04°17'10"	5.46'	10.92'	146.00'	10.92'	S58°41'40"W
C110	62°34'03"	32.20'	57.88'	53.00'	55.04'	S48°20'37"W
C111	10°03'15"	5.63'	11.23'	64.00'	11.22'	N48°59'14"W
C112	03°11'13"	1.78'	3.56'	64.00'	3.56'	N55°36'38"W
C113	04°43'18"	6.02'	12.03'	146.00'	12.03'	S39°24'54"W
C114	04°15'51"	5.44'	10.87'	146.00'	10.86'	S43°54'29"W
C115	05°17'54"	47.80'	95.52'	1033.00'	95.49'	S37°11'54"W
C116	05°45'52"	7.35'	14.69'	146.00'	14.68'	N14°47'44"E
C117	12°57'29"	16.58'	33.02'	146.00'	32.95'	N05°28'04"E
C118	05°08'25"	4.22'	8.43'	94.00'	8.43'	N01°31'31"E
C119	39°54'24"	34.13'	65.47'	94.00'	64.16'	N24°02'56"E
C120	22°33'57"	11.97'	23.63'	60.00'	23.48'	S28°57'38"W
C121	13°57'08"	7.34'	14.61'	60.00'	14.57'	S47°13'11"W
C122	06°37'13"	9.02'	18.02'	156.00'	18.01'	N48°15'34"E
C123	13°32'17"	17.33'	34.50'	146.00'	34.42'	S82°25'36"E
C124	20°04'37"	7.43'	14.72'	42.00'	14.64'	N77°28'34"W
C125	30°32'46"	33.86'	66.11'	124.00'	65.33'	N73°55'21"W
C126	23°28'39"	8.73'	17.21'	42.00'	17.09'	S55°41'56"E
C127	04°15'53"	38.46'	76.89'	1033.00'	76.87'	S43°10'59"W
C128	05°25'11"	5.87'	11.73'	124.00'	11.72'	S48°40'12"E
C129	05°50'36"	3.57'	7.14'	70.00'	7.14'	N43°07'06"E
C130	09°17'44"	14.31'	28.55'	176.00'	28.52'	N84°32'52"W
C131	01°20'00"	1.09'	2.19'	94.00'	2.19'	N88°31'45"W
C132	11°57'34"	7.33'	14.61'	70.00'	14.58'	N34°13'00"E
C133	02°25'11"	1.99'	3.97'	94.00'	3.97'	N74°28'19"W
C134	16°41'08"	13.20'	26.21'	90.00'	26.12'	S36°34'47"W
C135	01°07'02"	0.88'	1.76'	90.00'	1.76'	S45°28'52"W
C136	03°52'17"	3.04'	6.08'	90.00'	6.08'	N26°08'43"W
C137	10°32'23"	6.46'	12.88'	70.00'	12.86'	S24°13'48"E
C138	11°42'28"	5.43'	10.83'	53.00'	10.81'	S85°28'52"W
C139	00°43'29"	6.53'	13.06'	1033.00'	13.06'	S45°40'39"W
C140	13°54'16"	19.02'	37.86'	156.00'	37.76'	N37°59'50"E
C141	02°25'44"	3.10'	6.19'	146.00'	6.19'	S74°28'36"E
C142	35°56'18"	57.08'	110.39'	176.00'	108.58'	N61°55'51"W
C143	34°18'12"	4.01'	7.78'	13.00'	7.67'	N48°11'48"E
C144	21°06'19"	9.87'	19.52'	53.00'	19.41'	N54°47'45"E
C145	62°31'41"	7.89'	14.19'	13.00'	13.49'	N75°30'26"E
C146	90°00'00"	13.00'	20.42'	13.00'	18.38'	N28°13'44"W
C147	29°39'40"	24.89'	48.66'	94.00'	48.12'	N32°30'30"E
C148	13°29'55"	11.12'	22.15'	94.00'	22.09'	N54°05'17"E
C149	84°39'43"	39.41'	63.94'	43.27'	58.28'	N37°42'06"E

Tangent Data

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N01°02'40"W	5.47'	T91	S46°02'24"W	35.42'
T2	N44°00'07"E	43.88'	T92	S28°14'13"W	14.28'
T3	N16°48'16"E	16.37'	T93	S16°46'16"W	15.82'
T4	N37°03'15"E	38.73'	T94	S46°02'24"W	12.41'
T5	N60°50'15"E	17.07'	T95	S28°14'13"W	18.99'
T6	S71°02'24"W	11.31'	T96	N43°57'36"W	19.66'
T7	S60°50'15"W	28.30'	T97	N18°57'36"W	15.32'
T8	S89°11'45"E	51.18'	T98	S71°02'24"W	14.00'
T9	S71°02'24"W	20.00'	T101	S42°44'39"W	14.85'
T10	N48°02'24"E	20.00'	T102	S46°02'24"W	15.23'
T11	N72°19'20"W	20.00'	T103	S60°50'15"W	10.10'
T12	N17°40'40"E	20.00'	T104	S30°35'52"W	33.94'
T13	S87°30'53"E	34.03'	T105	S25°06'50"W	30.75'
T14	S43°57'36"E	14.99'	T106	S17°40'40"W	13.00'
T15	S37°48'45"E	8.99'	T107	N44°22'12"W	51.38'
T16	S43°57'36"E	47.47'	T108	S52°29'15"W	1.82'
T17	N37°46'45"W	29.47'	T109	S46°02'24"W	8.00'
T18	N43°57'36"W	38.35'	T110	S46°02'24"W	8.17'
T19	N08°14'40"E	9.68'	T111	S46°41'23"W	4.95'
T20	N28°14'13"E	33.26'	T112	S37°03'15"W	9.46'
T21	N25°08'47"E	48.27'	T113	S17°40'39"W	11.44'
T22	N43°57'36"W	17.15'	T114	S17°40'40"W	41.00'
T23	N46°02'24"E	20.55'	T115	S46°02'24"W	11.29'
T24	S43°57'36"E	19.46'	T116	S46°02'24"W	15.00'
T25	N52°29'15"E	36.41'	T117	S46°02'26"W	7.79'
T26	S37°30'45"E	20.00'	T118	N32°40'56"W	3.19'
T27	S25°06'47"W	40.96'	T119	N61°45'47"W	5.16'
T28	S46°02'22"W	20.17'			
T29	S46°02'24"W	29.86'			
T30	N43°57'36"W	20.00'			
T31	N46°02'24"E	33.72'			
T32	N18°57'36"W	27.50'			
T33	N18°57'36"W	20.00'			
T34	N43°57'36"W	5.32'			
T35	N47°48'04"W	32.97'			
T36	N43°57'36"W	35.01'			
T37	N18°57'36"W	35.00'			
T38	N18°57'36"W	35.00'			
T39	S17°40'40"W	10.81'			
T40	S60°50'15"W	6.97'			
T41	N72°19'20"W	1.52'			
T42	N45°02'33"W	7.38'			
T43	N72°19'20"W	13.50'			
T44	N45°02'33"W	1.79'			
T45	N72°19'20"W	10.32'			
T46	S17°40'40"W	6.99'			
T47	N72°19'20"W	29.00'			
T48	N44°22'12"W	40.00'			
T49	N44°22'12"W	11.36'			
T50	N72°19'20"W	19.75'			
T51	N72°18'55"W	14.69'			
T52	S25°06'50"W	6.63'			
T53	S25°06'50"W	37.37'			
T54	S30°35'52"W	42.43'			
T55	S30°35'52"W	8.49'			
T56	N57°36'30"W	19.28'			
T57	S42°04'50"W	24.33'			
T58	S44°38'22"W	5.98'			
T59	S52°29'15"W	46.01'			
T60	S52°29'15"W	47.83'			
T61	N37°30'45"W	5.00'			
T62	N65°14'40"W	2.56'			
T63	N56°43'51"W	28.39'			
T64	S46°41'23"W	40.00'			
T65	N36°35'31"W	17.10'			
T66	N43°57'36"W	5.28'			
T67	N43°57'36"W	6.08'			
T68	S46°41'23"W	35.05'			
T69	S44°00'07"W	19.25'			
T70	S58°29'27"W	17.27'			
T71	N87°30'53"W	3.29'			
T72	S54°11'45"W	14.19'			
T73	N89°11'45"W	11.05'			
T74	S31°52'18"W	19.18'			
T75	N58°07'42"W	30.00'			
T76	N44°41'05"W	25.57'			
T77	N72°19'21"W	32.00'			
T78	S17°40'39"W	58.58'			
T79	S17°40'40"W	15.00'			
T80	S17°40'40"W	56.00'			
T81	N57°14'40"W	7.92'			
T82	S32°45'20"W	35.00'			
T83	N57°14'40"W	20.30'			
T84	S17°40'40"W	18.04'			
T85	S46°02'23"W	15.00'			
T86	S54°11'45"W	5.57'			
T87	N37°48'45"W	6.50'			
T88	N43°57'36"W	7.47'			
T89	N43°57'36"W	34.40'			
T90	S46°02'24"W	8.39'			

ROBERT GROMATZKY LICENSED PROFESSIONAL SURVEYOR NEW MEXICO 16469

DOC# 2011115942
12/19/2011 10:27 AM Page: 5 of 7
PLAT R: $25.00 B: 2011C P: 0134 M Toulous Olivere, Bernalillo Cou

SHEET 5 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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EASEMENT DETAILS

NOTE: SEE SHEET 7 FOR TYPICAL PUE DETAIL

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

SCALE: 1" = 60'

LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
▲	CENTERLINE MONUMENT
⊙	FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
(#)	BLOCK DESIGNATION

NOTE: SEE SHEET 7 FOR TYPICAL CROSS-SECTIONS AND EASEMENT CURVE & TANGENT TABLES

AVEDON DRIVE SE
CUNNINGHAM AVENUE SE
STIEGLITZ AVENUE SE
STRAND LOOP SE
BOURKE-WHITE DRIVE SE
WITKIN STREET SE
UNIVERSITY BOULEVARD SE (152 RW)
UNIVERSITY WEST BLVD SE
TRACT 5
TRACT H
TRACT G
TRACT 4
TRACT F
TRACT D
TRACT 3A
TRACT E
TRACT 3B
TRACT C
TRACT B
TRACT 1
TR 2
Private Alley/PUE
Private Alley / PUE
Private Alley I PUE
Private

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10:27 AM Page 6 of 7
PLAT R $25.00 $ 2011C P 0136 M Toulous Olivare, Bernalillo Cou

SHEET 6 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO 20110146

NOTE. TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15"E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N05° 47' 12"E
C3	06° 51' 16"	3.28'	6.58'	55.00'	6.58'	N32° 26' 51"E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39° 23' 34"E
C5	06° 05' 29"	3.41'	6.80'	64.00'	6.80'	N50° 58' 08"W
C6	03° 11' 15"	1.78'	3.56'	64.00'	3.56'	N55° 36' 33"W
C7	01° 57' 56"	2.50'	5.01'	146.00'	5.01'	S42° 45' 31"W
C8	01° 58' 14"	2.51'	5.02'	146.00'	5.02'	S40° 47' 26"W
C9	00° 15' 14"	2.14'	4.28'	967.00'	4.28'	N41° 18' 24"E
C10	00° 13' 22"	1.68'	3.76'	967.00'	3.76'	N42° 51' 48"E
C11	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42° 37' 31"W
C12	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S37° 51' 42"W
C13	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N64° 01' 09"W
C14	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N70° 51' 23"W
C15	03° 15' 17"	0.63'	1.25'	22.00'	1.25'	N55° 49' 24"E
C16	01° 40' 40"	1.82'	3.63'	124.00'	3.63'	S59° 29' 18"E
C17	01° 41' 38"	1.83'	3.67'	124.00'	3.67'	S48° 31' 58"E
C18	00° 14' 15"	2.14'	4.28'	1033.00'	4.28'	S41° 10' 10"W
C19	00° 12' 21"	1.86'	3.71'	1033.00'	3.71'	S39° 44' 41"W
C20	04° 09' 18"	2.54'	5.08'	70.00'	5.08'	N38° 07' 08"E
C21	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42° 18' 24"E
C22	11° 32' 43"	5.05'	10.08'	50.00'	10.06'	N14° 01' 02"E
C23	01° 20' 00"	1.09'	2.19'	94.00'	2.19'	N88° 31' 45"W
C24	02° 13' 17"	1.82'	3.64'	94.00'	3.64'	N74° 32' 16"W
C25	07° 09' 12"	4.36'	8.74'	70.00'	8.73'	S11° 49' 16"W

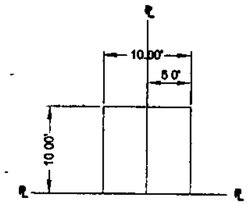
Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S42° 44' 39"W	10.00'	T91	N57° 12' 07"W	20.36'
T2	N47° 15' 21"W	10.00'	T92	N36° 35' 31"W	20.43'
T3	N42° 44' 39"E	10.58'	T93	S46° 49' 37"E	20.29'
T4	S43° 57' 36"E	5.01'	T94	S46° 02' 33"W	3.63'
T5	S46° 02' 24"W	16.50'	T95	S46° 02' 24"W	3.80'
T6	N43° 57' 36"W	13.50'	T96	N26° 52' 56"W	22.33'
T7	S43° 57' 36"E	6.75'	T97	S36° 35' 31"E	21.52'
T8	S71° 02' 24"W	10.00'	T98	N72° 20' 18"W	10.00'
T9	N18° 57' 36"W	10.00'	T99	N17° 39' 42"E	10.00'
T10	S18° 57' 43"E	5.00'	T100	S17° 39' 42"W	5.00'
T11	S16° 57' 30"E	5.00'	T101	N49° 45' 23"W	10.00'
T12	S71° 02' 24"W	16.50'	T102	N40° 14' 37"E	10.00'
T13	N18° 57' 36"W	13.50'	T103	N32° 40' 56"W	17.26'
T14	S18° 57' 36"E	6.75'	T104	N57° 19' 04"E	13.50'
T15	S43° 57' 36"E	20.81'	T105	S32° 40' 56"E	16.52'
T16	N54° 00' 23"W	21.13'	T106	S54° 11' 45"W	6.76'
T17	N46° 02' 24"E	3.69'	T107	N22° 33' 44"E	12.50'
T18	S33° 54' 49"E	21.13'	T108	S67° 26' 16"E	10.00'
T19	N18° 57' 36"W	19.32'	T109	N30° 39' 37"E	12.57'
T20	S29° 00' 23"E	19.62'	T110	S59° 20' 23"E	10.00'
T21	S71° 02' 24"W	3.42'	T111	S30° 39' 37"W	10.26'
T22	N08° 54' 49"W	19.62'	T112	N72° 19' 20"W	5.13'
T23	S17° 40' 40"W	10.50'	T113	N17° 40' 40"E	5.00'
T24	N72° 19' 20"W	3.00'	T114	S35° 48' 15"E	10.00'
T25	S17° 40' 40"W	6.00'	T115	S54° 11' 45"W	10.00'
T26	N72° 19' 20"W	10.50'	T116	N54° 11' 45"E	5.00'
T27	N17° 40' 40"E	16.50'	T117	S43° 57' 37"E	16.50'
T28	S72° 19' 20"E	5.00'	T118	S46° 02' 23"W	13.50'
T29	S72° 19' 20"E	8.50'	T119	N43° 57' 37"W	18.47'
T30	N28° 53' 51"E	11.98'	T120	N54° 11' 45"E	6.82'
T31	S61° 06' 09"E	10.00'	T121	N54° 11' 45"E	5.57'
T32	S28° 53' 51"W	10.00'	T122	S39° 35' 55"W	20.58'
T33	N72° 19' 20"W	5.10'	T123	N29° 26' 25"E	20.33'
T34	S72° 19' 20"E	18.25'	T124	N46° 02' 24"E	5.00'
T35	S17° 40' 40"W	13.50'	T125	S50° 24' 05"E	16.50'
T36	N72° 19' 20"W	16.50'	T126	S39° 35' 55"W	13.50'
T37	N17° 40' 40"E	1.50'	T127	N39° 35' 55"E	6.75'
T38	N17° 40' 40"E	19.32'	T128	S49° 29' 51"W	21.31'
T39	S07° 37' 53"W	19.62'	T129	N39° 35' 55"E	21.12'
T40	N72° 19' 20"W	3.42'	T130	N72° 19' 20"W	24.33'
T41	N27° 43' 27"E	19.62'	T131	S80° 54' 08"E	26.33'
T42	N17° 40' 40"E	3.69'	T132	N62° 15' 31"W	19.68'
T43	S62° 16' 33"E	21.13'	T133	S72° 19' 20"E	20.77'
T44	N72° 19' 20"W	20.81'	T134	S72° 19' 20"E	19.32'
T45	N82° 22' 07"W	21.13'	T135	N82° 22' 07"W	19.62'
T46	S17° 40' 40"W	10.00'	T136	N17° 40' 40"E	3.42'
T47	N72° 19' 20"W	10.00'	T137	S62° 16' 33"E	19.62'
T48	N72° 19' 20"W	13.50'	T138	S61° 45' 47"E	10.00'
T49	S72° 19' 20"E	6.75'	T139	S28° 14' 13"W	10.00'
T50	N45° 38' 56"E	15.31'	T140	N61° 45' 47"W	12.12'
T51	S44° 21' 04"E	10.00'	T141	N67° 39' 59"W	16.50'
T52	S45° 38' 56"W	10.00'	T142	N22° 20' 01"E	13.50'
T53	N72° 19' 20"W	5.66'	T143	S67° 39' 59"E	17.90'
T54	N61° 01' 47"W	16.50'	T144	S28° 14' 13"W	6.79'
T55	N28° 58' 13"E	13.00'	T145	N08° 14' 40"E	9.68'
T56	S61° 01' 47"E	20.15'	T146	S00° 34' 24"W	10.41'
T57	S44° 38' 22"W	6.75'	T147	N89° 08' 11"W	1.44'
T58	S66° 15' 30"E	16.50'	T148	N21° 18' 17"E	18.41'
T59	S23° 44' 30"W	13.00'	T149	S43° 57' 36"E	19.32'
T60	N66° 15' 30"W	19.32'	T150	N54° 00' 23"W	19.62'
T61	N57° 12' 13"W	3.35'	T151	N46° 02' 24"E	3.42'
T62	N46° 02' 24"E	18.82'	T152	S33° 53' 15"E	19.57'
T63	N46° 02' 24"E	12.35'	T153	N43° 57' 36"W	19.27'
T64	S43° 57' 36"E	10.00'			
T65	S46° 02' 24"W	10.00'			
T66	N57° 12' 07"W	5.14'			
T67	S43° 57' 36"E	5.00'			
T68	N43° 57' 36"W	10.75'			
T69	S43° 49' 22"E	13.50'			
T70	S46° 02' 24"W	18.21'			
T71	N36° 35' 31"W	6.81'			
T72	S37° 22' 33"W	10.80'			
T73	N52° 37' 27"W	10.00'			
T74	N37° 22' 33"E	10.00'			
T75	S57° 12' 07"E	5.02'			
T76	S57° 12' 07"E	5.02'			
T77	N64° 51' 48"W	10.00'			
T78	N25° 08' 12"E	10.00'			
T79	S25° 08' 12"W	5.00'			
T80	S82° 22' 07"E	20.98'			
T81	S15° 16' 52"W	3.66'			
T82	S72° 19' 20"E	24.71'			
T83	N80° 46' 08"W	26.72'			
T84	S62° 16' 08"E	19.56'			
T85	N72° 19' 20"W	20.86'			
T86	S57° 12' 07"E	22.35'			
T87	N66° 32' 51"W	23.57'			
T88	N46° 02' 24"E	3.93'			
T89	N46° 02' 24"E	3.63'			
T90	S46° 55' 58"E	19.85'			

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

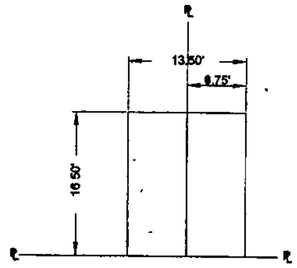


ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U E)

TYPICAL 10.0' X 10.0' P.U.E. (A)
NOT TO SCALE

1 P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



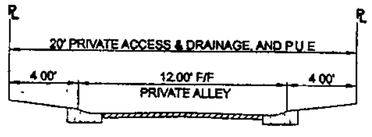
ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)

TYPICAL 13.5' X 16.5' P.U.E. (B)
NOT TO SCALE

1 P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS P.U.E. IS SIZED TO ACCOMODATE ELECTRIC TRANSFORMERS IN ACCORDANCE WITH WORKING SPACE CRITERIA OUTLINED IN PNM ELECTRIC SERVICE GUIDE 2011.

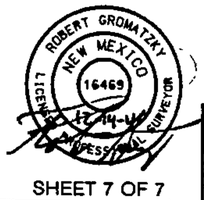
3. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.



TYPICAL ALLEY/ P.U.E. SECTION (C)
NOT TO SCALE

1 BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS

2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS. THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS.



DOC# 2011115942
12/15/2011 10:27 AM Page 7 of 7
PLAT R $26.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Co

SHEET 7 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

September 5, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **September 5, 2012:**

Contact Name: BECKY GAUNA

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – MESA DEL SOL NEIGHBORHOOD MONTAGE, UNIT 2 (A REPLAT OF TRACT A-3, MESA DEL SOL INNOVATIN PARK), LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN EASTMAN AVENUE SE AND STRYKER ROAD SE** zone map **R-15-16.**

Our records indicate that as of September 5, 2012, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(03/20/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(If there are no associations).* A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **09/05/12** Time Entered: **1:50 p.m.** ONC Rep. Initials: **siw**

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC.

5700 University West Blvd. SE, Suite 310, Albuquerque, NM 87106 PHONE: 505-452-2600 FAX: 505-452-1900

October 3, 2012

City of Albuquerque
Attn: Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol
Dear Planning Department:

Pursuant to your request, please allow this letter to serve as Forest City Mesa Residential Development, LLC.'s authorization to allow Bohannan Huston Inc. to act on our behalf related to permitting and planning issues on the plat of Lots 1-A Thru 9-A, 19-A Thru 24-A-1 & Tract A-1 Block 1 Mesa del Sol Neighborhood Montage Unit 1.

If you have any questions, please do not hesitate to contact me at 505-452-2600.

Best Regards,

Brent F Dupes
Secretary
Forest City Mesa Residential Development, LLC

Rachel Matthew Homes
by Steve Nakamura

P.O. Box 73
Corrales, NM 87048

Phone: 505-792-4663
Fax: 505-896-4664
www.RachelMatthewHomes.com

October 3, 2012

City of Albuquerque
Attn: Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Residential Montage Unit 1 – Replat of Block 1

Dear Planning Department:

Pursuant to your request, please allow this letter to serve as Forest City Mesa Residential's authorization to allow Bohannan Huston Inc. to act on our behalf related to permitting and planning issues on the plat of Lots 1-A Thru 9-A, 19-A Thru 24-A-1 & Tract A-1 Block 1 Mesa del Sol Neighborhood Montage Unit 1.

If you have any questions, please do not hesitate to contact me at 505-792-4663 or via email at steve@rachelmatthewhomes.com.

Best Regards,

Steve Nakamura
CEO/President
Rachel Matthew Homes

PLAT OF
LOTS 1-A THRU 10-A, 19-A-1 THRU 24-A-1 & TRACT A-1 BLOCK 1 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

N

40 20 0 40

SCALE. 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ● #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

(TIE) N33°35'46"E 2875.00'

(TIE) N32°38'03"E 3020.00'

UNIVERSITY BOULEVARD SE (152' RW)

UNIVERSITY EAST BOULEVARD SE (78' RW)

UNIVERSITY WEST BOULEVARD SE (78' RW)

BOURKE-WHITE DRIVE SE (62' RW)

WITKIN STREET SE (52' RW)

STIEGLITZ DRIVE SE (36' RW)

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011 (2011C-136)

MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009 (2009C-14)

10-A 0.1010 Ac
9-A 0.0884 Ac
8-A 0.0884 Ac
7-A 0.1054 Ac
TRACT A-1 0.0504 Ac
TRACT A
19-A-1 0.0742 Ac
20-A-1 0.0821 Ac
21-A-1 0.0733 Ac
22-A-1 0.0725 Ac
23-A-1 0.0725 Ac
24-A-1 0.0988 Ac
6-A 0.1022 Ac
5-A 0.1010 Ac
4-A 0.1010 Ac
3-A 0.1010 Ac
2-A 0.1010 Ac
1-A 0.1136 Ac

TRACT B-1 (SEE NOTE 9, SHEET 1)

TRACT 1 - PRIVATE ALLEY/PUE (SEE NOTE 8, SHEET 1)

TRACT C, TRACT E, TRACT J

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136)

SHADED AREAS DESIGNATE PORTIONS OF EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB-

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB- TO BE VACATED

Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'36"W	5.32'
T2	S43°57'36"E	33.72'
T3	N71°02'24"E	17.88'
T4	N23°00'29"E	15.90'
T5	S23°00'29"W	6.16'
T6	S23°00'29"W	9.74'
T7	N18°57'36"W	6.13'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	19.95'	39.27'	90.00'	38.96'	N31°27'36"W
C2	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C3	19°47'02"	15.69'	31.06'	90.00'	30.92'	N34°04'05"W
C4	25°00'00"	15.52'	30.54'	70.00'	30.30'	S31°27'36"E
C5	09°42'20"	17.07'	34.05'	201.00'	34.01'	N23°48'47"W

NOTES

1. *Existing 5' shared private drainage easements as shown on Sheet 3, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 1-A thru 10-A and 19-A-1 thru 24-A-1 granted with the filing of this Plat, except over existing PUE's and PUE's granted by this plat.*
2. *Existing Tract A, now Tract A-1, is a private common area tract to be owned and maintained by the Homeowners Association.*

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 17.9801 Acres.
5. Total number of Lots/Tracts Created: One hundred thirteen (113) Lots and fifteen (15) Tracts
6. 0.752 mile public street right-of-way was created. 0.189 mile of half width street created.
7. Date of Survey: October, 2010.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into 113 lots and 15 tracts, to vacate existing easements, to grant new easements and to dedicate public street right-of-way to the City of Albuquerque.

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.

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 (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. 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.

DESCRIPTION

A certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421

Tract contains 17.9801 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'08"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
8. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) are subject to a blanket PUE, blanket private access and blanket private drainage easements granted with the filing of this plat. Blanket private access and blanket private drainage easements are granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easements are granted to the designated franchised utility companies.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107179.
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. The portion of the existing floating access and utility easement granted on June 21, 2008, Book A119, Page 1052, Document #2008081310, records of Bernalillo County, New Mexico encumbering Tract A-2, Mesa Del Sol Innovation Park, is hereby terminated with the dedication of public right-of-way as shown on this plat.
12. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) will be conveyed by a separate deed to Mesa Del Sol Community Company, Inc.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. These signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: ______________________
Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 18 day of November 2011, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 2.18.14 ______________________
Notary Public

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2.18.14

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

____
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: November 17, 2011

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

PROJECT NUMBER 1006006

APPLICATION NUMBER ______________________

PLAT APPROVAL

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE 12.15.11
COMCAST CABLE	DATE 12-14-11
PNM ELECTRIC SERVICES	DATE 12-14-11
NEW MEXICO GAS COMPANY	DATE 12-09-2011
TIME WARNER	DATE 12/6/2011

tw telecom

CITY APPROVALS:

CITY SURVEYOR	DATE 11-22-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 12-14-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE 12/14/11
PARKS & RECREATION DEPARTMENT	DATE 12/14/11
A.M.A.F.C.A.	DATE 12-14-11
CITY ENGINEER	DATE 12-14-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 12-15-11
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE

TAX CERTIFICATION

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

MESA DEL SOL LLC

PARCEL # 101605110060730130

BERNALILLO COUNTY TREASURER'S OFFICE DATE 12-15-11

DOC# 2011115942
12/15/2011 10 27 AM Page 1 of 7
tyPLAT R $25 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

SHEET 1 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36° 38' 16"	37.74'	72.90'	114.00'	71.66'	S89° 21' 32"W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N06° 18' 00"E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.85'	N21° 28' 43"E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.58'	N47° 47' 09"E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13"E
C6	29° 16' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N01° 02' 40"W	5.47'
T2	N44° 00' 07"E	43.86'
T3	N51° 34' 11"E	72.21'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

(T1E) N28°48' 00"E @152.58'

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

N45° 02' 24"E 255.15'

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D265, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709 HATCHED PORTION VACATED BY VACATION ACTION 1004B

N18° 48' 18"E 118.84'

UNIVERSITY BOULEVARD SE (152' R/W)

S43° 57' 36"E 1006.87'

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

CUNNINGHAM AVENUE SE

AVEDON DRIVE SE

STRANG LOOP SE

BOURKE-WHITE DRIVE SE

WYOH STREET SE

TRACT 1
TRACT 2
TRACT 3A
TRACT 4
TRACT 5
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H

SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

N17° 40' 40"E 181.53'

(T1E) N28° 28' 45"E 281.3.97'

S18° 57' 36"E 312.68'

S71° 02' 24"W 272.31'

N72° 19' 20"W 1014.29'

STEQUITZ AVENUE SE

UNIVERSITY EAST BLVD (78' R/W)

TRACT 23-A

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
FILED: JANUARY 16, 2009
(2009C-14)

TRACT 23-B

UNIVERSITY WEST BLVD (78' R/W)

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 2, 2010 (2010C-131)

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET PUBLIC STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-1
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

N
100 50 0 100
SCALE: 1" = 100'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED LAND SURVEYOR

SHEET 2 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

DOC# 2011115942
12/15/2011 10:27 AM Page 2 of 7
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PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

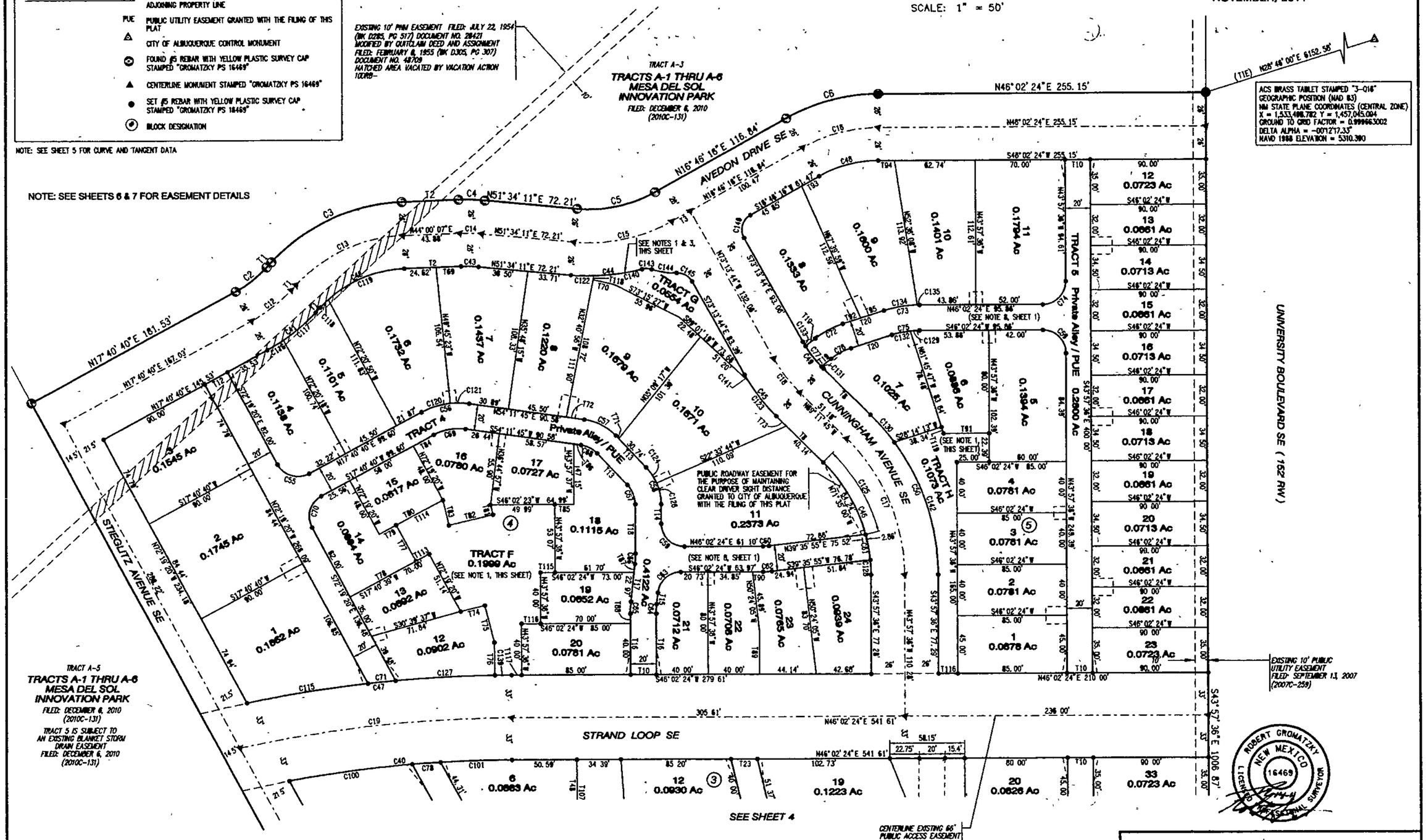
NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.
3. Tract G is encumbered by a blanket public sanitary sewer easement granted to ABCWUA with the filing of this plat.

SCALE: 1" = 50'



SHEET 3 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

DOC# 2011115942
12/15/2011 10 27 AM Page 3 of 7
PLAT R $25 00 B 2011C P 0136 M Toulous Olivere Bernalillo Cou

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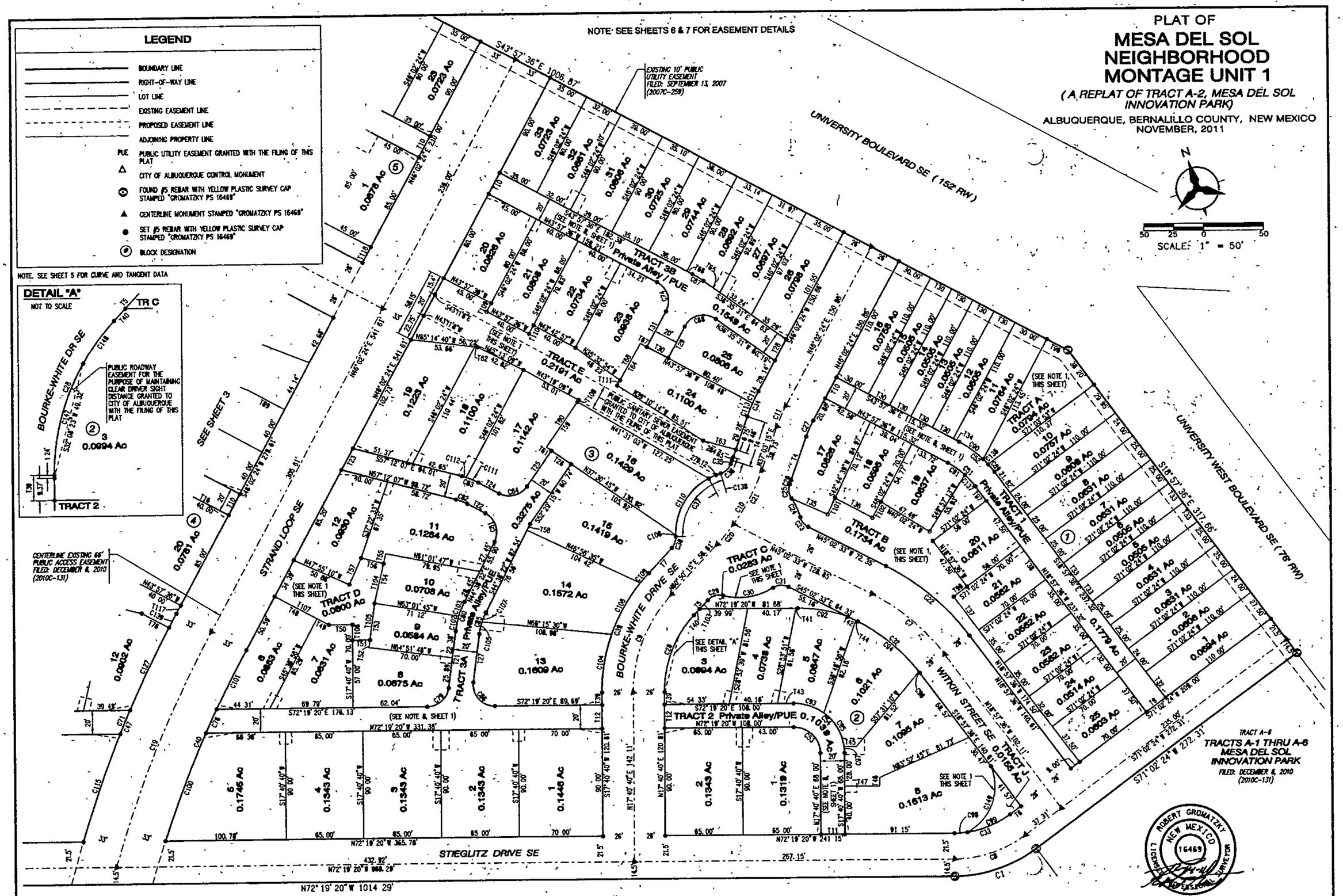
JOB NO 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

SHEET 4 OF 7

Bohannan Huston
Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4336

DOCN 2011115942
12/15/2011 10 27 AM Page 4 of 7
PLAT R $25 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

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JOB NO. 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36°38'16"	37.74'	72.90'	114.00'	71.68'	S89°21'32"W	C91	14°27'37"	8.88'	17.67'	70.00'	17.62'	N36°43'48"W
C2	18°43'21"	15.50'	30.72'	94.00'	30.58'	N08°19'00"E	C92	19°54'51"	21.42'	42.40'	122.00'	42.19'	S62°21'54"E
C3	45°02'48"	60.54'	114.79'	146.00'	111.85'	N21°28'43"E	C93	36°38'01"	13.90'	26.85'	42.00'	26.40'	N54°00'20"W
C4	07°34'04"	10.32'	20.60'	156.00'	20.58'	N47°47'09"E	C94	25°40'25"	33.95'	66.76'	149.00'	66.21'	S32°12'21"E
C5	34°47'54"	32.59'	63.16'	104.00'	62.20'	N34°10'13"E	C95	46°11'09"	17.91'	33.86'	42.00'	32.95'	N12°35'45"W
C6	29°16'07"	38.12'	74.58'	146.00'	73.77'	N31°24'20"E	C96	00°24'32"	0.53'	1.06'	149.00'	1.06'	S19°09'53"E
C7	26°04'57"	40.53'	79.66'	175.00'	78.98'	N32°00'05"W	C97	07°10'50"	2.64'	5.26'	42.00'	5.26'	N14°05'15"E
C8	36°38'16"	32.94'	63.63'	99.50'	62.55'	S89°21'32"W	C98	08°00'16"	5.46'	10.90'	78.00'	10.89'	N76°19'28"W
C9	43°09'35"	47.48'	90.39'	120.00'	88.27'	N39°15'27"E	C99	28°38'00"	19.91'	38.98'	78.00'	38.58'	S85°21'24"W
C10	23°47'00"	36.85'	72.64'	175.00'	72.12'	N48°58'45"E	C100	05°42'40"	48.23'	96.39'	967.00'	96.35'	N38°35'41"E
C11	08°59'08"	9.43'	18.82'	120.00'	18.80'	N41°32'49"E	C101	03°17'17"	27.75'	55.49'	967.00'	55.49'	N44°23'45"E
C12	18°43'21"	19.78'	39.21'	120.00'	39.04'	N08°19'00"E	C102	09°45'48"	6.41'	12.78'	75.00'	12.76'	S29°59'40"W
C13	45°02'48"	49.76'	94.35'	120.00'	91.93'	N21°28'43"E	C103	09°45'48"	6.41'	12.78'	75.00'	12.76'	S39°45'28"W
C14	07°34'04"	8.60'	17.17'	130.00'	17.16'	N47°47'09"E	C104	19°33'31"	25.16'	49.84'	146.00'	49.60'	S27°27'25"W
C15	34°47'54"	40.74'	78.96'	130.00'	77.75'	N34°10'13"E	C105	10°45'42"	5.18'	10.33'	55.00'	10.32'	N30°29'38"E
C16	29°16'07"	31.33'	61.30'	120.00'	60.64'	N31°24'20"E	C106	19°18'55"	24.85'	49.22'	146.00'	48.99'	S46°53'38"W
C17	45°14'08"	62.49'	118.43'	150.00'	115.37'	N66°34'40"W	C107	08°45'53"	4.21'	8.41'	55.00'	8.41'	N40°15'25"E
C18	15°58'01"	16.83'	33.44'	120.00'	33.33'	N81°12'44"W	C108	01°22'34"	0.64'	1.27'	53.00'	1.27'	S16°22'18"W
C19	12°12'11"	106.90'	212.98'	1000.00'	212.58'	N39°56'18"E	C109	04°17'10"	5.46'	10.92'	146.00'	10.92'	S58°41'40"W
C20	07°05'30"	10.84'	21.66'	175.00'	21.65'	N57°17'30"E	C110	62°34'03"	32.20'	57.88'	53.00'	55.04'	S48°20'37"W
C21	16°41'29"	25.67'	50.98'	175.00'	50.80'	N45°24'00"E	C111	10°03'15"	5.63'	11.23'	64.00'	11.22'	N48°59'14"W
C22	26°04'57"	46.56'	91.50'	201.00'	90.71'	N32°00'05"W	C112	03°11'13"	1.78'	3.56'	64.00'	3.56'	N55°36'38"W
C23	47°41'03"	5.75'	10.82'	13.00'	10.51'	N21°12'02"W	C113	04°43'18"	6.02'	12.03'	146.00'	12.03'	S39°24'54"W
C24	18°51'29"	8.80'	17.44'	53.00'	17.37'	N06°47'15"W	C114	04°15'51"	5.44'	10.87'	146.00'	10.86'	S43°54'29"W
C25	54°17'21"	6.67'	12.32'	13.00'	11.86'	N10°55'41"E	C115	05°17'54"	47.80'	95.52'	1033.00'	95.49'	S37°11'54"W
C26	01°01'07"	1.79'	3.57'	201.00'	3.57'	N37°33'49"E	C116	05°45'52"	7.35'	14.69'	146.00'	14.68'	N14°47'44"E
C27	08°59'08"	7.39'	14.74'	94.00'	14.73'	N41°32'49"E	C117	12°57'29"	16.58'	33.02'	146.00'	32.95'	N05°28'04"E
C28	43°09'35"	37.18'	70.81'	94.00'	69.15'	N39°15'27"E	C118	05°08'25"	4.22'	8.43'	94.00'	8.43'	N01°31'31"E
C29	61°32'09"	7.74'	13.96'	13.00'	13.30'	S68°23'41"E	C119	39°54'24"	34.13'	65.47'	94.00'	64.16'	N24°02'56"E
C30	46°50'42"	22.96'	43.33'	53.00'	42.14'	S81°02'58"E	C120	22°33'57"	11.97'	23.63'	60.00'	23.48'	S28°57'38"W
C31	59°25'45"	7.42'	13.48'	13.00'	12.89'	S74°45'26"E	C121	13°57'08"	7.34'	14.61'	60.00'	14.57'	S47°13'11"W
C32	26°04'57"	34.51'	67.83'	149.00'	67.24'	S32°00'05"E	C122	06°37'13"	9.02'	18.02'	156.00'	18.01'	N48°15'34"E
C33	36°38'16"	25.82'	49.88'	78.00'	49.03'	S89°21'32"W	C123	13°32'17"	17.33'	34.50'	146.00'	34.42'	S82°25'38"E
C34	08°58'09"	11.47'	22.90'	146.00'	22.87'	S41°32'49"W	C124	20°04'37"	7.43'	14.72'	42.00'	14.64'	N77°28'34"W
C35	01°18'47"	1.71'	3.41'	149.00'	3.41'	S37°42'39"W	C125	30°32'46"	33.86'	66.11'	124.00'	65.33'	N73°55'21"W
C36	52°58'04"	6.48'	12.02'	13.00'	11.59'	S64°51'04"W	C126	23°28'39"	8.73'	17.21'	42.00'	17.09'	S55°41'56"E
C37	75°39'05"	41.15'	69.98'	53.00'	65.01'	S53°30'34"W	C127	04°15'53"	38.46'	76.89'	1033.00'	76.87'	S43°10'59"W
C38	45°09'14"	5.41'	10.25'	13.00'	9.98'	S38°15'38"W	C128	05°25'11"	5.87'	11.73'	124.00'	11.72'	S46°40'12"E
C39	43°09'35"	57.75'	109.98'	146.00'	107.40'	S39°15'27"W	C129	05°50'36"	3.57'	7.14'	70.00'	7.14'	N43°07'06"E
C40	10°18'03"	87.18'	173.85'	967.00'	173.62'	N40°53'22"E	C130	09°17'44"	14.31'	28.55'	176.00'	28.52'	N84°32'52"W
C41	18°43'21"	24.07'	47.71'	146.00'	47.50'	N08°19'00"E	C131	01°20'00"	1.09'	2.19'	94.00'	2.19'	N88°31'45"W
C42	45°02'49"	38.98'	73.90'	94.00'	72.02'	N21°28'43"E	C132	11°57'34"	7.33'	14.61'	70.00'	14.58'	N34°13'00"E
C43	07°34'04"	6.88'	13.74'	104.00'	13.73'	N47°47'09"E	C133	02°25'11"	1.99'	3.97'	94.00'	3.97'	N74°26'19"W
C44	20°31'28"	28.24'	55.88'	156.00'	55.58'	N41°18'27"E	C134	16°41'08"	13.20'	26.21'	90.00'	26.12'	S38°34'47"W
C45	15°58'01"	20.48'	40.69'	146.00'	40.56'	S81°12'44"E	C135	01°07'02"	0.88'	1.76'	90.00'	1.76'	S45°28'52"W
C46	45°14'08"	51.88'	97.90'	124.00'	95.38'	S66°34'40"E	C136	03°52'17"	3.04'	6.08'	90.00'	6.08'	N26°06'43"W
C47	11°29'28"	103.93'	207.17'	1033.00'	206.82'	S40°17'41"W	C137	10°32'23"	6.46'	12.88'	70.00'	12.86'	S24°13'48"E
C48	29°16'07"	24.55'	48.02'	94.00'	47.50'	S31°24'20"W	C138	11°42'28"	5.43'	10.83'	53.00'	10.81'	S85°28'52"W
C49	15°58'01"	13.18'	26.20'	94.00'	26.11'	S81°12'44"E	C139	00°43'29"	6.53'	13.06'	1033.00'	13.06'	S45°40'39"W
C50	45°14'03"	73.32'	138.95'	176.00'	135.37'	S68°34'43"E	C140	13°54'16"	19.02'	37.86'	156.00'	37.78'	N37°59'50"E
C51	25°00'00"	15.52'	30.54'	70.00'	30.30'	N31°27'36"W	C141	02°25'44"	3.10'	6.19'	146.00'	6.19'	S74°26'36"E
C52	25°00'00"	19.95'	39.27'	90.00'	38.96'	S31°27'36"E	C142	35°56'18"	57.08'	110.39'	176.00'	108.59'	N61°55'51"W
C53	90°00'00"	22.00'	34.56'	22.00'	31.11'	N27°19'20"W	C143	34°18'12"	4.01'	7.78'	13.00'	7.67'	N48°11'48"E
C54	90°00'00"	42.00'	65.97'	42.00'	59.40'	S27°19'20"E	C144	21°06'19"	9.87'	19.52'	53.00'	19.41'	N54°47'45"E
C55	90°00'00"	18.00'	28.27'	18.00'	25.46'	N62°40'40"E	C145	62°31'41"	7.89'	14.19'	13.00'	13.49'	N75°30'28"E
C56	36°31'05"	19.80'	38.24'	60.00'	37.60'	N35°58'12"E	C146	90°00'00"	13.00'	20.42'	13.00'	18.38'	N28°13'44"W
C57	38°17'22"	14.58'	28.07'	42.00'	27.55'	N73°20'26"E	C147	29°39'40"	24.89'	48.66'	94.00'	48.12'	N32°30'30"E
C58	43°33'16"	16.78'	31.93'	42.00'	31.16'	S65°44'14"E	C148	13°29'55"	11.12'	22.15'	94.00'	22.09'	N54°05'17"E
C59	90°00'00"	18.00'	28.27'	18.00'	25.46'	S88°57'36"E	C149	84°39'43"	39.41'	63.94'	43.27'	58.28'	N37°42'06"E
C60	06°26'29"	2.25'	4.50'	40.00'	4.49'	N42°49'09"E							
C61	09°16'11"	10.05'	20.06'	124.00'	20.04'	S54°00'53"E							
C62	06°26'29"	3.38'	6.75'	60.00'	6.74'	S42°49'09"W							
C63	83°49'09"	16.16'	26.33'	18.00'	24.05'	S04°07'49"W							
C64	06°10'51"	3.78'	7.55'	70.00'	7.55'	S40°52'11"E							
C65	06°10'51"	4.86'	9.71'	90.00'	9.70'	N40°52'11"W							
C66	06°10'51"	4.10'	8.20'	76.00'	8.19'	N40°52'11"W							
C67	43°33'16"	8.79'	16.72'	22.00'	16.32'	N65°44'14"W							
C68	38°17'22"	7.64'	14.70'	22.00'	14.43'	S73°20'26"W							
C69	36°31'05"	13.20'	25.49'	40.00'	25.07'	S35°58'12"W							
C70	90°00'00"	18.00'	28.27'	18.00'	25.46'	S27°19'20"E							
C71	01°12'11"	10.85'	21.69'	1033.00'	21.69'	S40°28'57"W							
C72	19°59'33"	12.34'	24.43'	70.00'	24.30'	N18°14'27"E							
C73	17°48'10"	14.10'	27.96'	90.00'	27.85'	N37°08'19"E							
C74	90°00'00"	18.00'	28.27'	18.00'	25.46'	N01°02'24"E							
C75	17°48'10"	10.96'	21.75'	70.00'	21.66'	S37°08'19"W							
C76	19°59'33"	8.81'	17.45'	50.00'	17.36'	S18°14'27"W							
C77	12°12'49"	10.06'	20.04'	94.00'	20.00'	N81°45'20"W							
C78	01°18'05"	10.98'	21.97'	967.00'	21.97'	N42°08'04"E							
C79	82°33'53"	15.80'	25.94'	18.00'	23.75'	N66°23'43"E							
C80	19°31'35"	12.91'	25.56'	75.00'	25.44'	N34°52'34"E							
C81	88°35'58"	17.57'	27.83'	18.00'	25.14'	N00°20'23"E							
C82	13°14'31"	5.11'	10.17'	44.00'	10.15'	N50°34'52"W							
C83	13°14'31"	7.43'	14.79'	64.00'	14.76'	S50°34'52"E							
C84	83°33'09"	16.08'	26.25'	18.00'	23.98'	S85°44'11"E							
C85	19°31'35"	9.48'	18.74'	55.00'	18.65'	S34°52'34"W							
C86	97°26'07"	20.50'	30.61'	18.00'	27.05'	S23°38'17"E							
C87	07°22'05"	5.47'	10.93'	85.00'	10.92'	S40°18'34"E							
C88	97°22'05"	20.48'	30.59'	18.00'	27.04'	N65°16'34"W							
C89	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W							
C90	15°54'45"	12.58'	25.00'	90.00'	24.92'	N36°00'14"W							

Tangent Data

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N01°02'40"W	5.47'	T91	S46°02'24"W	35.42'
T2	N44°00'07"E	43.88'	T92	S28°14'13"W	14.28'
T3	N16°46'16"E	16.37'	T93	S16°46'16"W	15.62'
T4	N37°03'15"E	38.73'	T94	S46°02'24"W	12.41'
T5	N60°50'15"E	17.07'	T95	S28°14'13"W	18.99'
T6	S71°02'24"W	11.31'	T96	N43°57'36"W	19.66'
T7	S60°50'15"W	28.30'	T97	N18°57'36"W	15.32'
T8	S89°11'45"E	51.18'	T98	S71°02'24"W	14.00'
T9	S71°02'24"W	20.00'	T101	S42°44'39"W	14.85'
T10	N46°02'24"E	20.00'	T102	S46°02'24"W	15.23'
T11	N72°19'20"W	20.00'	T103	S60°50'15"W	10.10'
T12	N17°40'40"E	20.00'	T104	S30°35'52"W	33.94'
T13	S87°30'53"E	34.03'	T105	S25°06'50"W	30.75'
T14	S43°57'36"E	14.99'	T106	S17°40'40"W	13.00'
T15	S37°46'45"E	8.99'	T107	N44°22'12"W	51.36'
T16	S43°57'36"E	47.47'	T108	S52°29'15"W	1.82'
T17	N37°46'45"W	29.47'	T109	S46°02'24"W	8.00'
T18	N43°57'36"W	38.35'	T110	S46°02'24"W	8.17'
T19	N08°14'40"E	9.68'	T111	S46°41'23"W	4.95'
T20	N28°14'13"E	33.26'	T112	S37°03'15"W	9.46'
T21	N25°06'47"E	48.27'	T113	S17°40'39"W	11.44'
T22	N43°57'36"W	17.15'	T114	S17°40'40"W	41.00'
T23	N46°02'24"E	20.55'	T115	S46°02'24"W	11.29'
T24	S43°57'36"E	19.46'	T116	S46°02'24"W	15.00'
T25	N52°29'15"E	36.41'	T117	S46°02'26"W	7.79'
T26	S37°30'45"E	20.00'	T118	N32°40'56"W	3.19'
T27	S25°06'47"W	40.96'	T119	N61°45'47"W	5.16'
T28	S46°02'22"W	20.17'			
T29	S46°02'24"W	29.86'			
T30	N43°57'36"W	20.00'			
T31	N46°02'24"E	33.72'			
T32	N18°57'36"W	27.50'			
T33	N18°57'36"W	20.00'			
T34	N43°57'36"W	5.32'			
T35	N47°48'04"W	32.97'			
T36	N43°57'36"W	35.01'			
T37	N18°57'36"W	35.00'			
T38	N18°57'36"W	35.00'			
T39	S17°40'40"W	10.61'			
T40	S60°50'15"W	8.97'			
T41	N72°19'20"W	1.52'			
T42	N45°02'33"W	7.38'			
T43	N72°19'20"W	13.50'			
T44	N45°02'33"W	1.79'			
T45	N72°19'20"W	10.32'			
T46	S17°40'40"W	6.99'			
T47	N72°19'20"W	29.00'			
T48	N44°22'12"W	40.00'			
T49	N44°22'12"W	11.36'			
T50	N72°19'20"W	19.75'			
T51	N72°18'55"W	14.69'			
T52	S25°06'50"W	6.63'			
T53	S25°06'50"W	37.37'			
T54	S30°35'52"W	42.43'			
T55	S30°35'52"W	8.49'			
T56	N57°36'30"W	19.28'			
T57	S42°04'50"W	24.33'			
T58	S44°38'22"W	5.98'			
T59	S52°29'15"W	46.01'			
T60	S52°29'15"W	47.83'			
T61	N37°30'45"W	5.00'			
T62	N65°14'40"W	2.56'			
T63	N56°43'51"W	28.39'			
T64	S46°41'23"W	40.00'			
T65	N36°35'31"W	17.10'			
T66	N43°57'36"W	5.28'			
T67	N43°57'36"W	6.08'			
T68	S46°41'23"W	35.05'			
T69	S44°00'07"W	19.25'			
T70	S56°29'27"W	17.27'			
T71	N87°30'53"W	3.29'			
T72	S54°11'45"W	14.19'			
T73	N89°11'45"W	11.05'			
T74	S31°52'18"W	19.18'			
T75	N58°07'42"W	30.00'			
T76	N44°41'05"W	25.57'			
T77	N72°19'21"W	32.00'			
T78	S17°40'39"W	58.58'			
T79	S17°40'40"W	15.00'			
T80	S17°40'40"W	58.00'			
T81	N57°14'40"W	7.92'			
T82	S32°45'20"W	35.00'			
T83	N57°14'40"W	20.30'			
T84	S17°40'40"W	18.04'			
T85	S46°02'23"W	15.00'			
T86	S54°11'45"W	5.57'			
T87	N37°46'45"W	8.50'			
T88	N43°57'36"W	7.47'			
T89	N43°57'36"W	34.40'			
T90	S46°02'24"W	8.39'			

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tyPLAT R $25 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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EASEMENT DETAILS

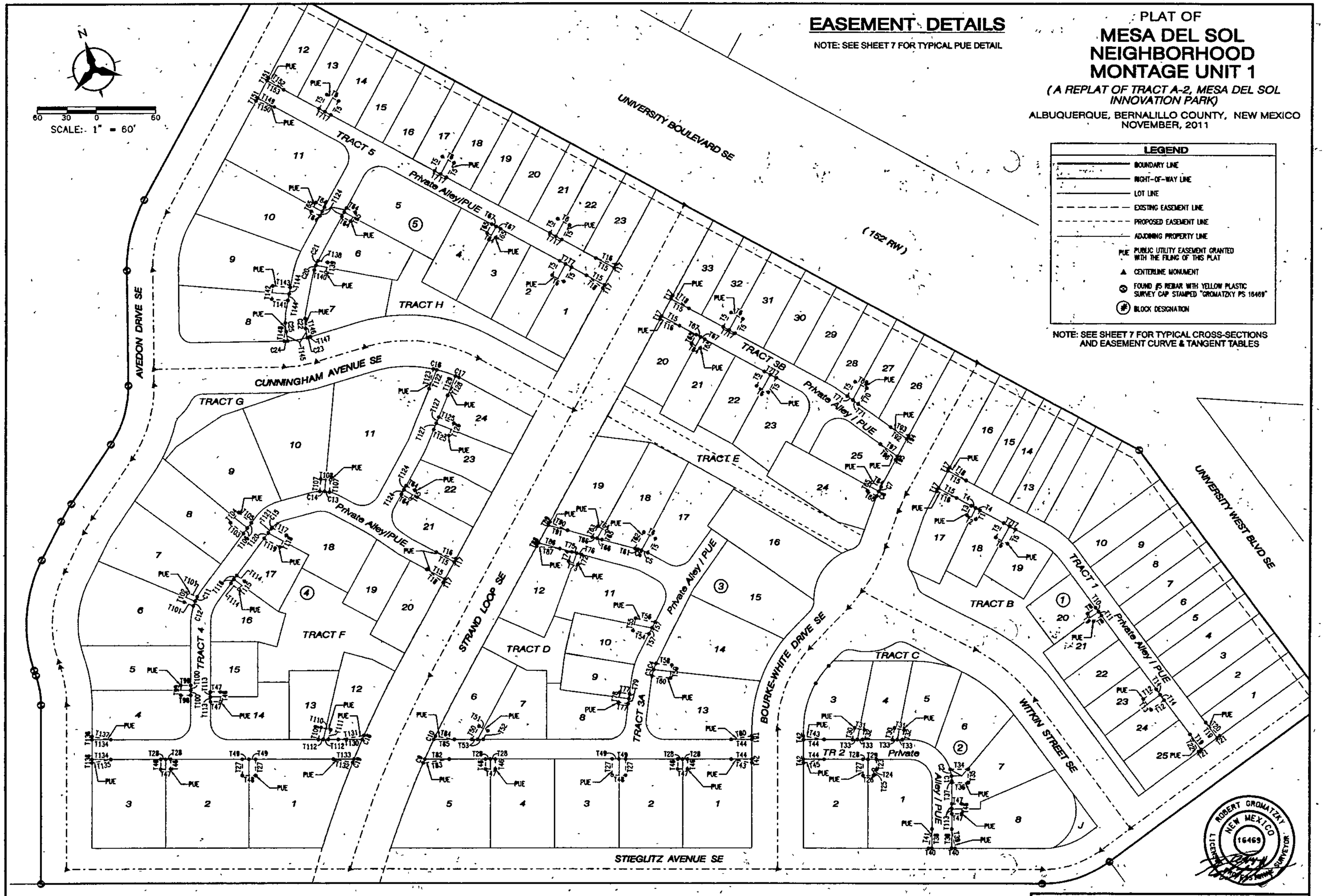
NOTE: SEE SHEET 7 FOR TYPICAL PUE DETAIL

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CENTERLINE MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- # BLOCK DESIGNATION

NOTE: SEE SHEET 7 FOR TYPICAL CROSS-SECTIONS AND EASEMENT CURVE & TANGENT TABLES

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOCN 2011115942
12/15/2011 10 27 AM Page 6 of 7
PLAT R $25 00 B 2011C P 8136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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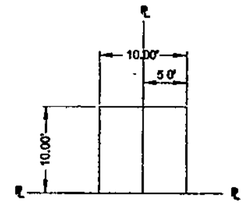
JOB NO. 20110146

NOTE. TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14°05'15"E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N05°47'12"E
C3	06° 51' 16"	3.29'	6.58'	55.00'	6.58'	N32°26'51"E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39°23'34"E
C5	06° 05' 29"	3.41'	6.80'	64.00'	6.80'	N50°58'08"W
C6	03° 11' 15"	1.78'	3.56'	64.00'	3.56'	N55°36'33"W
C7	01° 57' 56"	2.50'	5.01'	146.00'	5.01'	S42°45'31"W
C8	01° 58' 14"	2.51'	5.02'	146.00'	5.02'	S40°47'26"W
C9	00° 15' 14"	2.14'	4.28'	967.00'	4.28'	N41°19'24"E
C10	00° 13' 22"	1.88'	3.76'	967.00'	3.76'	N42°51'48"E
C11	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42°37'31"W
C12	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S37°51'42"W
C13	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N64°01'09"W
C14	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N70°51'23"W
C15	03° 15' 17"	0.63'	1.25'	22.00'	1.25'	N55°49'24"E
C16	01° 40' 40"	1.82'	3.63'	124.00'	3.63'	S59°29'18"E
C17	01° 41' 38"	1.83'	3.67'	124.00'	3.67'	S48°31'58"E
C18	00° 14' 15"	2.14'	4.28'	1033.00'	4.28'	S41°10'10"W
C19	00° 12' 21"	1.86'	3.71'	1033.00'	3.71'	S39°44'41"W
C20	04° 09' 18"	2.54'	5.08'	70.00'	5.08'	N38°07'08"E
C21	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42°18'24"E
C22	11° 32' 43"	5.05'	10.08'	50.00'	10.08'	N14°01'02"E
C23	01° 20' 00"	1.09'	2.19'	94.00'	2.19'	N68°31'45"W
C24	02° 13' 17"	1.82'	3.64'	94.00'	3.64'	N74°32'16"W
C25	07° 09' 12"	4.38'	8.74'	70.00'	8.73'	S11°49'16"W

Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S42° 44' 39"W	10.00'	T91	N57° 12' 07"W	20.36'
T2	N47° 15' 21"W	10.00'	T92	N36° 35' 31"W	20.43'
T3	N42° 44' 39"E	10.58'	T93	S48° 49' 37"E	20.29'
T4	S43° 57' 36"E	5.01'	T94	S46° 02' 33"W	3.63'
T5	S46° 02' 24"W	16.50'	T95	S46° 02' 24"W	3.80'
T6	N43° 57' 36"W	13.50'	T96	N28° 52' 56"W	22.33'
T7	S43° 57' 36"E	6.75'	T97	S36° 35' 31"E	21.52'
T8	S71° 02' 24"W	10.00'	T98	N72° 20' 18"W	10.00'
T9	N18° 57' 36"W	10.00'	T99	N17° 39' 42"E	10.00'
T10	S18° 57' 43"E	5.00'	T100	S17° 39' 42"W	5.00'
T11	S18° 57' 30"E	5.00'	T101	N49° 45' 23"W	10.00'
T12	S71° 02' 24"W	16.50'	T102	N40° 14' 37"E	10.00'
T13	N18° 57' 36"W	13.50'	T103	N32° 40' 56"W	17.26'
T14	S18° 57' 36"E	6.75'	T104	N57° 19' 04"E	13.50'
T15	S43° 57' 36"E	20.81'	T105	S32° 40' 56"E	16.52'
T16	N54° 00' 23"W	21.13'	T106	S54° 11' 45"W	6.76'
T17	N46° 02' 24"E	3.69'	T107	N22° 33' 44"E	12.50'
T18	S33° 54' 49"E	21.13'	T108	S67° 26' 16"E	10.00'
T19	N18° 57' 36"W	19.32'	T109	N30° 39' 37"E	12.57'
T20	S29° 00' 23"E	19.62'	T110	S59° 20' 23"E	10.00'
T21	S71° 02' 24"W	3.42'	T111	S30° 39' 37"W	10.26'
T22	N08° 54' 48"W	19.62'	T112	N72° 19' 20"W	5.13'
T23	S17° 40' 40"W	10.50'	T113	N17° 40' 40"E	5.00'
T24	N72° 19' 20"W	3.00'	T114	S35° 48' 15"E	10.00'
T25	S17° 40' 40"W	6.00'	T115	S54° 11' 45"W	10.00'
T26	N72° 19' 20"W	10.50'	T116	N54° 11' 45"E	5.00'
T27	N17° 40' 40"E	16.50'	T117	S43° 57' 37"E	16.50'
T28	S72° 19' 20"E	5.00'	T118	S46° 02' 23"W	13.50'
T29	S72° 19' 20"E	8.50'	T119	N43° 57' 37"W	18.47'
T30	N28° 53' 51"E	11.96'	T120	N54° 11' 45"E	6.82'
T31	S61° 06' 09"E	10.00'	T121	N54° 11' 45"E	5.57'
T32	S28° 53' 51"W	10.00'	T122	S39° 35' 55"W	20.58'
T33	N72° 19' 20"W	5.10'	T123	N29° 26' 25"E	20.33'
T34	S72° 19' 20"E	18.25'	T124	N46° 02' 24"E	5.00'
T35	S17° 40' 40"W	13.50'	T125	S50° 24' 05"E	16.50'
T36	N72° 19' 20"W	16.50'	T126	S39° 35' 55"W	13.50'
T37	N17° 40' 40"E	1.50'	T127	N39° 35' 55"E	6.75'
T38	N17° 40' 40"E	19.32'	T128	S49° 29' 51"W	21.31'
T39	S07° 37' 53"W	19.62'	T129	N39° 35' 55"E	21.12'
T40	N72° 19' 20"W	3.42'	T130	N72° 19' 20"W	24.33'
T41	N27° 43' 27"E	19.62'	T131	S80° 54' 08"E	26.33'
T42	N17° 40' 40"E	3.69'	T132	N62° 15' 31"W	19.68'
T43	S62° 16' 33"E	21.13'	T133	S72° 19' 20"E	20.77'
T44	N72° 19' 20"W	20.81'	T134	S72° 19' 20"E	19.32'
T45	N82° 22' 07"W	21.13'	T135	N82° 22' 07"W	19.62'
T46	S17° 40' 40"W	10.00'	T136	N17° 40' 40"E	3.42'
T47	N72° 19' 20"W	10.00'	T137	S62° 16' 33"E	19.62'
T48	N72° 19' 20"W	13.50'	T138	S61° 45' 47"E	10.00'
T49	S72° 19' 20"E	6.75'	T139	S28° 14' 13"W	10.00'
T50	N45° 38' 56"E	15.31'	T140	N61° 45' 47"W	12.12'
T51	S44° 21' 04"E	10.00'	T141	N87° 39' 59"W	16.50'
T52	S45° 38' 56"W	10.00'	T142	N22° 20' 01"E	13.50'
T53	N72° 19' 20"W	5.66'	T143	S67° 39' 59"E	17.90'
T54	N61° 01' 47"W	16.50'	T144	S28° 14' 13"W	6.79'
T55	N28° 58' 13"E	13.00'	T145	N08° 14' 40"E	9.68'
T56	S61° 01' 47"E	20.15'	T146	S00° 34' 24"W	18.41'
T57	S44° 38' 22"W	6.75'	T147	N89° 08' 11"W	1.44'
T58	S66° 15' 30"E	18.50'	T148	N21° 18' 17"E	18.41'
T59	S23° 44' 30"W	13.00'	T149	S43° 57' 36"E	19.32'
T60	N66° 15' 30"W	19.32'	T150	N54° 00' 23"W	19.62'
T61	N57° 12' 13"W	3.35'	T151	N46° 02' 24"E	3.42'
T62	N46° 02' 24"E	18.82'	T152	S33° 53' 15"E	19.57'
T63	N46° 02' 24"E	12.35'	T153	N43° 57' 36"W	19.27'
T64	S43° 57' 36"E	10.00'			
T65	S46° 02' 24"W	10.00'			
T66	N57° 12' 07"W	5.14'			
T67	S43° 57' 36"E	5.00'			
T68	N43° 57' 36"W	10.75'			
T69	S43° 49' 22"E	13.50'			
T70	S46° 02' 24"W	18.21'			
T71	N36° 35' 31"W	6.81'			
T72	S37° 22' 33"W	10.80'			
T73	N52° 37' 27"W	10.00'			
T74	N37° 22' 33"E	10.00'			
T75	S57° 12' 07"E	5.02'			
T76	S57° 12' 07"E	5.02'			
T77	N64° 51' 48"W	10.00'			
T78	N25° 08' 12"E	10.00'			
T79	S25° 08' 12"W	5.00'			
T80	S82° 22' 07"E	20.98'			
T81	S15° 16' 52"W	3.66'			
T82	S72° 19' 20"E	24.71'			
T83	N80° 46' 08"W	26.72'			
T84	S62° 18' 08"E	19.56'			
T85	N72° 19' 20"W	20.96'			
T86	S57° 12' 07"E	22.35'			
T87	N66° 32' 51"W	23.57'			
T88	N46° 02' 24"E	3.93'			
T89	N46° 02' 24"E	3.63'			
T90	S46° 55' 59"E	19.85'			

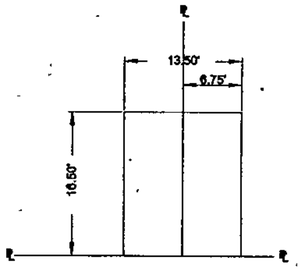


ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U E.)

TYPICAL 10.0' X 10.0' P.U.E.
NOT TO SCALE
A

1 P U E GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



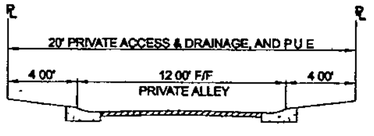
ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U E.)

TYPICAL 13.5' X 16.5' P.U.E.
NOT TO SCALE
B

1 P U E GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS P U E. IS SIZED TO ACCOMODATE ELECTRIC TRANSFORMERS IN ACCORDANCE WITH WORKING SPACE CRITERIA OUTLINED IN PNM ELECTRIC SERVICE GUIDE 2011.

3. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P U E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



TYPICAL ALLEY/ P.U.E. SECTION
NOT TO SCALE
C

1 BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS

2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS. THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR
12/14/11

SHEET 7 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336

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CityPLAT R $25 00 S 2011C P 0136 M Toulous Olivere, Bernalillo Co

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LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 17.9801 Acres.
5. Total number of Lots/Tracts Created: One hundred thirteen (113) Lots and fifteen (15) Tracts
6. 0.752 mile public street right-of-way was created. 0.188 mile of half width street created.
7. Date of Survey: October, 2010.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into 113 lots and 15 tracts, to vacate existing easements, to grant new easements and to dedicate public street right-of-way to the City of Albuquerque.

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.
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 (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. 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.

DESCRIPTION

A certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 17 9801 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°16'08"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate 'pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
8. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) are subject to a blanket PUE, blanket private access and blanket private drainage easements granted with the filing of this plat. Blanket private access and blanket private drainage easements are granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easements are granted to the designated franchised utility companies.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107178.
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. The portion of the existing floating access and utility easement granted on June 21, 2006, Book A119, Page 1052, Document #2006091310, records of Bernalillo County, New Mexico encumbering Tract A-2, Mesa Del Sol Innovation Park, is hereby terminated with the dedication of public right-of-way as shown on this plat.
12. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) will be conveyed by a separate deed to Mesa Del Sol Community Company, Inc.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: November 17, 2011

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 18 day of November 2011, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 2.18.14 Breena Alderete
Notary Public

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2.18.14

PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2011

PROJECT NUMBER 1006006

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

Agency	Date
QWEST CORPORATION d/b/a CENTURYLINK QC	12.15.11
COMCAST CABLE	12-14-11
PNM ELECTRIC SERVICES	12-14-11
NEW MEXICO GAS COMPANY	12.09.2011
TIME WARNER Fw Telecom	12/6/2011

CITY APPROVALS:

Agency	Date
CITY SURVEYOR	11-22-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-14-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12/1/11
PARKS & RECREATION DEPARTMENT	12/14/11
A.M.A.F.C.A.	12-14-11
CITY ENGINEER	12-14-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	12-15-11
REAL PROPERTY DIVISION N/A	
ENVIRONMENTAL HEALTH DEPARTMENT N/A	

TAX CERTIFICATION

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

MESA DEL SOL LLC

PARCEL # 101605110000730130

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 12.15.11

DOC# 2011115942
12/15/2011 10 27 AM Page 1 of 7
PLAT R $25 00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

SHEET 1 OF 7

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

JOB NO. 20110146

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36° 38' 16"	37.74'	72.90'	114.00'	71.66'	S89° 21' 32" W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N06° 19' 00" E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.85'	N21° 28' 43" E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.59'	N47° 47' 08" E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13" E
C6	29° 16' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20" E

Tangent Data		
ID	BEARING	DISTANCE
T1	N01° 02' 40" W	5.47'
T2	N44° 00' 07" E	43.86'
T3	N51° 34' 11" E	72.21'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

N

100 50 0 100

SCALE: 1" = 100'

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664089
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

(TIE) N28° 46' 09" E 6152.58'

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

N45° 02' 24" E 255.15'

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

N18° 16' 16" E 116.85'

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709
HATCHED PORTION VACATED BY VACATION ACTION 10DRB-

UNIVERSITY BOULEVARD SE (152' RW)

S43° 57' 36" E 1006.87'

CUNNINGHAM AVENUE SE

AMEDAN DRIVE SE

TRACT C

TRACT 4

TRACT F

STRAND LOOP SE

TRACT D

TRACT 3A

TRACT E

TRACT 3B

SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

N17° 40' 40" E 181.53'

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 2, 2010 (2010C-131)

STIEGLITZ AVENUE SE

N72° 19' 20" W 1014.29'

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET PUBLIC STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

BOURKE-WHITE DRIVE SE

TRACT B

TRACT G

TRACT H

TRACT J

WITKIN STREET SE

TRACT A1

S18° 57' 36" E 337.86'

S71° 02' 24" W 272.31'

TRACT A-1
TRACTS A-1 THRU A-6
MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

UNIVERSITY WEST BLVD (78' RW)

UNIVERSITY EAST BLVD (78' RW)

TRACT 23-A

TRACTS 23-A & 23-B
MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009 (2009C-14)

TRACT 23-B

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 2 OF 7

DOC# 2011115942
12/15/2011 10:27 AM Page: 2 of 7
PLAT R: $25.00 B: 2011C P: 0136 M: Teuleus Olivere, Bernalillo Co

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JOB NO. 20100146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.
3. Tract G is encumbered by a blanket public sanitary sewer easement granted to ABCWUA with the filing of this plat.

N

50 25 0 50

SCALE: 1" = 50'

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709 HATCHED AREA VACATED BY VACATION ACTION 10DRB-

TRACT A-3
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

(TIE) N28° 46' 00" E 6152.56'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999983002
DELTA ALPHA = -0012'17.33"
NAVD 1988 ELEVATION = 5310.390

AVEDON DRIVE SE

N17° 40' 40" E 181.53'

N16° 46' 16" E 116.84'

N46° 02' 24" E 255.15'

N51° 34' 11" E 72.21'

STIEGLITZ AVENUE SE

CUNNINGHAM AVENUE SE

UNIVERSITY BOULEVARD SE (152' RW)

TRACT 4 — Private Alley / PUE

TRACT 5 — Private Alley / PUE

TRACT F 0.1999 Ac (SEE NOTE 1, THIS SHEET)

TRACT G 0.0054 Ac

TRACT H 0.1073 Ac

PUBLIC ROADWAY EASEMENT FOR THE PURPOSE OF MAINTAINING CLEAR DRIVER SIGHT DISTANCE GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

SEE NOTES 1 & 3, THIS SHEET

(SEE NOTE 6, SHEET 1)

(SEE NOTE 4, SHEET 1)

(SEE NOTE 1 THIS SHEET)

1	0.1662 Ac	12	0.0723 Ac
2	0.1745 Ac	13	0.0661 Ac
3	0.0781 Ac	14	0.0713 Ac
4	0.0781 Ac	15	0.0661 Ac
5	0.1394 Ac	16	0.0713 Ac
6	0.0886 Ac	17	0.0661 Ac
7	0.1457 Ac	18	0.0713 Ac
8	0.1220 Ac	19	0.0661 Ac
9	0.1679 Ac	20	0.0713 Ac
10	0.1671 Ac	21	0.0661 Ac
11	0.2373 Ac	22	0.0661 Ac
12	0.0902 Ac	23	0.0723 Ac
13	0.0692 Ac	24	0.0639 Ac
14	0.0994 Ac		
15	0.0617 Ac		
16	0.0780 Ac		
17	0.0727 Ac		
18	0.1115 Ac		
19	0.0652 Ac		
20	0.0781 Ac		
21	0.0712 Ac		
22	0.0708 Ac		
23	0.0785 Ac		
24	0.0639 Ac		

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT 5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

STRAND LOOP SE

N46° 02' 24" E 541.61'

SEE SHEET 4

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10:27 AM Page 3 of 7
PLAT R $25.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

SHEET 3 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

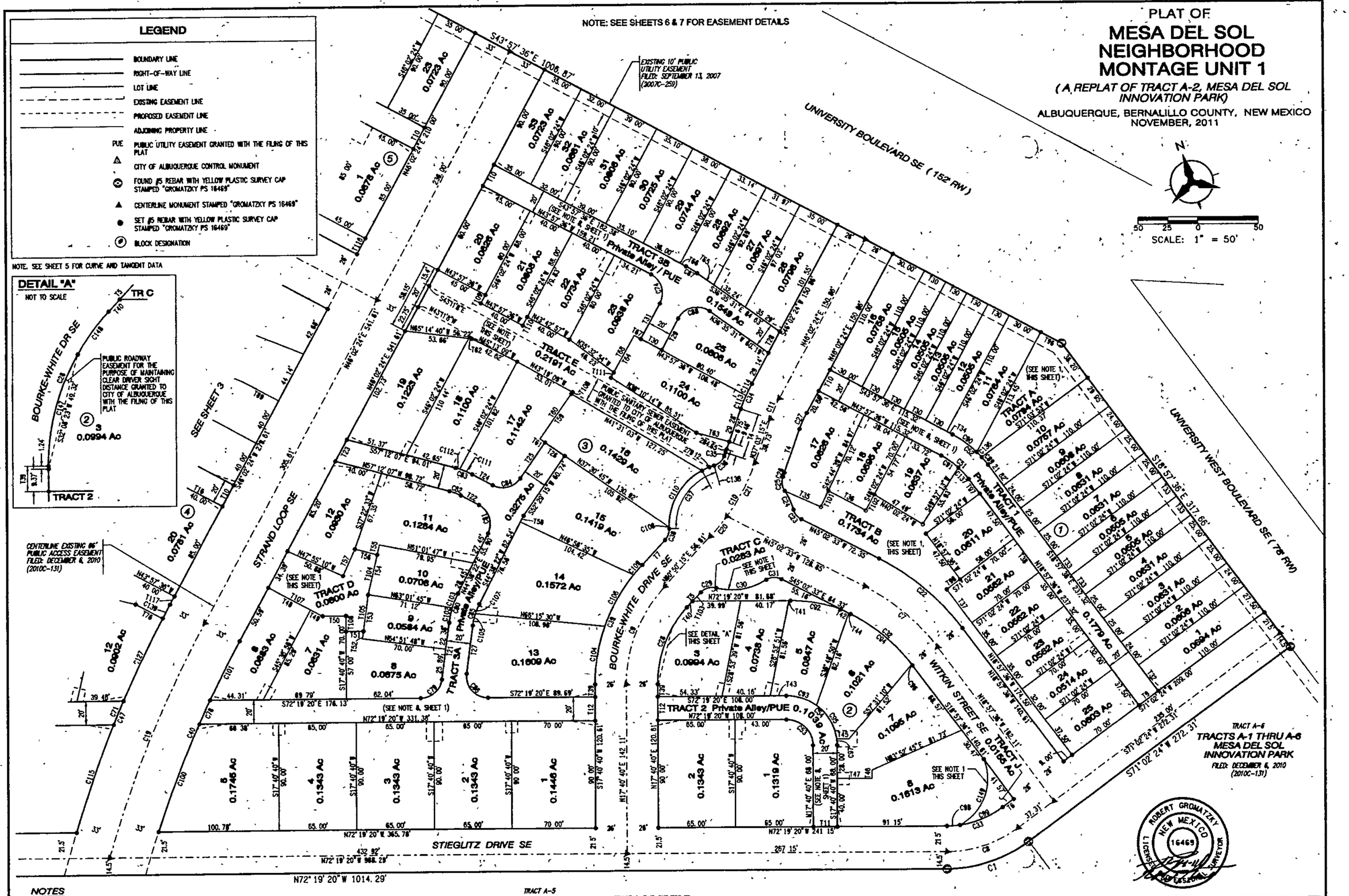
DETAIL "A"
NOT TO SCALE

UNIVERSITY BOULEVARD SE (152 RW)

UNIVERSITY WEST BOULEVARD SE (76' RW)

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

SCALE: 1" = 50'



TRACT A-6
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.

TRACT A-5
TRACTS A-1 THRU A-6
MESA DEL SOL
INNOVATION PARK
FILED: DECEMBER 6, 2010
(2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

DOC# 2011115942
12/15/2011 10:27 AM Page 4 of 7
City/PLAT R $25.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Co.

SHEET 4 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 30110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36°38'16"	37.74'	72.90'	114.00'	71.66'	S89°21'32"W
C2	18°43'21"	15.50'	30.72'	94.00'	30.58'	N08°19'00"E
C3	45°02'48"	60.54'	114.79'	146.00'	111.85'	N21°28'43"E
C4	07°34'04"	10.32'	20.60'	156.00'	20.59'	N47°47'09"E
C5	34°47'54"	32.59'	63.16'	104.00'	62.20'	N34°10'13"E
C6	29°16'07"	38.12'	74.58'	146.00'	73.77'	N31°24'20"E
C7	26°04'57"	40.53'	79.66'	175.00'	78.98'	N32°00'05"W
C8	36°38'16"	32.94'	63.63'	99.50'	62.55'	S89°21'32"W
C9	43°09'35"	47.46'	90.39'	120.00'	88.27'	N39°15'27"E
C10	23°47'00"	36.85'	72.64'	175.00'	72.12'	N48°56'45"E
C11	08°59'08"	9.43'	18.82'	120.00'	18.80'	N41°32'49"E
C12	18°43'21"	19.78'	39.21'	120.00'	39.04'	N08°19'00"E
C13	45°02'48"	49.76'	94.35'	120.00'	91.93'	N21°28'43"E
C14	07°34'04"	8.60'	17.17'	130.00'	17.16'	N47°47'09"E
C15	34°47'54"	40.74'	78.96'	130.00'	77.75'	N34°10'13"E
C16	29°16'07"	31.33'	61.30'	120.00'	60.64'	N31°24'20"E
C17	45°14'08"	62.49'	118.43'	150.00'	115.37'	N66°34'40"W
C18	15°58'01"	16.83'	33.44'	120.00'	33.33'	N81°12'44"W
C19	12°12'11"	106.90'	212.98'	1000.00'	212.58'	N39°56'18"E
C20	07°05'30"	10.84'	21.66'	175.00'	21.65'	N57°17'30"E
C21	16°41'29"	25.67'	50.98'	175.00'	50.80'	N45°24'00"E
C22	26°04'57"	46.56'	91.50'	201.00'	90.71'	N32°00'05"W
C23	47°41'03"	5.75'	10.82'	13.00'	10.51'	N21°12'02"W
C24	18°51'29"	8.80'	17.44'	53.00'	17.37'	N06°47'15"W
C25	54°17'21"	6.67'	12.32'	13.00'	11.86'	N10°55'41"E
C26	01°01'07"	1.79'	3.57'	201.00'	3.57'	N37°33'49"E
C27	08°59'08"	7.39'	14.74'	94.00'	14.73'	N41°32'49"E
C28	43°09'35"	37.18'	70.81'	94.00'	69.15'	N39°15'27"E
C29	61°32'09"	7.74'	13.96'	13.00'	13.30'	S88°23'41"E
C30	46°50'42"	22.96'	43.33'	53.00'	42.14'	S81°02'58"E
C31	59°25'45"	7.42'	13.48'	13.00'	12.89'	S74°45'28"E
C32	26°04'57"	34.51'	67.83'	149.00'	67.24'	S32°00'05"E
C33	36°38'16"	25.82'	49.88'	78.00'	49.03'	S89°21'32"W
C34	08°59'09"	11.47'	22.90'	146.00'	22.87'	S41°32'49"W
C35	01°18'47"	1.71'	3.41'	149.00'	3.41'	S37°42'39"W
C36	52°58'04"	6.48'	12.02'	13.00'	11.59'	S64°51'04"W
C37	75°39'05"	41.15'	69.98'	53.00'	65.01'	S53°30'34"W
C38	45°09'14"	5.41'	10.25'	13.00'	9.98'	S38°15'38"W
C39	43°09'35"	57.75'	109.98'	146.00'	107.40'	S39°15'27"W
C40	10°18'03"	87.18'	173.85'	967.00'	173.62'	N40°53'22"E
C41	18°43'21"	24.07'	47.71'	146.00'	47.50'	N08°19'00"E
C42	45°02'49"	38.98'	73.90'	94.00'	72.02'	N21°28'43"E
C43	07°34'04"	6.88'	13.74'	104.00'	13.73'	N47°47'09"E
C44	20°31'28"	28.24'	55.88'	156.00'	55.58'	N41°18'27"E
C45	15°58'01"	20.48'	40.69'	146.00'	40.56'	S81°12'44"E
C46	45°14'08"	51.66'	97.90'	124.00'	95.38'	S66°34'40"E
C47	11°29'26"	103.93'	207.17'	1033.00'	206.82'	S40°17'41"W
C48	29°16'07"	24.55'	48.02'	94.00'	47.50'	S31°24'20"W
C49	15°58'01"	13.18'	26.20'	94.00'	26.11'	S81°12'44"E
C50	45°14'03"	73.32'	138.95'	176.00'	135.37'	S68°34'43"E
C51	25°00'00"	15.52'	30.54'	70.00'	30.30'	N31°27'36"W
C52	25°00'00"	19.95'	39.27'	90.00'	38.96'	S31°27'36"E
C53	90°00'00"	22.00'	34.56'	22.00'	31.11'	N27°19'20"W
C54	90°00'00"	42.00'	65.97'	42.00'	59.40'	S27°19'20"E
C55	90°00'00"	18.00'	28.27'	18.00'	25.46'	N62°40'40"E
C56	36°31'05"	19.80'	38.24'	60.00'	37.60'	N35°56'12"E
C57	38°17'22"	14.58'	28.07'	42.00'	27.55'	N73°20'26"E
C58	43°33'16"	16.78'	31.93'	42.00'	31.16'	S65°44'14"E
C59	90°00'00"	18.00'	28.27'	18.00'	25.46'	S88°57'36"E
C60	06°26'29"	2.25'	4.50'	40.00'	4.49'	N42°49'09"E
C61	09°16'11"	10.05'	20.06'	124.00'	20.04'	S54°00'53"E
C62	06°26'29"	3.38'	6.75'	60.00'	6.74'	S42°49'09"W
C63	83°49'09"	16.16'	26.33'	18.00'	24.05'	S04°07'49"W
C64	06°10'51"	3.78'	7.55'	70.00'	7.55'	S40°52'11"E
C65	06°10'51"	4.86'	9.71'	90.00'	9.70'	N40°52'11"W
C66	06°10'51"	4.10'	8.20'	76.00'	8.19'	N40°52'11"W
C67	43°33'16"	8.79'	16.72'	22.00'	16.32'	N65°44'14"W
C68	38°17'22"	7.64'	14.70'	22.00'	14.43'	S73°20'26"W
C69	36°31'05"	13.20'	25.49'	40.00'	25.07'	S35°56'12"W
C70	90°00'00"	18.00'	28.27'	18.00'	25.46'	S27°19'20"E
C71	01°12'11"	10.85'	21.69'	1033.00'	21.69'	S40°26'57"W
C72	19°59'33"	12.34'	24.43'	70.00'	24.30'	N18°14'27"E
C73	17°48'10"	14.10'	27.96'	90.00'	27.85'	N37°08'19"E
C74	90°00'00"	18.00'	28.27'	18.00'	25.46'	N01°02'24"E
C75	17°48'10"	10.96'	21.75'	70.00'	21.66'	S37°08'19"W
C76	19°59'33"	8.81'	17.45'	50.00'	17.36'	S18°14'27"W
C77	12°12'49"	10.06'	20.04'	94.00'	20.00'	N81°45'20"W
C78	01°18'05"	10.98'	21.97'	967.00'	21.97'	N42°06'04"E
C79	82°33'53"	15.80'	25.94'	18.00'	23.75'	N66°23'43"E
C80	19°31'35"	12.91'	25.56'	75.00'	25.44'	N34°52'34"E
C81	88°35'58"	17.57'	27.83'	18.00'	25.14'	N00°20'23"E
C82	13°14'31"	5.11'	10.17'	44.00'	10.15'	N50°34'52"W
C83	13°14'31"	7.43'	14.79'	64.00'	14.76'	S50°34'52"E
C84	83°33'09"	16.08'	26.25'	18.00'	23.98'	S85°44'11"E
C85	19°31'35"	9.46'	18.74'	55.00'	18.65'	S34°52'34"W
C86	97°26'07"	20.50'	30.61'	18.00'	27.05'	S23°36'17"E
C87	07°22'05"	5.47'	10.93'	85.00'	10.92'	S40°16'34"E
C88	97°22'05"	20.48'	30.59'	18.00'	27.04'	N85°16'34"W
C89	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C90	15°54'45"	12.58'	25.00'	90.00'	24.92'	N36°00'14"W

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C91	14°27'37"	8.88'	17.67'	70.00'	17.62'	N36°43'48"W
C92	19°54'51"	21.42'	42.40'	122.00'	42.19'	S62°21'54"E
C93	36°38'01"	13.90'	26.85'	42.00'	26.40'	N54°00'20"W
C94	25°40'25"	33.95'	66.76'	149.00'	66.21'	S32°12'21"E
C95	46°11'09"	17.91'	33.86'	42.00'	32.95'	N12°35'45"W
C96	00°24'32"	0.53'	1.06'	149.08'	1.06'	S19°09'53"E
C97	07°10'50"	2.64'	5.26'	42.00'	5.26'	N14°05'15"E
C98	08°00'16"	5.46'	10.90'	78.00'	10.89'	N76°19'28"W
C99	28°38'00"	19.91'	38.98'	78.00'	38.58'	S85°21'24"W
C100	05°42'40"	48.23'	96.39'	967.00'	96.35'	N38°35'41"E
C101	03°17'17"	27.75'	55.49'	967.00'	55.49'	N44°23'45"E
C102	09°45'48"	6.41'	12.78'	75.00'	12.76'	S29°59'40"W
C103	09°45'48"	6.41'	12.78'	75.00'	12.76'	S39°45'28"W
C104	19°33'31"	25.18'	49.84'	146.00'	49.60'	S27°27'25"W
C105	10°45'42"	5.18'	10.33'	55.00'	10.32'	N30°29'38"E
C106	19°18'55"	24.85'	49.22'	146.00'	48.99'	S46°53'38"W
C107	08°45'53"	4.21'	8.41'	55.00'	8.41'	N40°15'25"E
C108	01°22'34"	0.64'	1.27'	53.00'	1.27'	S16°22'18"W
C109	04°17'10"	5.46'	10.92'	146.00'	10.92'	S58°41'40"W
C110	62°34'03"	32.20'	57.88'	53.00'	55.04'	S48°20'37"W
C111	10°03'15"	5.63'	11.23'	64.00'	11.22'	N48°59'14"W
C112	03°11'13"	1.78'	3.56'	64.00'	3.56'	N55°36'38"W
C113	04°43'18"	6.02'	12.03'	146.00'	12.03'	S39°24'54"W
C114	04°15'51"	5.44'	10.87'	146.00'	10.86'	S43°54'29"W
C115	05°17'54"	47.80'	95.52'	1033.00'	95.49'	S37°11'54"W
C116	05°45'52"	7.35'	14.69'	146.00'	14.68'	N14°47'44"E
C117	12°57'29"	16.58'	33.02'	146.00'	32.95'	N05°28'04"E
C118	05°08'25"	4.22'	8.43'	94.00'	8.43'	N01°31'31"E
C119	39°54'24"	34.13'	65.47'	94.00'	64.16'	N24°02'56"E
C120	22°33'57"	11.97'	23.63'	60.00'	23.48'	S28°57'38"W
C121	13°57'08"	7.34'	14.61'	60.00'	14.57'	S47°13'11"W
C122	06°37'13"	9.02'	18.02'	156.00'	18.01'	N48°15'34"E
C123	13°32'17"	17.33'	34.50'	146.00'	34.42'	S82°25'36"E
C124	20°04'37"	7.43'	14.72'	42.00'	14.64'	N77°28'34"W
C125	30°32'46"	33.86'	66.11'	124.00'	65.33'	N73°55'21"W
C126	23°28'39"	8.73'	17.21'	42.00'	17.09'	S55°41'56"E
C127	04°15'53"	38.46'	76.89'	1033.00'	76.87'	S43°10'59"W
C128	05°25'11"	5.87'	11.73'	124.00'	11.72'	S48°40'12"E
C129	05°50'36"	3.57'	7.14'	70.00'	7.14'	N43°07'06"E
C130	09°17'44"	14.31'	28.55'	176.00'	28.52'	N84°32'52"W
C131	01°20'00"	1.09'	2.19'	94.00'	2.19'	N88°31'45"W
C132	11°57'34"	7.33'	14.61'	70.00'	14.58'	N34°13'00"E
C133	02°25'11"	1.99'	3.97'	94.00'	3.97'	N74°26'19"W
C134	16°41'08"	13.20'	26.21'	90.00'	26.12'	S38°34'47"W
C135	01°07'02"	0.88'	1.76'	90.00'	1.76'	S45°28'52"W
C136	03°52'17"	3.04'	6.08'	90.00'	6.08'	N26°06'43"W
C137	10°32'23"	6.46'	12.88'	70.00'	12.86'	S24°13'48"E
C138	11°42'28"	5.43'	10.83'	53.00'	10.81'	S85°28'52"W
C139	00°43'29"	6.53'	13.06'	1033.00'	13.06'	S45°40'39"W
C140	13°54'16"	19.02'	37.86'	156.00'	37.78'	N37°59'50"E
C141	02°25'44"	3.10'	6.19'	146.00'	6.19'	S74°26'36"E
C142	35°56'18"	57.08'	110.39'	176.00'	108.59'	N61°55'51"W
C143	34°18'12"	4.01'	7.78'	13.00'	7.67'	N48°11'48"E
C144	21°06'19"	9.87'	19.52'	53.00'	19.41'	N54°47'45"E
C145	62°31'41"	7.89'	14.19'	13.00'	13.49'	N75°30'26"E
C146	90°00'00"	13.00'	20.42'	13.00'	18.38'	N28°13'44"W
C147	29°39'40"	24.89'	48.66'	94.00'	48.12'	N32°30'30"E
C148	13°29'55"	11.12'	22.15'	94.00'	22.09'	N54°05'17"E
C149	84°39'43"	39.41'	63.94'	43.27'	58.28'	N37°42'06"E

Tangent Data

ID	BEARING	DISTANCE
T1	N01°02'40"W	5.47'
T2	N44°00'07"E	43.88'
T3	N16°46'16"E	16.37'
T4	N37°03'15"E	38.73'
T5	N60°50'15"E	17.07'
T6	S71°02'24"W	11.31'
T7	S60°50'15"W	28.30'
T8	S89°11'45"E	51.18'
T9	S71°02'24"W	20.00'
T10	N46°02'24"E	20.00'
T11	N72°19'20"W	20.00'
T12	N17°40'40"E	20.00'
T13	S87°30'53"E	34.03'
T14	S43°57'36"E	14.99'
T15	S37°46'45"E	8.99'
T16	S43°57'36"E	47.47'
T17	N37°46'45"W	29.47'
T18	N43°57'36"W	38.35'
T19	N08°14'40"E	9.68'
T20	N28°14'13"E	33.26'
T21	N25°06'47"E	48.27'
T22	N43°57'36"W	17.15'
T23	N46°02'24"E	20.55'
T24	S43°57'36"E	19.46'
T25	N52°29'15"E	36.41'
T26	S37°30'45"E	20.00'
T27	S25°06'47"W	40.96'
T28	S46°02'22"W	20.17'
T29	S46°02'24"W	29.86'
T30	N43°57'36"W	20.00'
T31	N46°02'24"E	33.72'
T32	N18°57'36"W	27.50'
T33	N18°57'36"W	20.00'
T34	N43°57'36"W	5.32'
T35	N47°48'04"W	32.97'
T36	N43°57'36"W	35.01'
T37	N18°57'36"W	35.00'
T38	N18°57'36"W	35.00'
T39	S17°40'40"W	10.61'
T40	S60°50'15"W	6.97'
T41	N72°19'20"W	1.52'
T42	N45°02'33"W	7.38'
T43	N72°19'20"W	13.50'
T44	N45°02'33"W	1.79'
T45	N72°19'20"W	10.32'
T46	S17°40'40"W	6.99'
T47	N72°19'20"W	29.00'
T48	N44°22'12"W	40.00'
T49	N44°22'12"W	11.36'
T50	N72°19'20"W	19.75'
T51	N72°18'55"W	14.69'
T52	S25°06'50"W	6.63'
T53	S25°06'50"W	37.37'
T54	S30°35'52"W	42.43'
T55	S30°35'52"W	8.49'
T56	N57°36'30"W	19.28'
T57	S42°04'50"W	24.33'
T58	S44°38'22"W	5.98'
T59	S52°29'15"W	46.01'
T60	S52°29'15"W	47.83'
T61	N37°30'45"W	5.00'
T62	N65°14'40"W	2.56'
T63	N56°43'51"W	28.39'
T64	S46°41'23"W	40.00'
T65	N36°35'31"W	17.10'
T66	N43°57'36"W	5.28'
T67	N43°57'36"W	6.08'
T68	S46°41'23"W	35.05'
T69	S44°00'07"W	19.25'
T70	S58°29'27"W	17.27'
T71	N87°30'53"W	3.29'
T72	S54°11'45"W	14.19'
T73	N89°11'45"W	11.05'
T74	S31°52'18"W	19.18'
T75	N58°07'42"W	30.00'
T76	N44°41'05"W	25.57'
T77	N72°19'21"W	32.00'
T78	S17°40'39"W	58.56'
T79	S17°40'40"W	15.00'
T80	S17°40'40"W	56.00'
T81	N57°14'40"W	7.92'
T82	S32°45'20"W	35.00'
T83	N57°14'40"W	20.30'
T84	S17°40'40"W	18.04'
T85	S46°02'23"W	15.00'
T86	S54°11'45"W	5.57'
T87	N37°48'45"W	6.50'
T88	N43°57'36"W	7.47'
T89	N43°57'36"W	34.40'
T90	S46°02'24"W	8.39'

ID	BEARING	DISTANCE
T91	S46°02'24"W	35.42'
T92	S28°14'13"W	14.28'
T93	S16°46'16"W	15.62'
T94	S46°02'24"W	12.41'
T95	S28°14'13"W	18.99'
T96	N43°57'36"W	19.66'
T97	N18°57'36"W	15.32'
T98	S71°02'24"W	14.00'
T101	S42°44'39"W	14.85'
T102	S46°02'24"W	15.23'
T103	S60°50'15"W	10.10'
T104	S30°35'52"W	33.94'
T105	S25°06'50"W	30.75'
T106	S17°40'40"W	13.00'
T107	N44°22'12"W	51.36'
T108	S52°29'15"W	1.62'
T109	S46°02'24"W	8.00'
T110	S46°02'24"W	8.17'
T111	S46°41'23"W	4.95'
T112	S37°03'15"W	9.46'
T113	S17°40'39"W	11.44'
T114	S17°40'40"W	41.00'
T115	S46°02'24"W	11.29'
T116	S46°02'24"W	15.00'
T117	S46°02'26"W	7.79'
T118	N32°40'58"W	3.19'
T119	N61°45'47"W	5.16'

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12/15/2011 10:27 AM Page: 5 of 7
tyPLAT R:$25.00 B: 2011C P: 0136 M. Toulouse Oliver, Bernalillo Cou

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

EASEMENT DETAILS

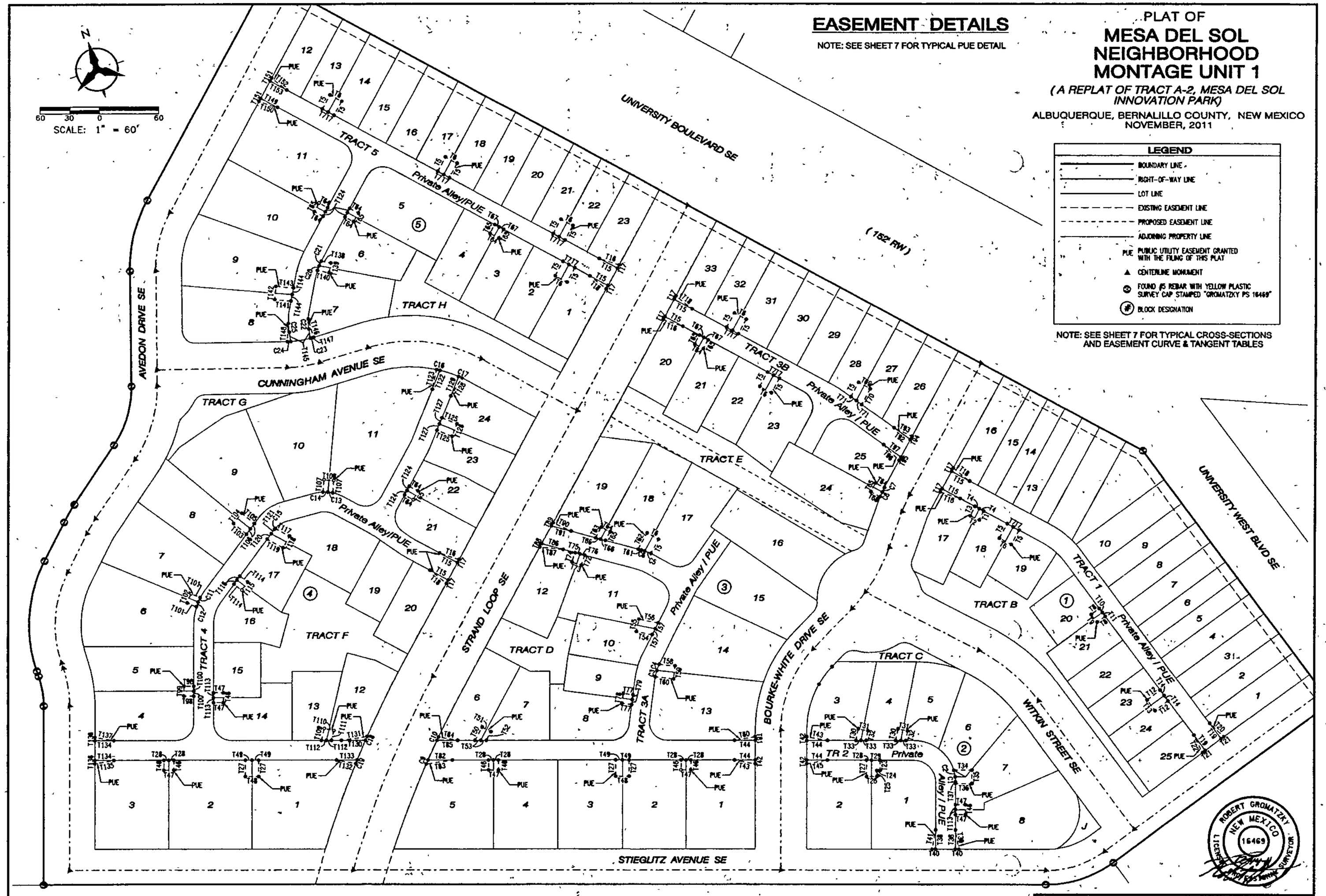
NOTE: SEE SHEET 7 FOR TYPICAL PUE DETAIL

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CENTERLINE MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

NOTE: SEE SHEET 7 FOR TYPICAL CROSS-SECTIONS AND EASEMENT CURVE & TANGENT TABLES

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

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12/15/2011 10 27 AM Page 6 of 7
PLAT R $25 00 B 2011C P 8136 M Teuleux Olivere, Bernalillo Cou

Bohannan Huston

Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4336

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JOB NO. 20110146

NOTE. TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5 26'	42.00'	5 26'	N14° 05' 15"E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N05° 47' 12"E
C3	06° 51' 16"	3.29'	6 58'	55.00'	6.58'	N32° 26' 51"E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6 75'	N39° 23' 34"E
C5	06° 05' 29"	3.41'	6.80'	64.00'	6.80'	N50° 58' 08"W
C6	03° 11' 15"	1.78'	3.56'	64.00'	3.56'	N55° 36' 33"W
C7	01° 57' 56"	2.50'	5.01'	146.00'	5 01'	S42° 45' 31"W
C8	01° 58' 14"	2 51'	5.02'	146.00'	5.02'	S40° 47' 26"W
C9	00° 15' 14"	2 14'	4 28'	967 00'	4.28'	N41° 19' 24"E
C10	00° 13' 22"	1.88'	3.76'	967 00'	3.76'	N42° 51' 48"E
C11	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42° 37' 31"W
C12	04° 45' 49"	2.50'	5 01'	60 21'	5.00'	S37° 51' 42"W
C13	06° 50' 14"	2 51'	5.01'	42.00'	5.01'	N64° 01' 09"W
C14	06° 50' 14"	2 51'	5.01'	42.00'	5.01'	N70° 51' 23"W
C15	03° 15' 17"	0 63'	1.25'	22.00'	1.25'	N55° 49' 24"E
C16	01° 40' 40"	1 82'	3.63'	124 00'	3.63'	S59° 29' 18"E
C17	01° 41' 38"	1 83'	3.67'	124 00'	3.67'	S48° 31' 58"E
C18	00° 14' 15"	2 14'	4 28'	1033.00'	4 28'	S41° 10' 10"W
C19	00° 12' 21"	1.86'	3.71'	1033.00'	3.71'	S39° 44' 41"W
C20	04° 09' 18"	2 54'	5.08'	70 00'	5.08'	N38° 07' 08"E
C21	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42° 18' 24"E
C22	11° 32' 43"	5.05'	10.08'	50.00'	10 06'	N14° 01' 02"E
C23	01° 20' 00"	1 09'	2 19'	94 00'	2.19'	N88° 31' 45"W
C24	02° 13' 17"	1 82'	3.64'	94 00'	3 64'	N74° 32' 16"W
C25	07° 09' 12"	4 38'	8.74'	70.00'	8.73'	S11° 49' 16"W

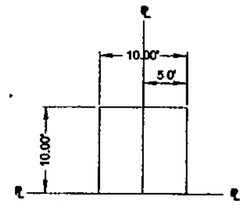
Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S42° 44' 38"W	10.00'	T91	N57° 12' 07"W	20.36'
T2	N47° 15' 21"W	10 00'	T92	N36° 35' 31"W	20.43'
T3	N42° 44' 39"E	10 58'	T93	S46° 49' 37"E	20 29'
T4	S43° 57' 36"E	5.01'	T94	S46° 02' 33"W	3.63'
T5	S46° 02' 24"W	16 50'	T95	S46° 02' 24"W	3.80'
T6	N43° 57' 36"W	13.50'	T96	N26° 52' 56"W	22.33'
T7	S43° 57' 36"E	6 75'	T97	S36° 35' 31"E	21.52'
T8	S71° 02' 24"W	10 00'	T98	N72° 20' 18"W	10.00'
T9	N18° 57' 36"W	10.00'	T99	N17° 39' 42"E	10.00'
T10	S18° 57' 43"E	5.00'	T100	S17° 39' 42"W	5.00'
T11	S18° 57' 30"E	5.00'	T101	N49° 45' 23"W	10.00'
T12	S71° 02' 24"W	16.50'	T102	N40° 14' 37"E	10.00'
T13	N18° 57' 36"W	13.50'	T103	N32° 40' 56"W	17.26'
T14	S18° 57' 36"E	6 75'	T104	N57° 19' 04"E	13 50'
T15	S43° 57' 36"E	20.81'	T105	S32° 40' 56"E	16.52'
T16	N54° 00' 23"W	21.13'	T106	S54° 11' 45"W	6.76'
T17	N46° 02' 24"E	3.69'	T107	N22° 33' 44"E	12.50'
T18	S33° 54' 49"E	21 13'	T108	S67° 26' 16"E	10 00'
T19	N18° 57' 36"W	19.32'	T109	N30° 39' 37"E	12.57'
T20	S29° 00' 23"E	19 62'	T110	S59° 20' 23"E	10.00'
T21	S71° 02' 24"W	3.42'	T111	S30° 39' 37"W	10.26'
T22	N08° 54' 49"W	19.62'	T112	N72° 19' 20"W	5.13'
T23	S17° 40' 40"W	10.50'	T113	N17° 40' 40"E	5.00'
T24	N72° 19' 20"W	3.00'	T114	S35° 48' 15"E	10.00'
T25	S17° 40' 40"W	6.00'	T115	S54° 11' 45"W	10.00'
T26	N72° 19' 20"W	10 50'	T116	N54° 11' 45"E	5 00'
T27	N17° 40' 40"E	16.50'	T117	S43° 57' 37"E	16.50'
T28	S72° 19' 20"E	5 00'	T118	S46° 02' 23"W	13.50'
T29	S72° 19' 20"E	8.50'	T119	N43° 57' 37"W	18.47'
T30	N28° 53' 51"E	11.98'	T120	N54° 11' 45"E	6.82'
T31	S61° 06' 09"E	10.00'	T121	N54° 11' 45"E	5.57'
T32	S28° 53' 51"W	10.00'	T122	S39° 35' 55"W	20 58'
T33	N72° 19' 20"W	5.10'	T123	N28° 26' 25"E	20.33'
T34	S72° 19' 20"E	18.25'	T124	N46° 02' 24"E	5 00'
T35	S17° 40' 40"W	13.50'	T125	S50° 24' 05"E	16.50'
T36	N72° 19' 20"W	16.50'	T126	S39° 35' 55"W	13.50'
T37	N17° 40' 40"E	1.50'	T127	N39° 35' 55"E	6 75'
T38	N17° 40' 40"E	19.32'	T128	S49° 29' 51"W	21.31'
T39	S07° 37' 53"W	19.62'	T129	N39° 35' 55"E	21 12'
T40	N72° 19' 20"W	3.42'	T130	N72° 19' 20"W	24 33'
T41	N27° 43' 27"E	19.62'	T131	S80° 54' 08"E	26.33'
T42	N17° 40' 40"E	3.69'	T132	N62° 15' 31"W	19 68'
T43	S62° 16' 33"E	21 13'	T133	S72° 19' 20"E	20.77'
T44	N72° 19' 20"W	20.81'	T134	S72° 19' 20"E	19.32'
T45	N82° 22' 07"W	21 13'	T135	N82° 22' 07"W	19 62'
T46	S17° 40' 40"W	10.00'	T136	N17° 40' 40"E	3.42'
T47	N72° 19' 20"W	10.00'	T137	S62° 16' 33"E	19.62'
T48	N72° 19' 20"W	13.50'	T138	S61° 45' 47"E	10.00'
T49	S72° 19' 20"E	6.75'	T139	S28° 14' 13"W	10.00'
T50	N45° 38' 56"E	15.31'	T140	N61° 45' 47"W	12.12'
T51	S44° 21' 04"E	10.00'	T141	N67° 39' 59"W	16.50'
T52	S45° 38' 56"W	10.00'	T142	N22° 20' 01"E	13.50'
T53	N72° 19' 20"W	5 68'	T143	S67° 39' 59"E	17 90'
T54	N61° 01' 47"W	16.50'	T144	S28° 14' 13"W	6 79'
T55	N28° 58' 13"E	13.00'	T145	N08° 14' 40"E	9.68'
T56	S61° 01' 47"E	20.15'	T146	S00° 34' 24"W	19 41'
T57	S44° 38' 22"W	6.75'	T147	N89° 08' 11"W	1.44'
T58	S66° 15' 30"E	16.50'	T148	N21° 18' 17"E	18.41'
T59	S23° 44' 30"W	13.00'	T149	S43° 57' 36"E	19 32'
T60	N66° 15' 30"W	19.32'	T150	N54° 00' 23"W	19 62'
T61	N57° 12' 13"W	3.35'	T151	N46° 02' 24"E	3.42'
T62	N46° 02' 24"E	18.82'	T152	S33° 53' 15"E	19 57'
T63	N46° 02' 24"E	12.35'	T153	N43° 57' 36"W	19.27'
T64	S43° 57' 36"E	10 00'			
T65	S46° 02' 24"W	10.00'			
T66	N57° 12' 07"W	5.14'			
T67	S43° 57' 36"E	5 00'			
T68	N43° 57' 36"W	10.75'			
T69	S43° 49' 22"E	13.50'			
T70	S46° 02' 24"W	18.21'			
T71	N36° 35' 31"W	6.81'			
T72	S37° 22' 33"W	10.80'			
T73	N52° 37' 27"W	10 00'			
T74	N37° 22' 33"E	10 00'			
T75	S57° 12' 07"E	5.02'			
T76	S57° 12' 07"E	5 02'			
T77	N64° 51' 48"W	10.00'			
T78	N25° 08' 12"E	10 00'			
T79	S25° 08' 12"W	5.00'			
T80	S82° 22' 07"E	20.98'			
T81	S15° 16' 52"W	3.66'			
T82	S72° 19' 20"E	24 71'			
T83	N80° 46' 08"W	26.72'			
T84	S62° 18' 08"E	19 56'			
T85	N72° 19' 20"W	20.86'			
T86	S57° 12' 07"E	22.35'			
T87	N66° 32' 51"W	23.57'			
T88	N46° 02' 24"E	3.93'			
T89	N46° 02' 24"E	3.63'			
T90	S46° 55' 59"E	19 85'			

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

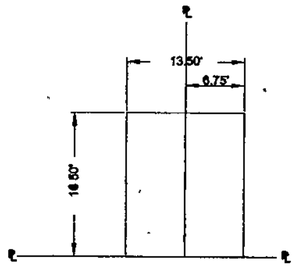


ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U E)

TYPICAL 10.0' X 10.0' P.U.E. (A)
NOT TO SCALE

1 P U E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS

2 THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.



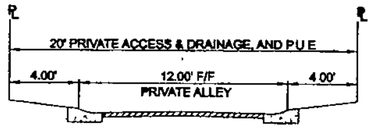
ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U E.)

TYPICAL 13.5' X 16.5' P.U.E. (B)
NOT TO SCALE

1 P.U E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.

2 THIS P U E IS SIZED TO ACCOMODATE ELECTRIC TRANSFORMERS IN ACCORDANCE WITH WORKING SPACE CRITERIA OUTLINED IN PNM ELECTRIC SERVICE GUIDE 2011.

3. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P U.E. GEOMETRY. SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT



TYPICAL ALLEY/ P.U.E. SECTION (C)
NOT TO SCALE

1 BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS.

2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR 12-14-11

DOC# 2011115942
12/15/2011 10 27 AM Page 7 of 7
PLAT R $25 00 B 2011C P 0136 M Toulouse Oliver, Bernalillo Co...

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20110146\SURVEY\GRAPHICS\PHASE 1A\20110146phase1aplat06.dgn
14-DEC-2011 08:07
mark
JOB NO. 20110146

PLAT OF

LOTS 1-A THRU 10-A, 19-A-1 THRU 24-A-1 & TRACT A-1 BLOCK 1 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF LOTS 1-16, 19-A THRU 24-A & TRACT A, BLOCK 1 MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2012

N

40 20 0 40

SCALE: 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ● #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999654009
DELTA ALPHA = -0012'22.46"
NAVD 1988 ELEVATION = 5291.451

(11E) N33°33'46"E 287.75'
(11E) N32°35'02"E 3820.00'

UNIVERSITY BOULEVARD SE (152 RW)

BOURKE-WHITE DRIVE SE (52 RW)

TRACT B PRIVATE ALLEY/PUE

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011 (2011C-136)

TRACT E

10-A 0.1010 Ac
9-A 0.0884 Ac
8-A 0.0884 Ac
7-A 0.1054 Ac
TRACT A-1 0.0504 Ac
19-A-1 0.0742 Ac
20-A-1 0.0821 Ac
21-A-1 0.0733 Ac
22-A-1 0.0725 Ac
23-A-1 0.0725 Ac
24-A-1 0.0988 Ac
6-A 0.1022 Ac
5-A 0.1010 Ac
4-A 0.1010 Ac
3-A 0.1010 Ac
2-A 0.1010 Ac
1-A 0.1136 Ac

(SEE NOTE 8, SHEET 1)

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136)

SHADED AREAS DESIGNATE PORTIONS OF EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB-TO BE VACATED

TRACT B-1 (SEE NOTE 9, SHEET 1)

TRACT C

TRACT I – PRIVATE ALLEY/PUE (SEE NOTE 4, SHEET 1)

UNIVERSITY WEST BOULEVARD SE (75' RW)

UNIVERSITY EAST BOULEVARD SE - (75' RW)

23-A
MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009 (2009C-14)

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011 (2011C-136)

WITKIN STREET SE (52 RW)

SHADED AREAS DESIGNATE PORTIONS OF EXISTING BLANKET PRIVATE DRAINAGE, WATER AND SANITARY SEWER EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB-

EXISTING PUBLIC UTILITY EASEMENT FILED: DECEMBER 15, 2011 (2011C-136) VACATED BY VACATION ACTION 012DRB-

STIEGLITZ DRIVE SE (36' RW)

TRACT J

Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'36"W	5.32'
T2	S43°57'36"E	33.72'
T3	N71°02'24"E	17.88'
T4	N23°00'29"E	15.90'
T5	S23°00'29"W	8.16'
T6	S23°00'29"W	9.74'
T7	N18°57'36"W	6.13'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	19.95'	39.27'	90.00'	38.96'	N31°27'36"W
C2	05°12'58"	4.10'	8.19'	90.00'	8.19'	N21°34'05"W
C3	19°47'02"	15.69'	31.08'	90.00'	30.92'	N34°04'05"W
C4	25°00'00"	15.52'	30.54'	70.00'	30.30'	S31°27'36"E
C5	09°42'20"	17.07'	34.05'	201.00'	34.01'	N23°48'47"W

NOTES

1. *Existing 5' shared private drainage easements as shown on Sheet 3, Note 2 of the plat filed December 15, 2011 in Book 2011C, Page 136 are hereby superseded by a 5' shared Private Drainage Easement centered on the new lot line (2.5' each side) for Lots 1-A thru 10-A and 19-A-1 thru 24-A-1 granted with the filing of this Plat, except over existing PUE's and PUE's granted by this plat.*
2. *Existing Tract A, now Tract A-1, is a private common area tract to be owned and maintained by the Homeowners Association.*

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20110146\SURVEY\Unit 1 Lots 1-16 Tr A 18A-24A Replat\Block1Replat_2.dgn
9/17/2012
10:21:27 AM
mcole
JOB NO 20110146

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
DRB Chair
Planning Dept.
2nd Floor Plaza del Sol
600 Second Street NW

Requested by: Chris Sholtis

Date: 11-5-12

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone:

DELIVERY VIA

- ☐ **Courier** ☐ **Federal Express**
- ☐ **Mail** ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

Job No.: 20110146

Job Name: Mesa del Sol, Montage Unit 1, Block 1 Replat (1006006)

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Full Size Copy of Tract A-1 Design

COMMENTS / INSTRUCTIONS

RECEIVED
NOV 05 2012

REC'D BY:_____ **DATE:**_____ **TIME:**_____

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1006006 (MdS Montage Unit 1)

___ALL MEMBERS

X Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 8-29-12

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Tract A-1 design. The improvements as shown in the plan have already been constructed.

CONTACT NAME: Chris Sholtis, Bohannan-Huston, Inc.

TELEPHONE: 798-7971 EMAIL: csholtis@bhinc.com

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project# 1007886**
12DRB-70263 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for NATIONAL PARK SERVICE request(s) the above action(s) for all or a portion of Tract(s) A, B-1, & C-1, **COLLEGE PARK WEST** zoned SU-1 C-1, located on UNSER BETWEEN ST JOSEPH AND VISTA ALEGRE containing approximately 16.2529 acre(s). (G-9 & 10) **DEFERRED TO 9/5/12 AT THE AGENT'S REQUEST.**

8. **Project# 1004240**
12DRB-70239 EXT OF SIA FOR WATERLINE (PROCEDURE - B)
12DRB-70240 EXT OF SIA FOR TEMP DEFR SDWK CONST

JASON KENT agent(s) for VILLAS LAS MANITAS DEV LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P-1 THROUGH 16-P-1, **VILLAS LAS MANANITAS SUBDIVISION,** zoned R-1 AND SU, located on RIO GRANDE BLVD. AT INDIAN SCHOOL NW NORTHEAST CORNER (H-13-Z) *[Deferred from 8/15/12]* **INDEFINITELY DEFERRED.**

9. **Project# 1006006**
12DRB-70246 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC. agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Lot(s) LOTS 19-25 AND TRACT B, Block(s) 1, **MESA DEL SOL MONTAGE Unit(s) 1,** located on ON WITKIN ST SE NEAR UNIVERSITY WEST BLVD AND STIEGLITZ DR. SE containing approximately .58 acre(s). (R-16) *[Deferred from 8/15/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.**

10. **Project# 1009398**
12DRB-70259 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for JACQUE KELLEBREW request(s) the above action(s) for all or a portion of Lot(s) SOUTHERNLY PORTION OF LOT 1, 30 & 31, Block(s) 2, **ANDERSON ADDITION & JM MOORE'S REALTY COOMPANY'S ADDITON** zoned S-R, located on 8TH ST NW BETWEEN SUMMER AVE NW AND MOUNTAIN RD NW containing approximately .238 acre(s). (J-14) *[Deferred from 8/22/12]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VEHICULAR ACCESS EASEMENT AND TO PLANNING.**

DRB CASE ACTION LOG - BLUE SHEET

☒ *Preliminary/Final Plat [FP]*

☐ *Site Plan - Subdivision [SPS]*

☐ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1006006 *Application #:* 12-70246

Project Name: Bohannan Huston Inc

Agent: Mesa Del Sol *Phone #:*

****Your request was approved on** 8-29-12 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☒ **PLANNING (Last to sign):** Cdaf Utility Co. signatures

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☒ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐**3 copies of the approved site plan. Include all pages.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 15, 2012
DRB Comments

ITEM # 4

PROJECT # 1006006 APPLICATION # 12-70246

RE: Lots 19-25, Mesa del Sol Montage Unit 1

It appears the recorded plat note regarding shared private drainage easements should be repeated on this plat, which would eliminate the referencing of the easements along all existing and new lot lines as well as eliminating an apparent need for vacation; refer to comments from Hydrology. The public utility easements, however, do need to be vacated.
The submitted Sidewalk Exhibit requires clarification.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

Plat complete 8-23-12 VS

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]

☐ Site Plan - Subdivision [SPS]

☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1006006 *Application #:* 12DRB-70246

Project Name: Mesa Del Sol Montage Unit 1

Agent: Bohannan Huston Inc. *Phone #:*

****Your request was approved on** 8-15-12 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION**:

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

☒ **PLANNING (Last to sign)**: AMAFCA signature

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☒ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
___		Major Subdivision action	
X		Minor Subdivision action	
____		Vacation	
____		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
P		____ for Subdivision	
		____ for Building Permit	
		____ Administrative Amendment (AA)	
		____ IP Master Development Plan	
D		____ Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
		____ Storm Drainage Cost Allocation Plan	
		ZONING & PLANNING	
		____ Annexation	
		____ County Submittal	
V		____ EPC Submittal	
		____ Zone Map Amendment (Establish or Change Zoning)	
		____ Sector Plan **(Phase I, II, III)**	
		____ Amendment to Sector, Area, Facility or Comprehensive Plan	
		____ Text Amendment (Zoning Code/Sub Regs)	
L	A	____ Street Name Change (Local & Collector)	
		APPEAL / PROTEST of...	
		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000

ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021

ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

Proprietary interest in site: OWNER List **all** owners:

DESCRIPTION OF REQUEST: REPLAT OF LOTS 19-25, BLOCK 1 MESA DEL SOL MONTAGE UNIT 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 19-25 AND TRACT B Block: 1 Unit: 1

Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE

Existing Zoning: PC Proposed zoning: PC MRGCD Map No

Zone Atlas page(s): R-16 UPC Code: 101605116006730130

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1006006, 1006516

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 8 No. of **proposed** lots: 7 Total area of site (acres): 0.58

LOCATION OF PROPERTY BY STREETS: On or Near: STIEGLITZ AVE/UNIVERSITY BLVD. SW

Between: and

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE [signature] DATE 7-27-12

(Print) CHRISTIAN J. SHOLTIS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☑ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12-DRB-70246	PNF	___	$635.00
___-___-___	CMF	___	$20.00
___-___-___	___	___	$___
___-___-___	___	___	$___
___-___-___	___	___	$___
			Total
			$655.00

Hearing date August 15, 2012

Bryanna Garcia 8/7/12
Planner signature / date

Project # 1006006

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- N/A 5 Acres or more: Certificate of No Effect or Approval
- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required **(verify with DRB Engineer)**
- __ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Christian J. Sholtis, as Agent
Applicant name (print)

7-27-12
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
12 - DRB - 70246
- -
- -

Bujanna Garcia 8/7/12
Planner signature / date

Project # 1006006

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION		**S**	**Z** **ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
X Minor Subdivision action			___ County Submittal
___ Vacation		**V**	___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN		**P**	___ Sector Plan **(Phase I, II, III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			
___ Administrative Amendment (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan		**D**	___ Street Name Change (Local & Collector)
___ Cert of Appropriateness (LUCC)		**L** **A**	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:

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Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes X No.

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Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE

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Zone Atlas page(s) R-16 UPC Code: 101605116006730130

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List any current or prior case number that may be relevant to your application (Proj , App., DRB-, AX_,Z_, V_, S_, etc). 1006006, 1006516

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SIGNATURE [signature] DATE 7-27-12

(Print) CHRISTIAN J. SHOLTIS Applicant ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S F	Fees
☑ INTERNAL ROUTING				
☑ All checklists are complete	12-DRB-70246	PNF	___	$635.00
☑ All fees have been collected	___-___-___	CMF	___	$20.00
☑ All case #s are assigned	___-___-___	___	___	$___
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☐ Site is within 1000ft of a landfill	___-___-___	___	___	$___
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	Hearing date August 15, 2012			$655.00

Bryanna Garcia 8/7/12
Planner signature / date

Project # 1006006

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Christian J. Sholtis, as Agent
Applicant name (print)

7-27-12
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
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Application case numbers
12 - DRB - 70246
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- -

Bujanna Garcia 8/7/12
Planner signature / date

Project # 1006006

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free. 800.877.5332

July 31, 2012

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Neighborhood Montage Unit 1 – Replat of Lots 19-25 and Tract B, Block 1, Preliminary/Final Platting Action

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) preliminary/final plat review and comment are copies of the following information:

- Application for Development Review
- Six (6) copies of each of the Preliminary Plat and Grading Plan
- Signed and recorded APS Agreement
- Site Improvements Sketch
- Zone Atlas Map
- Submittal Fee

This preliminary/final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents a replat of lots 19-25 and Tract B, within Block 1 of Montage Unit 1. The lot count will change from 7 existing lots and one tract to 6 new lots and tract.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Christian J. Sholtis, P.E.
Senior Project Manager
Community Development and Planning

CJS/di
Enclosures

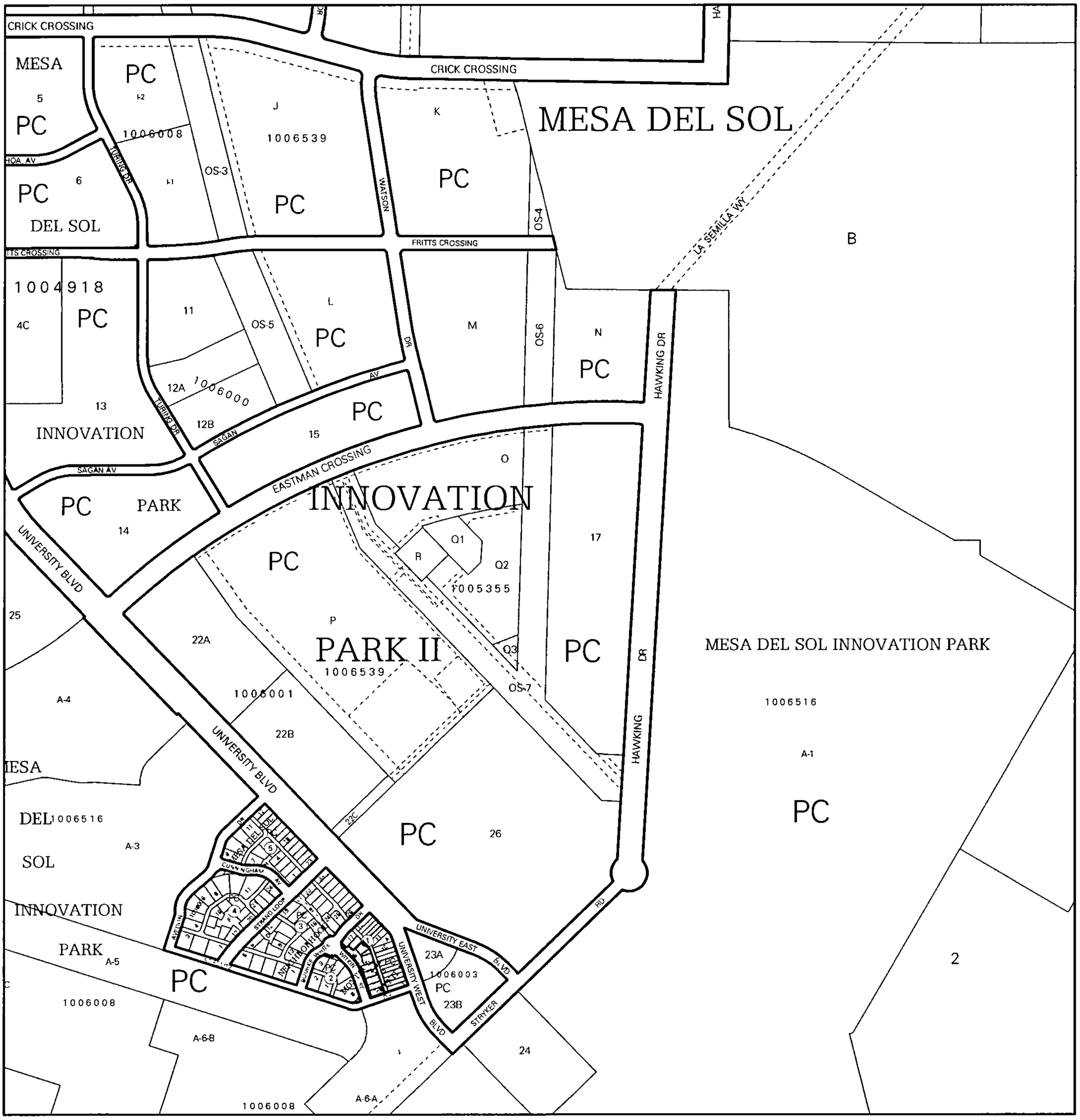
cc: Manny Barrera, Mesa Del Sol, LLC.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

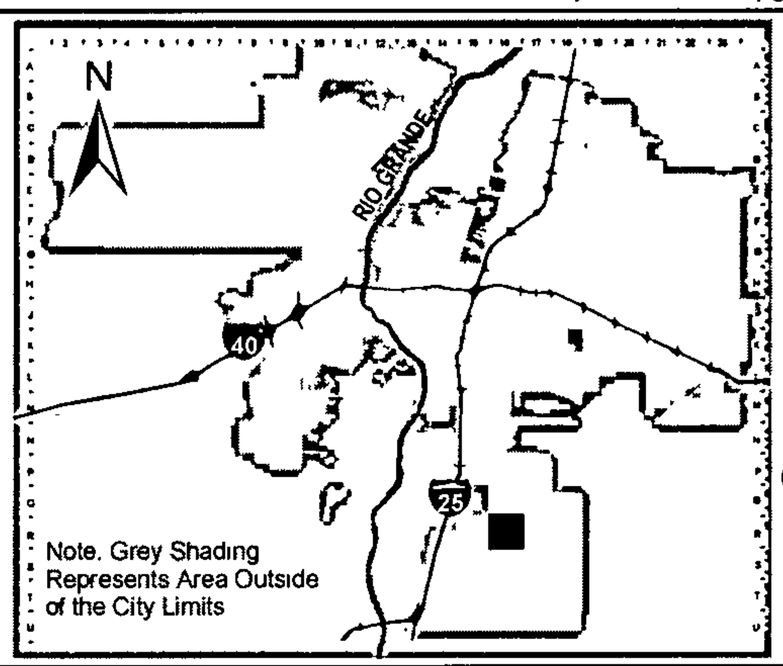
P:\20110146\Correspondence\Submittals\DRB Block 1 Revisions\Block 1 Replat Cover Letter.Docx



For more current information and details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

DRB Project #1006006
APS Cluster Rio Grande

FINAL
PRE-DEVELOMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the **Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico** ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and **Forest City Mesa Residential Development, LLC, a Delaware limited liability company** ("Developer") effective as of this 15th day of November, 2011, and pertains to the subdivision commonly known as a Replat of Tract A-2, Mesa del Sol Innovation Park, and more particularly described as Mesa del Sol Neighborhood, Montage Unit 1 (the "Subdivision"). The following individual lots comprise the subdivision:

Lots 1-25, Block 1; Lots 1-8, Block 2; Lots 1-33, Block 3; Lots 1-24, Block 4; Lots1-27, Block 5, Mesa del Sol Neighborhood Montage Unit 1

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot)

Doc# 2011107179
11/23/2011 10:27 AM Page: 1 of 3
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement form to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC,
a Delaware limited liability company

By: Forest City Residential Group, Inc.,
an Ohio corporation, Member

By:_____
Brent F. Dupes
Vice President
Date: 11/15/11

DRB Project #1006006
APS Cluster Rio Grande

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on ~~October~~ November 15, 2011, by Brent F. Dupes, Vice President of Forest City Residential Group, Inc., an Ohio corporation, as Member of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

OFFICIAL SEAL
Carla Klock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

Carla Klock
Notary Public

My Commission Expires:
March 31, 2013

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Name:
It: April L. Winters, Facilities Fee Planner

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

This instrument was acknowledged before me ~~October~~ November 21, 2011, by April L. Winters, of Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe
Notary Public

My Commission Expires:
6/17/2012

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Complete
YS

DRB CASE ACTION LOG - BLUE SHEET

☒ *Preliminary/Final Plat [FP]*

☐ *Site Plan - Subdivision [SPS]*

☐ *Site Plan - Building Permit [SBP]*

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1006006 *Application #:* 12-70246

Project Name: Johnson Huston Inc

Agent: Mesa Del Sol *Phone #:*

****Your request was approved on** 8-24-12 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION**:

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

☒ **PLANNING (Last to sign)**: OK, dxf utility on OPTC B Fire ok

PLATS:

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☒ **Property Management's signature must be obtained prior to Planning Department's signature.**

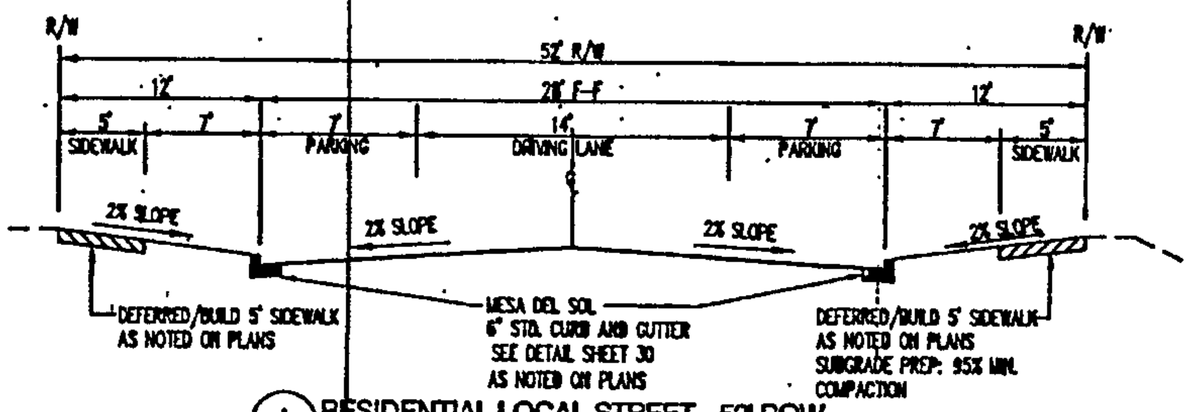
☒ ~~**AGIS DXF File approval required.**~~

☐ **Copy of recorded plat for Planning.**

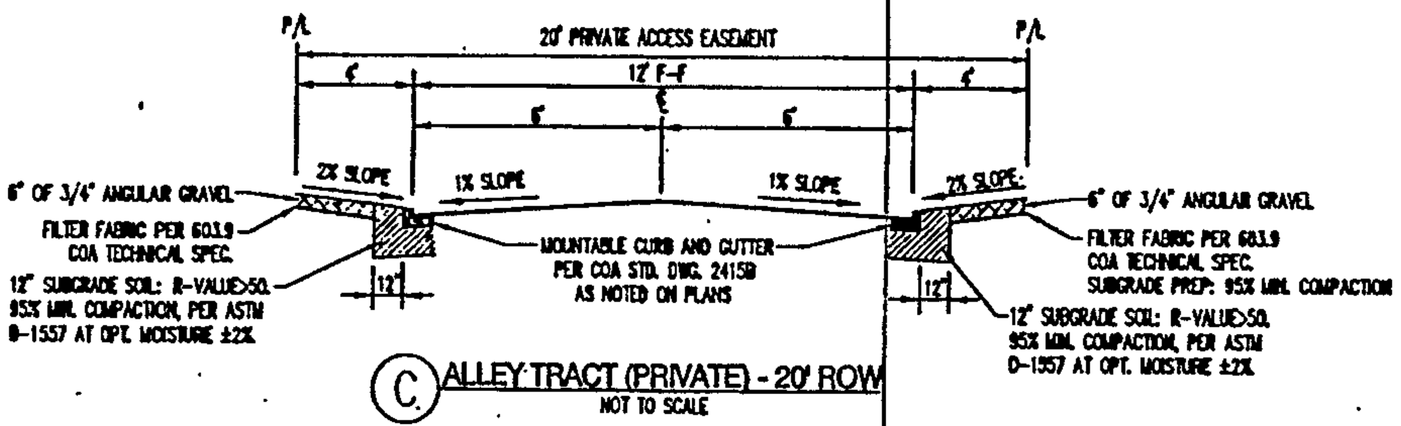
ALL SITE PLANS:

☐**3 copies of the approved site plan. Include all pages.**

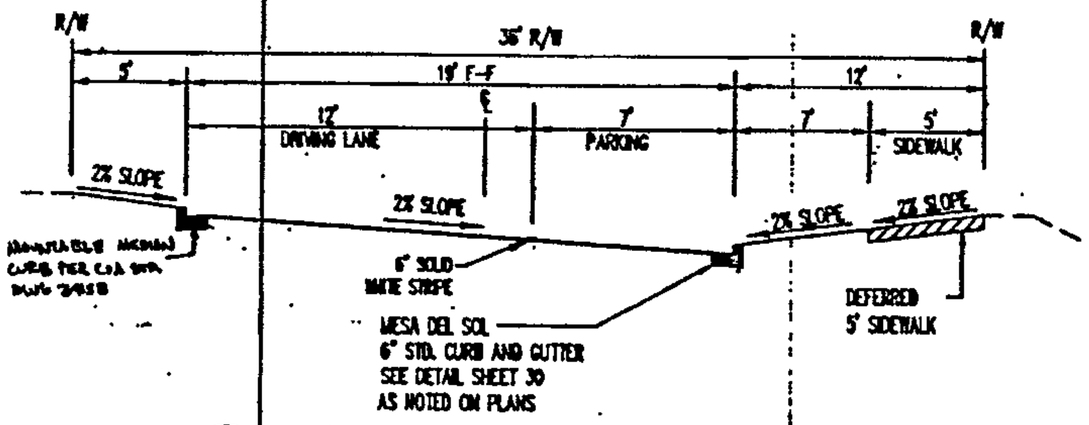
PROJECT #: 100600006
DATE: 2-5-14



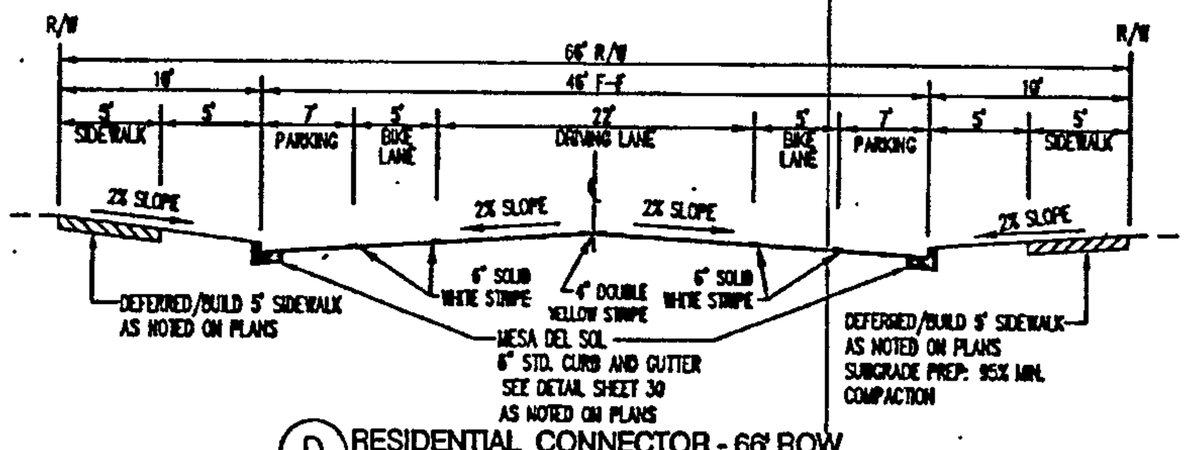
A RESIDENTIAL LOCAL STREET - 52' ROW
NOT TO SCALE



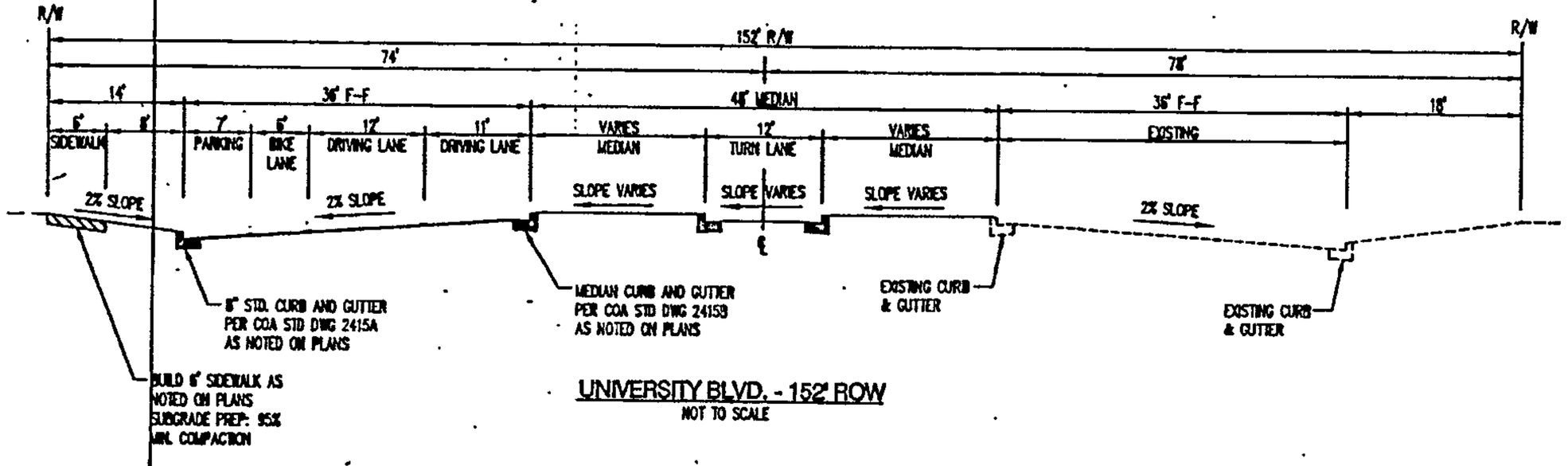
C ALLEY TRACT (PRIVATE) - 20' ROW
NOT TO SCALE



B RESIDENTIAL LOCAL ONE-WAY WITH PARK FRONTAGE - 36' ROW
NOT TO SCALE



D RESIDENTIAL CONNECTOR - 66' ROW
NOT TO SCALE



UNIVERSITY BLVD. - 152' ROW
NOT TO SCALE

SURVEY INFORMATION
FIELD NOTES BY: NO. DATE
BENCH MARKS
AS-BUILT INFORMATION
MICROFILM INFORMATION
ENGINEER'S SEAL
CHRISTINE J. BRASIER NEW MEXICO 14244 PROFESSIONAL ENGINEER
4-7-14

No.	Date	REMARKS	BY
		REVISIONS	
		DESIGN	

Designed By: CJB DATE: 10/2010
Drawn By: MBE DATE: 10/2010
Checked By: CJB DATE:

mesa del Sol
Bohannan Huston Inc.
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
MISCELLANEOUS PAVING AND UTILITY DETAILS
STREET CROSS-SECTIONS

Design Review Committee: APPROVED JUN 07 2010 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUN 16 2010 CITY ENGINEER
Last Design Update: No./Date/I.A. | No./Date/Ex.

City Project No. 775485
Zone Map No. R-18,19 S-18,19
Sheet 29 Of 43

PROJECT #: 1006006
DATE: 2-5-14
APP#: 14-70021

EXIST. UNITS 1 AND 2

EXIST. UNIVERSITY BLVD.

PROPOSED ACCESS, TYP.

PHASE 3 STRAND LOOP

ROTHKO AVENUE

STIEGLITZ

DOG PARK (1.19 AC.)

DE KOONING LOOP (66' R/W)

WITKIN AVENUE

PARK/COMMUNITY GARDEN (1.2 AC.)

(66' R/W)

(68' R/W)

UNIT 4

UNIT 3

STRYKER ROAD (66' R/W)

PHASE/UNIT BOUNDARY

66' R/W

5' ℄ OFFSET

15' ℄ OFFSET

MESA DEL SOL DRIVE

LOT TYPE	LOT SIZE/ ACREAGE	PH3	PH4
VILLA	75' x 100'	15	17
RESIDENCIA	70' x 100'	22	24
MORADA	55' x 105'	26	25
CASITA	50' x 100'	28	35
PATIO	40' x 110'	10	10
OASIS	40' x 100'	44	22
PARK/O.S.		2.41	.22
TOTAL LOTS BY PHASE		145	133
TOTAL LOTS		278	

1) TYP. LOCAL RESIDENTIAL STREET – 52' R/W

2) TYP. ALLEY – 20' ESMT (PRIVATE)

3) TYP. CONNECTOR STREET – (66' R/W

MESA DEL SOL

NEIGHBORHOOD 2

SCALE: 1" = 100'

NORTH 50 0 100 200

JANUARY 22, 2014

LOT TYPE	LOT SIZE/ ACREAGE	PH3	PH4
VILLA	75' x 100'	15	17
RESIDENCIA	70' x 100'	22	24
MORADA	55' x 105'	26	25
CASITA	50' x 100'	28	35
PATIO	40' x 110'	10	10
OASIS	40' x 100'	44	22
PARK/O.S.		2.41	.22
TOTAL LOTS BY PHASE		145	133
TOTAL LOTS		278	

MESA DEL SOL

NEIGHBORHOOD 2

SCALE: 1" = 100'

NORTH 50 0 100 200

JANUARY 22, 2014

Mesa del Sol

the start of something big

AGENDA
Preplanning Conference
Mesa del Sol

DATE/TIME: October 2, 2013, 9:00AM
LOCATION: Plaza Del Sol 3rd Floor – Planning Department

9:00 – Introductions
9:10 – UNM (ASU) Solar Decathlon –

- This discussion is to update the City and discuss the implementation and temporary installation of a Modular, Solar Powered showcase house that was entered into this year's Solar Decathlon Competition.
- We would like to have the facility installed on Tract 22-B from Late October 2013 through April 2014, this includes installation.
- The facility has a permanent home in Tempe Arizona.
- Discussion to provide project update and identify steps forward.

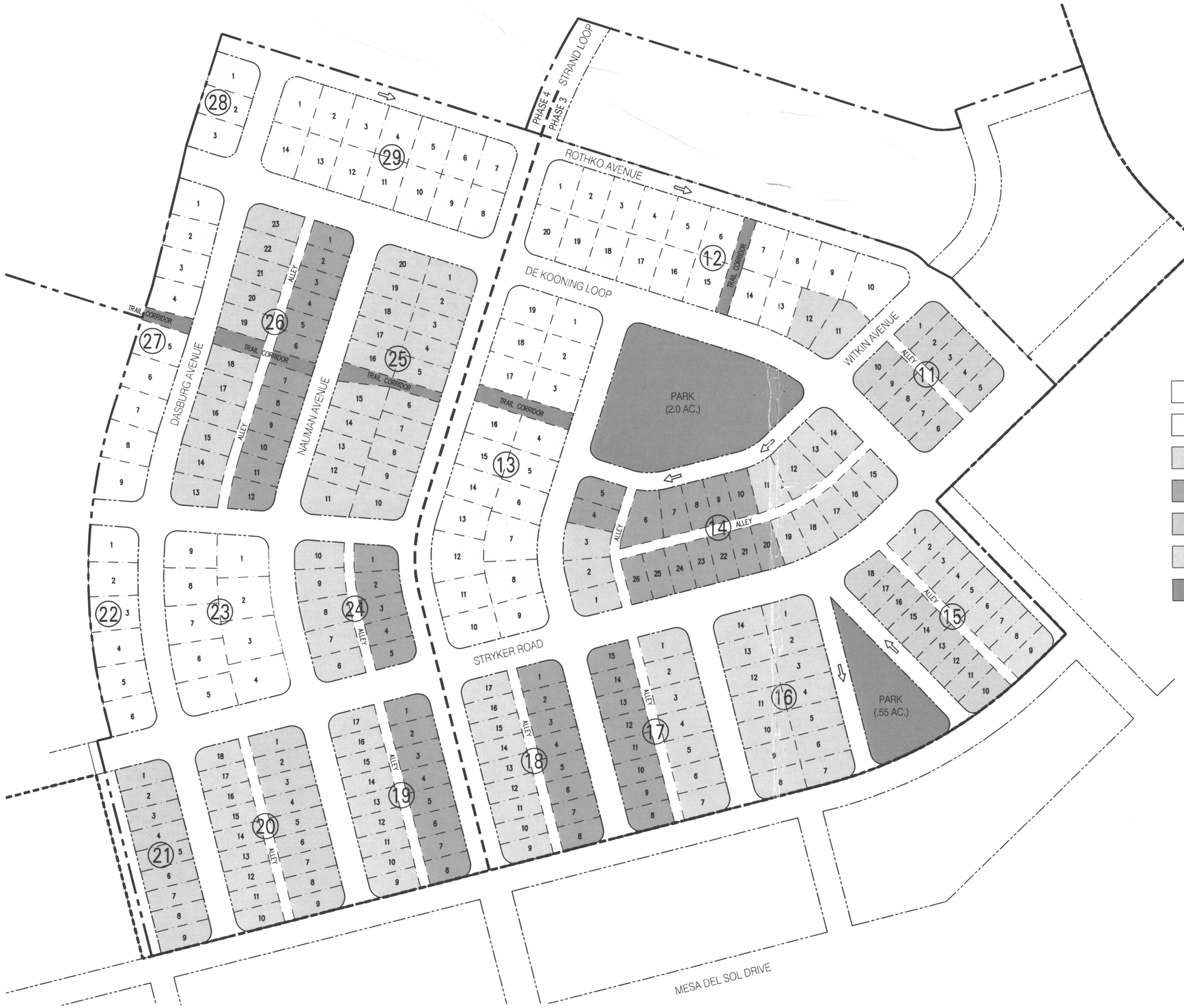
9:20 - Town Center Platting Actions associated with UNM Purchase of Aperture Center.

- Tract 23-A and 23-B – Lot line adjustments on the front side of the building adding hardscape to the Private Park Parcel that will be retained by MDS.
    - Includes Removal of Private shared parking easement.
- Tract 24 – Subdivision of this tract to provide UNM a legal piece of property to provide exclusive parking privileges associated with Aperture Center.
    - Includes Removal of Private Shared Parking Easement
- Tract A-1 – Subdividing a 2.5 Acre Parcel for the purposes of land transfer to UNM for parking purposes.
- Discussion to provide format and submittal requirements for each.

9:35 – Planning next Subdivision (275 Lots between Montage Unit 3 and Unit 4.

- Discuss general layout to confirm general compliance with the Level B master plan and associated.
- Discuss submittal requirements
- Identify Issues.
- Confirm entitlement routing- SIA Procedure B with FG.
- Discuss Phasing
- Discuss Schedule.

Open Discussion:



LOT TYPE	LOT SIZE/ ACREAGE	PH3	PH4
VILLA	70' x 100'	14	15
RESIDENCIA	65' x 100'	23	26
MORADA	50' x 100'	35	36
CASITA	45' x 90'	30	25
PATIO	40' x 110'	19	18
OASIS	40' x 100'	18	18
PARK	2.55 AC.		
TOTAL LOTS BY PHASE		139	138
TOTAL LOTS		277	

MESA DEL SOL

NEIGHBORHOOD 2

SCALE: 1" = 100'

NORTH 50 0 100 200

SEPTEMBER 24, 2013

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1006006 (MdS Montage Unit 1)

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___~~Christina Sandoval~~, Parks/Municipal Development
Carol Dumont

NEXT HEARING DATE: 8-29-12

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised plat changing modifying per DRB comments.

RECEIVED
AUG 24 2012

CONTACT NAME: Chris Sholtis, Bohannan-Huston, Inc.

TELEPHONE: 798-7971 EMAIL: csholtis@bhinc.com

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: **PROJECT NO.** 1006006 (MdS Montage Unit 1)

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___ **Jack Cloud, DRB Chairman, Planning Department**

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RECEIVED
AUG 24 2012

CONTACT NAME: Chris Sholtis, Bohannan-Huston, Inc.

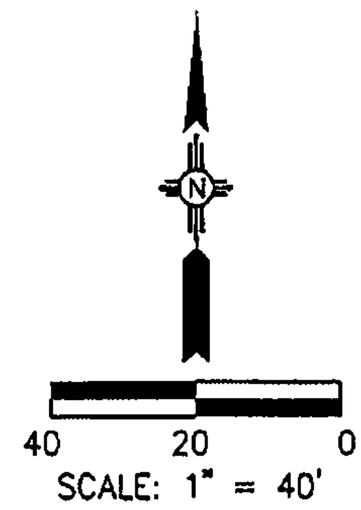
TELEPHONE: 798-7971 EMAIL: csholtis@bhinc.com

Application # :

12DRB-10246 (P&F 8/15/12)

12DRB-702416

SIDEWALK EXHIBIT



TRACT 3B
PRIVATE ALLEY/PUE

BOURKE-WHITE DRIVE SE
(52' RW)

EXISTING 5' SHARED PRIVATE DRAINAGE EASEMENT (TYP)
FILED: DECEMBER 15, 2011
(2011C-136)

EXISTING PUBLIC UTILITY EASEMENT
FILED: DECEMBER 15, 2011
(2011C-136)

CENTERLINE 5' SHARED PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
TRACT A

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011
(2011C-136)

19-A
0.0740 Ac

TRACT B-1
0.1141 Ac

20-A
0.0733 Ac

21-A
0.0733 Ac

22-A
0.0725 Ac

23-A
0.0725 Ac

24-A
0.0988 Ac

TRACT

TRACT 1 - PRIVATE ALLEY/PUE

CENTERLINE 5' SHARED PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

(SEE NOTE 8, SHEET 1)

WITKIN STREET SE
(52' RW)

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
FILED: DECEMBER 15, 2011
(2011C-136)

TRACT J

SIDEWALK

STIEGLITZ DRIVE SE
(36' RW)

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20110146\SURVEY\Unit 1 Lots 19-22 Tr B Replat\graphics\Replat SW Exhibit.dgn
7/30/2012

Biazar, Shahab

From: Biazar, Shahab
Sent: Thursday, July 12, 2012 11:39 AM
To: 'Chris Sholtis'
Subject: RE: Mesa del Sol, Montage Unit 1, Block 1 Modifications

Hi Chris,

I would like to see a conceptual grading plan.

Thanks and have a nice day.

Shahab Biazar, P.E.
Senior Engineer
Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

From: Chris Sholtis [mailto:csholtis@bhinc.com]
Sent: Thursday, July 12, 2012 10:52 AM
To: Cherne, Curtis
Cc: Biazar, Shahab
Subject: Mesa del Sol, Montage Unit 1, Block 1 Modifications

Curtis,

As per our phone conversation earlier today, attached are two exhibits regarding the subject project. The first is a portion of the original recorded plat, the second is the new lot line modifications that MdS would like to make to Block 1. On the row of lots adjacent to University, there is a decrease of 6 lots from the DRB approved plan, and a decrease of one lot on the row adjacent to Witkin St. Also, as we discussed, the drainage concept and flow directions would remain the same under the new configuration, and there are no changes to the existing streets and alleys (which are currently constructed). Since the density is decreased, and the homes are now detached instead of attached, the flow volume and rate would decrease as well. As such, we would like to pursue the possibility of simply showing the changes on a final drainage certification for this block which would list the changes, impacts, and assumptions, instead of submitting a revised grading plan for approval prior to the construction taking place. We anticipate that the plat for these changes would be submitted to DRB in the next week or so (as a minor DRB case). Please let me know your thoughts and/or concerns. Thanks,

Chris Sholtis, PE
Senior Project Manager
Community Development & Planning
Direct line: 798-7971

Bohannan ▲ Huston
Courtyard I
7500 Jefferson St NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823 1000 **facsimile:** 505 798 7988 **toll free:** 800 877 5332

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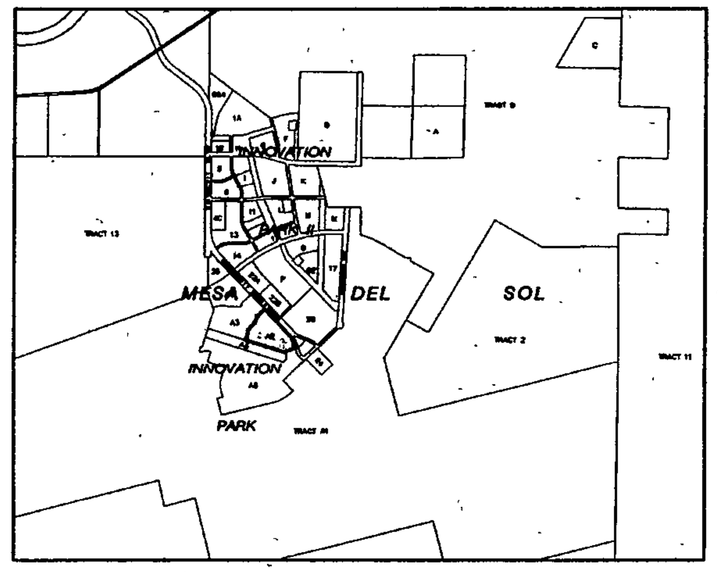

LOCATION MAP

ZONE ATLAS INDEX MAP No. R-16

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16
3. Zoning: PC
4. Gross Subdivision Acreage: 17.9801 Acres.
5. Total number of Lots/Tracts Created: One hundred thirteen (113) Lots and fifteen (15) Tracts
6. 0.752 mile public street right-of-way was created.
   0.189 mile of half width street created.
7. Date of Survey: October, 2010.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 into 113 lots and 15 tracts, to vacate existing easements, to grant new easements and to dedicate public street right-of-way to the City of Albuquerque.

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.
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 (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. 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.

DESCRIPTION

A certain tract of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-2 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 17.9801 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "2-O16". Bearing = N12°15'06"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
6. The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".
7. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
8. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) are subject to a blanket PUE, blanket private access and blanket private drainage easements granted with the filing of this plat. Blanket private access and blanket private drainage easements are granted to and to be maintained by Mesa Del Sol Community Company, Inc. Blanket public utility easements are granted to the designated franchised utility companies.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded as Document #2011107179.
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. The portion of the existing floating access and utility easement granted on June 21, 2006, Book A119, Page 1052, Document #2006091310, records of Bernalillo County, New Mexico encumbering Tract A-2, Mesa Del Sol Innovation Park, is hereby terminated with the dedication of public right-of-way as shown on this plat.
12. Tracts 1, 2, 3A, 3B, 4 and 5 (alley tracts) will be conveyed by a separate deed to Mesa Del Sol Community Company, Inc.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: November 17, 2011

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: Brent F. Dupes

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 18 day of November 2011, by Brent F. Dupes, Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: 2.18.14 Breena Alderete
Notary Public

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2.18.14

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

PROJECT NUMBER 1006006

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST CORPORATION d/b/a CENTURYLINK QC	12.13.11 DATE
COMCAST CABLE	12-14-11 DATE
PNM ELECTRIC SERVICES	12-14-11 DATE
NEW MEXICO GAS COMPANY	12-09-2011 DATE
TIME WARNER fiber telecom	12/6/2011 DATE
CITY APPROVALS:	
CITY SURVEYOR	11-22-11 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-14-11 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12/19/11 DATE
PARKS & RECREATION DEPARTMENT	12/14/11 DATE
A.M.A.F.C.A.	12-14-11 DATE
CITY ENGINEER	12-14-11 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	12-15-11 DATE
REAL PROPERTY DIVISION	N/A DATE
ENVIRONMENTAL HEALTH DEPARTMENT	N/A DATE

TAX CERTIFICATION

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

MESA DEL SOL LLC

PARCEL # 101605511000607301301

BERNALILLO COUNTY TREASURER'S OFFICE — 12-15-11 DATE

DOC# 2011115942

12/15/2011 10:27:00 Page: 1 of 7
CityPLAT R $25.00 B: 2011C P: 0136 M: Toulous Olivere, Bernalillo Cou

SHEET 1 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

P:\20110146\SURVEY\GRAPHICS\PHASE 1A\20110146phase1aplat01.dgn
15-NOV-2011 - 08:11
mcals

JOB NO. 20110146

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36° 38' 16"	37.74'	72.90'	114.00'	71.66'	S89° 21' 32"W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N08° 19' 00"E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.85'	N21° 28' 43"E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.59'	N47° 47' 09"E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13"E
C6	29° 16' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N01° 02' 40"W	5.47'
T2	N44° 00' 07"E	43.88'
T3	N51° 34' 11"E	72.21'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999683002
DELTA ALPHA = -0012'17.33"
NAVD 1988 ELEVATION = 5310.390

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

N

100 50 0 100

SCALE: 1" = 100'

(TIE) N28° 45' 10"E, 4152.58'

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

UNIVERSITY BOULEVARD SE (152' RW)

S43° 57' 16"E, 1206.87'

N45° 02' 24"E, 255.15'

C6

N18° 46' 15"E, 118.84'

C5

TRACT A-3
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709
HATCHED PORTION VACATED BY VACATION ACTION 10DRB-

10'

T3

C4

C3

C2

C1

MEADOW DRIVE SE

CUNNINGHAM AVENUE SE

TRACT G

TRACT 4

TRACT F

TRACT H

TRACT 5

STRAND LOOP SE

TRACT D

TRACT 3A

TRACT E

TRACT 3B

BOOKIE-WHITE DRIVE SE

TRACT C

TRACT 2

MIRIM STREET SE

TR J

TRACT B

TRACT 1

TRACT A

SEE SHEETS 3-5 FOR SUBDIVISION DETAILS

N17° 40' 40"E, 181.53'

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 2, 2010 (2010C-131)

STIEGLITZ AVENUE SE

N72° 19' 20"W, 1014.29'

TRACT A-5
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET PUBLIC STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

(TIE) N29° 28' 45"E, 2913.67'

S18° 57' 35"E, 317.66'

S71° 02' 24"W, 272.31'

TRACT A-1
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -0012'22.46"
NAVD 1988 ELEVATION = 5291.451

UNIVERSITY EAST BLVD (76' RW)

UNIVERSITY WEST BLVD (76' RW)

TRACT 23-A

TRACTS 23-A & 23-B MESA DEL SOL INNOVATION PARK
FILED: JANUARY 16, 2009 (2009C-14)

TRACT 23-B

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

SHEET 2 OF 7

DOC# 2011115942
12/15/2011 10:27 AM Page 2 of 7
ttyPLAT R $25.00 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 20110146

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

SCALE: 1" = 50'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.
3. Tract G is encumbered by a blanket public sanitary sewer easement granted to ABCWUA with the filing of this plat.

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 49709 HATCHED AREA VACATED BY VACATION ACTION 100KB-

TRACT A-3
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT 5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

(TIE) N28° 46' 00" E 6152.58'

ACS BRASS TABLET STAMPED "3-Q16"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -0°12'17.33"
NAVD 1988 ELEVATION = 5310.390

AVEDON DRIVE SE
STIEGLITZ AVENUE SE
CUNNINGHAM AVENUE SE
STRAND LOOP SE
UNIVERSITY BOULEVARD SE (152 RW)
Private Alley / PUE
TRACT 4
TRACT 5 Private Alley / PUE 0.2800 Ac
TRACT F 0.1999 Ac
TRACT G 0.0554 Ac
TRACT H 0.1073 Ac

PUBLIC ROADWAY EASEMENT FOR THE PURPOSE OF MAINTAINING CLEAR DRIVER SIGHT DISTANCE GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

SEE NOTES 1 & 3, THIS SHEET
(SEE NOTE 1, THIS SHEET)
(SEE NOTE 8, SHEET 1)
(SEE NOTE 6, SHEET 1)

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

SEE SHEET 4

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10:27 AM Page 3 of 7
StyPLAT R 25.00 D 0.00 2011C P 0136 M Toulous Olivere, Bernalillo Cou

SHEET 3 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO 20101461

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- BLOCK DESIGNATION

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

DETAIL "A"
NOT TO SCALE

PUBLIC ROADWAY EASEMENT FOR THE PURPOSE OF MAINTAINING CLEAR DRIVER SIGHT DISTANCE GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (2007C-259)

CENTERLINE EXISTING 66' PUBLIC ACCESS EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

UNIVERSITY BOULEVARD SE (152' RW)

UNIVERSITY WEST BOULEVARD SE (78' RW)

BOURKE-WHITE DR SE

STRAND LOOP SE

BOURKE-WHITE DRIVE SE

WITKIN STREET SE

STIEGLITZ DRIVE SE

TRACT 3B Private Alley / PUE

TRACT 3A Private Alley/PUE

TRACT 1 Private Alley/PUE

TRACT 2 Private Alley/PUE 0.1029 Ac

TRACT A 0.0784 Ac

TRACT B 0.1734 Ac

TRACT C 0.0283 Ac

TRACT D 0.0900 Ac

TRACT E 0.2191 Ac

TRACT J 0.0155 Ac

SEE SHEET 3

SCALE: 1" = 50'

TRACT A-6
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

NOTES

1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent to University Boulevard, SE, all lot sideyards shall have a 5' shared Private Drainage Easement centered on the lot line (2.5' on each side) granted with the filing of this plat.

TRACT A-5
TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK
FILED: DECEMBER 6, 2010 (2010C-131)

TRACT A-5 IS SUBJECT TO AN EXISTING BLANKET STORM DRAIN EASEMENT FILED: DECEMBER 6, 2010 (2010C-131)

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 4 OF 7

DOC# 2011115942
12/15/2011 10:27 AM Page 4 of 7
CityPLAT R $25.00 B: 2011C P: 0136 M Toulous Olivere, Bernalillo Cou

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JOB NO 20110148

PLAT OF
MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36° 38' 16"	37.74'	72.90'	114.00'	71.66'	S89° 21' 32"W
C2	18° 43' 21"	15.50'	30.72'	94.00'	30.58'	N08° 19' 00"E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.85'	N21° 28' 43"E
C4	07° 34' 04"	10.32'	20.60'	156.00'	20.59'	N47° 47' 09"E
C5	34° 47' 54"	32.59'	63.16'	104.00'	62.20'	N34° 10' 13"E
C6	29° 16' 07"	38.12'	74.58'	146.00'	73.77'	N31° 24' 20"E
C7	26° 04' 57"	40.53'	79.66'	175.00'	78.98'	N32° 00' 05"W
C8	36° 38' 16"	32.94'	63.63'	99.50'	62.55'	S89° 21' 32"W
C9	43° 09' 35"	47.46'	90.39'	120.00'	88.27'	N39° 15' 27"E
C10	23° 47' 00"	35.85'	72.64'	175.00'	72.12'	N48° 56' 45"E
C11	06° 59' 06"	9.43'	18.82'	120.00'	18.80'	N41° 32' 49"E
C12	18° 43' 21"	19.78'	39.21'	120.00'	39.04'	N08° 19' 00"E
C13	45° 02' 48"	49.76'	94.35'	120.00'	91.93'	N21° 28' 43"E
C14	07° 34' 04"	8.60'	17.17'	130.00'	17.16'	N47° 47' 09"E
C15	34° 47' 54"	40.74'	78.96'	130.00'	77.75'	N34° 10' 13"E
C16	29° 16' 07"	31.33'	61.30'	120.00'	60.64'	N31° 24' 20"E
C17	45° 14' 06"	62.49'	118.43'	150.00'	115.37'	N66° 34' 40"W
C18	15° 58' 01"	16.83'	33.44'	120.00'	33.33'	N81° 12' 44"W
C19	12° 12' 11"	106.90'	212.98'	1000.00'	212.58'	N39° 56' 18"E
C20	07° 05' 30"	10.84'	21.66'	175.00'	21.65'	N57° 17' 30"E
C21	16° 41' 29"	25.67'	50.98'	175.00'	50.80'	N45° 24' 00"E
C22	26° 04' 57"	46.56'	91.50'	201.00'	90.71'	N32° 00' 05"W
C23	47° 41' 03"	5.75'	10.82'	13.00'	10.51'	N21° 12' 02"W
C24	18° 51' 29"	8.80'	17.44'	53.00'	17.37'	N06° 47' 15"W
C25	54° 17' 21"	6.67'	12.32'	13.00'	11.86'	N10° 55' 41"E
C26	01° 01' 07"	1.79'	3.57'	201.00'	3.57'	N37° 33' 49"E
C27	08° 59' 08"	7.39'	14.74'	94.00'	14.73'	N41° 32' 49"E
C28	43° 09' 35"	37.18'	70.81'	94.00'	69.15'	N39° 15' 27"E
C29	61° 32' 09"	7.74'	13.96'	13.00'	13.30'	S88° 23' 41"E
C30	46° 50' 42"	22.96'	43.33'	53.00'	42.14'	S81° 02' 58"E
C31	59° 25' 45"	7.42'	13.48'	13.00'	12.89'	S74° 45' 26"E
C32	26° 04' 57"	34.51'	67.83'	149.00'	67.24'	S32° 00' 05"E
C33	36° 38' 16"	25.82'	49.86'	78.00'	49.03'	S89° 21' 32"W
C34	08° 59' 09"	11.47'	22.90'	146.00'	22.87'	S41° 32' 49"W
C35	01° 18' 47"	1.71'	3.41'	149.00'	3.41'	S37° 42' 39"W
C36	52° 58' 04"	6.48'	12.02'	13.00'	11.59'	S64° 51' 04"W
C37	75° 39' 05"	41.15'	69.98'	53.00'	65.01'	S53° 30' 34"W
C38	45° 09' 14"	5.41'	10.25'	13.00'	9.98'	S38° 15' 38"W
C39	43° 09' 35"	57.75'	109.98'	146.00'	107.40'	S39° 15' 27"W
C40	10° 18' 03"	87.16'	173.85'	967.00'	173.62'	N40° 53' 22"E
C41	18° 43' 21"	24.07'	47.71'	146.00'	47.50'	N08° 19' 00"E
C42	45° 02' 48"	38.98'	73.90'	94.00'	72.02'	N21° 28' 43"E
C43	07° 34' 04"	6.88'	13.74'	104.00'	13.73'	N47° 47' 09"E
C44	20° 31' 28"	28.24'	55.88'	156.00'	55.58'	N41° 18' 27"E
C45	15° 58' 01"	20.48'	40.69'	146.00'	40.56'	S81° 12' 44"E
C46	45° 14' 08"	51.66'	97.90'	124.00'	95.38'	S66° 34' 40"E
C47	11° 29' 26"	103.93'	207.17'	1033.00'	206.82'	S40° 17' 41"W
C48	29° 16' 07"	24.55'	48.02'	94.00'	47.50'	S31° 24' 20"W
C49	15° 58' 01"	13.18'	26.20'	94.00'	26.11'	S81° 12' 44"E
C50	45° 14' 03"	73.32'	138.95'	176.00'	135.37'	S66° 34' 43"E
C51	25° 00' 00"	15.52'	30.54'	70.00'	30.30'	N31° 27' 36"W
C52	25° 00' 00"	19.95'	39.27'	90.00'	38.96'	S31° 27' 36"E
C53	90° 00' 00"	22.00'	34.56'	22.00'	31.11'	N27° 19' 20"W
C54	90° 00' 00"	42.00'	65.97'	42.00'	59.40'	S27° 19' 20"E
C55	90° 00' 00"	18.00'	28.27'	18.00'	25.46'	N62° 40' 40"E
C56	36° 31' 05"	19.80'	38.24'	60.00'	37.60'	N35° 56' 12"E
C57	38° 17' 22"	14.58'	28.07'	42.00'	27.55'	N73° 20' 26"E
C58	43° 33' 16"	15.78'	31.93'	42.00'	31.16'	S65° 44' 14"E
C59	90° 00' 00"	18.00'	28.27'	18.00'	25.46'	S88° 57' 36"E
C60	06° 26' 29"	2.25'	4.50'	40.00'	4.49'	N42° 49' 09"E
C61	09° 16' 11"	10.05'	20.06'	124.00'	20.04'	S54° 00' 53"E
C62	06° 26' 29"	3.38'	6.75'	60.00'	6.74'	S42° 49' 09"W
C63	83° 49' 09"	16.15'	26.33'	18.00'	24.05'	S04° 07' 49"W
C64	06° 10' 51"	3.78'	7.55'	70.00'	7.55'	S40° 52' 11"E
C65	06° 10' 51"	4.86'	9.71'	90.00'	9.70'	N40° 52' 11"W
C66	06° 10' 51"	4.10'	8.20'	76.00'	8.19'	N40° 52' 11"W
C67	43° 33' 16"	8.79'	16.72'	22.00'	16.32'	N65° 44' 14"W
C68	38° 17' 22"	7.64'	14.70'	22.00'	14.43'	S73° 20' 26"W
C69	36° 31' 05"	13.20'	25.49'	40.00'	25.07'	S35° 56' 12"W
C70	90° 00' 00"	18.00'	28.27'	18.00'	25.46'	S27° 19' 20"E
C71	01° 12' 11"	10.85'	21.69'	1033.00'	21.69'	S40° 26' 57"W
C72	19° 59' 33"	12.34'	24.43'	70.00'	24.30'	N18° 14' 27"E
C73	17° 48' 10"	14.10'	27.96'	90.00'	27.85'	N37° 08' 19"E
C74	90° 00' 00"	18.00'	28.27'	18.00'	25.46'	N01° 02' 24"E
C75	17° 48' 10"	10.96'	21.75'	70.00'	21.66'	S37° 08' 19"W
C76	19° 59' 33"	8.81'	17.45'	50.00'	17.36'	S18° 14' 27"W
C77	12° 12' 49"	10.06'	20.04'	94.00'	20.00'	N81° 45' 20"W
C78	01° 18' 05"	10.98'	21.97'	967.00'	21.97'	N42° 06' 04"E
C79	82° 33' 53"	15.80'	25.94'	18.00'	23.75'	N66° 23' 43"E
C80	19° 31' 35"	12.91'	25.56'	75.00'	25.44'	N34° 52' 34"E
C81	88° 35' 58"	17.57'	27.83'	18.00'	25.14'	N00° 20' 23"E
C82	13° 14' 31"	5.11'	10.17'	44.00'	10.15'	N50° 34' 52"W
C83	13° 14' 31"	7.43'	14.79'	64.00'	14.76'	S50° 34' 52"E
C84	83° 33' 09"	16.08'	26.25'	18.00'	23.98'	S85° 44' 11"E
C85	19° 31' 35"	9.46'	18.74'	55.00'	18.65'	S34° 52' 34"W
C86	97° 26' 07"	20.50'	30.61'	18.00'	27.05'	S23° 38' 17"E
C87	07° 22' 05"	5.47'	10.93'	85.00'	10.92'	S40° 16' 34"E
C88	97° 22' 05"	20.48'	30.59'	18.00'	27.04'	N85° 16' 34"W
C89	05° 12' 58"	4.10'	8.19'	90.00'	8.19'	N21° 34' 05"W
C90	15° 54' 45"	12.56'	25.00'	90.00'	24.92'	N36° 00' 14"W
C91	14° 27' 37"	8.88'	17.67'	70.00'	17.62'	N36° 43' 48"W
C92	19° 54' 51"	21.42'	42.40'	122.00'	42.19'	S62° 21' 54"E
C93	36° 38' 01"	13.90'	26.85'	42.00'	26.40'	N54° 00' 20"W
C94	25° 40' 25"	33.95'	66.76'	149.00'	66.21'	S32° 12' 21"E
C95	45° 11' 09"	17.91'	33.86'	42.00'	32.95'	N12° 35' 45"W
C96	00° 24' 32"	0.53'	1.06'	149.00'	1.06'	S19° 09' 53"E
C97	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15"E
C98	08° 00' 16"	5.46'	10.90'	78.00'	10.89'	N76° 19' 28"W
C99	28° 38' 00"	19.91'	38.98'	78.00'	38.58'	S85° 21' 24"W
C100	05° 42' 40"	48.23'	96.39'	967.00'	96.35'	N38° 35' 41"E
C101	03° 17' 17"	27.75'	55.49'	967.00'	55.49'	N44° 23' 45"E
C102	09° 45' 48"	6.41'	12.78'	75.00'	12.76'	S29° 59' 40"W
C103	09° 45' 48"	6.41'	12.78'	75.00'	12.76'	S39° 45' 28"W
C104	19° 33' 31"	25.16'	49.84'	146.00'	49.60'	S27° 27' 25"W
C105	10° 45' 42"	5.18'	10.33'	55.00'	10.32'	N30° 29' 38"E
C106	19° 18' 55"	24.85'	49.22'	146.00'	48.99'	S46° 53' 38"W
C107	08° 45' 53"	4.21'	8.41'	55.00'	8.41'	N40° 15' 25"E
C108	01° 22' 34"	0.64'	1.27'	53.00'	1.27'	S16° 22' 18"W
C109	04° 17' 10"	5.46'	10.92'	146.00'	10.92'	S58° 41' 40"W
C110	62° 34' 03"	32.20'	57.88'	53.00'	55.04'	S48° 20' 37"W
C111	10° 03' 15"	5.63'	11.23'	64.00'	11.22'	N48° 59' 14"W
C112	03° 11' 13"	1.78'	3.56'	64.00'	3.56'	N55° 36' 38"W
C113	04° 43' 18"	6.02'	12.03'	146.00'	12.03'	S39° 24' 54"W
C114	04° 15' 51"	5.44'	10.87'	146.00'	10.86'	S43° 54' 29"W
C115	05° 17' 54"	47.80'	95.52'	1033.00'	95.49'	S37° 11' 54"W
C116	05° 45' 52"	7.35'	14.69'	146.00'	14.68'	N14° 47' 44"E
C117	12° 57' 29"	16.58'	33.02'	146.00'	32.95'	N05° 26' 04"E
C118	05° 08' 25"	4.22'	8.43'	94.00'	8.43'	N01° 31' 31"E
C119	39° 54' 24"	34.13'	65.47'	94.00'	64.16'	N24° 02' 56"E
C120	22° 33' 57"	11.97'	23.63'	60.00'	23.48'	S28° 57' 38"W
C121	13° 57' 08"	7.34'	14.61'	60.00'	14.57'	S47° 13' 11"W
C122	06° 37' 13"	9.02'	18.02'	156.00'	18.01'	N48° 15' 34"E
C123	13° 32' 17"	17.33'	34.50'	146.00'	34.42'	S82° 25' 36"E
C124	20° 04' 37"	7.43'	14.72'	42.00'	14.64'	N77° 28' 34"W
C125	30° 32' 46"	33.86'	66.11'	124.00'	65.33'	N73° 55' 21"W
C126	23° 28' 39"	8.73'	17.21'	42.00'	17.09'	S55° 41' 56"E
C127	04° 15' 53"	38.46'	76.89'	1033.00'	76.87'	S43° 10' 59"W
C128	05° 25' 11"	5.87'	11.73'	124.00'	11.72'	S46° 40' 12"E
C129	05° 50' 36"	3.57'	7.14'	70.00'	7.14'	N43° 07' 06"E
C130	09° 17' 44"	14.31'	28.55'	176.00'	28.52'	N84° 32' 52"W
C131	01° 20' 00"	1.09'	2.19'	94.00'	2.19'	N88° 31' 45"W
C132	11° 57' 34"	7.33'	14.61'	70.00'	14.58'	N34° 13' 00"E
C133	02° 25' 11"	1.99'	3.97'	94.00'	3.97'	N74° 26' 19"W
C134	16° 41' 08"	13.20'	26.21'	90.00'	26.12'	S36° 34' 47"W
C135	01° 07' 02"	0.88'	1.76'	90.00'	1.76'	S45° 28' 52"W
C136	03° 52' 17"	3.04'	6.08'	90.00'	6.08'	N26° 06' 43"W
C137	10° 32' 23"	6.46'	12.88'	70.00'	12.86'	S24° 13' 48"E
C138	11° 42' 28"	5.43'	10.83'	53.00'	10.81'	S85° 28' 52"W
C139	00° 43' 29"	6.53'	13.06'	1033.00'	13.06'	S45° 40' 39"W
C140	13° 54' 16"	19.02'	37.86'	156.00'	37.76'	N37° 59' 50"E
C141	02° 25' 44"	3.10'	6.19'	146.00'	6.19'	S74° 26' 36"E
C142	35° 56' 18"	57.08'	110.39'	176.00'	108.59'	N61° 55' 51"W
C143	34° 18' 12"	4.01'	7.78'	13.00'	7.67'	N48° 11' 48"E
C144	21° 06' 19"	9.87'	19.52'	53.00'	19.41'	N54° 47' 45"E
C145	62° 31' 41"	7.89'	14.19'	13.00'	13.49'	N75° 30' 26"E
C146	90° 00' 00"	13.00'	20.42'	13.00'	18.38'	N28° 13' 44"W
C147	29° 39' 40"	24.89'	48.66'	94.00'	48.12'	N32° 30' 30"E
C148	13° 29' 55"	11.12'	22.15'	94.00'	22.09'	N54° 05' 17"E
C149	84° 39' 43"	39.41'	63.94'	43.27'	58.28'	N37° 42' 06"E

Tangent Data

ID	BEARING	DISTANCE
T1	N01° 02' 40"W	5.47'
T2	N44° 00' 07"E	43.88'
T3	N16° 46' 16"E	16.37'
T4	N37° 03' 15"E	38.73'
T5	N60° 50' 15"E	17.07'
T6	S71° 02' 24"W	11.31'
T7	S60° 50' 15"W	28.30'
T8	S89° 11' 45"E	51.18'
T9	S71° 02' 24"W	20.00'
T10	N46° 02' 24"E	20.00'
T11	N72° 19' 20"W	20.00'
T12	N17° 40' 40"E	20.00'
T13	S87° 30' 53"E	34.03'
T14	S43° 57' 36"E	14.99'
T15	S37° 46' 45"E	8.99'
T16	S43° 57' 36"E	47.47'
T17	N37° 46' 45"W	29.47'
T18	N43° 57' 36"W	38.35'
T19	N08° 14' 40"E	9.68'
T20	N28° 14' 13"E	33.26'
T21	N25° 06' 47"E	48.27'
T22	N43° 57' 36"W	17.15'
T23	N46° 02' 24"E	20.55'
T24	S43° 57' 36"E	19.46'
T25	N52° 29' 15"E	36.41'
T26	S37° 30' 45"E	20.00'
T27	S25° 06' 47"W	40.96'
T28	S46° 02' 22"W	20.17'
T29	S46° 02' 24"W	29.86'
T30	N43° 57' 36"W	20.00'
T31	N46° 02' 24"E	33.72'
T32	N18° 57' 36"W	27.50'
T33	N18° 57' 36"W	20.00'
T34	N43° 57' 36"W	5.32'
T35	N47° 48' 04"W	32.97'
T36	N43° 57' 36"W	35.01'
T37	N18° 57' 36"W	35.00'
T38	N18° 57' 36"W	35.00'
T39	S17° 40' 40"W	10.61'
T40	S60° 50' 15"W	6.97'
T41	N72° 19' 20"W	1.52'
T42	N45° 02' 33"W	7.38'
T43	N72° 19' 20"W	13.50'
T44	N45° 02' 33"W	1.79'
T45	N72° 19' 20"W	10.32'
T46	S17° 40' 40"W	6.99'
T47	N72° 19' 20"W	29.00'
T48	N44° 22' 12"W	40.00'
T49	N44° 22' 12"W	11.36'
T50	N72° 19' 20"W	19.75'
T51	N72° 18' 55"W	14.69'
T52	S25° 06' 50"W	6.63'
T53	S25° 06' 50"W	37.37'
T54	S30° 35' 52"W	42.43'
T55	S30° 35' 52"W	8.49'
T56	N57° 36' 30"W	19.28'
T57	S42° 04' 50"W	24.33'
T58	S44° 38' 22"W	5.98'
T59	S52° 29' 15"W	46.01'
T60	S52° 29' 15"W	47.83'
T61	N37° 30' 45"W	5.00'
T62	N65° 14' 40"W	2.56'
T63	N56° 43' 51"W	28.39'
T64	S46° 41' 23"W	40.00'
T65	N36° 35' 31"W	17.10'
T66	N43° 57' 36"W	5.28'
T67	N43° 57' 36"W	6.08'
T68	S46° 41' 23"W	35.05'
T69	S44° 00' 07"W	19.25'
T70	S58° 29' 27"W	17.27'
T71	N87° 30' 53"W	3.29'
T72	S54° 11' 45"W	14.19'
T73	N89° 11' 45"W	11.05'
T74	S31° 52' 18"W	19.18'
T75	N58° 07' 42"W	30.00'
T76	N44° 41' 05"W	25.57'
T77	N72° 19' 21"W	32.00'
T78	S17° 40' 39"W	58.56'
T79	S17° 40' 40"W	15.00'
T80	S17° 40' 40"W	56.00'
T81	N57° 14' 40"W	7.92'
T82	S32° 45' 20"W	35.00'
T83	N57° 14' 40"W	20.30'
T84	S17° 40' 40"W	18.04'
T85	S46° 02' 23"W	15.00'
T86	S54° 11' 45"W	5.57'
T87	N37° 46' 45"W	8.50'
T88	N43° 57' 36"W	7.47'
T89	N43° 57' 36"W	34.40'
T90	S46° 02' 24"W	8.39'

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10:27 AM Page 5 of 7
PLAT R $25.00 B 2011C P 0136 W Toulous Olivare, Bernalillo Cou

SHEET 5 OF 7

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 20101146

EASEMENT DETAILS

NOTE: SEE SHEET 7 FOR TYPICAL PUE DETAIL

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011

N

60 30 0 60

SCALE: 1" = 60'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CENTERLINE MONUMENT
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (#) BLOCK DESIGNATION

NOTE: SEE SHEET 7 FOR TYPICAL CROSS-SECTIONS AND EASEMENT CURVE & TANGENT TABLES

AVEDON DRIVE SE
CUNNINGHAM AVENUE SE
STIEGLITZ AVENUE SE
STRAND LOOP SE
BOURKE-WHITE DRIVE SE
WITKIN STREET SE
UNIVERSITY BOULEVARD SE (152' RW)
UNIVERSITY WEST BLVD SE
TRACT 5
TRACT H
TRACT G
TRACT 4
TRACT F
TRACT D
TRACT 3A
TRACT E
TRACT 3B
TRACT C
TRACT B
TRACT 1
TR 2
Private Alley/PUE
Private Alley / PUE
Alley / PUE
Private

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

DOC# 2011115942
12/15/2011 10 27 AM Page 6 of 7
CityPLAT R 325 80 B 2011C P 0136 M Toulous Olivere, Bernalillo Cou

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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JOB NO. 20110146

NOTE: TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15"E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N05° 47' 12"E
C3	06° 51' 16"	3.29'	6.58'	55.00'	6.58'	N32° 26' 51"E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39° 23' 34"E
C5	06° 05' 29"	3.41'	6.80'	64.00'	6.80'	N50° 58' 08"W
C6	03° 11' 15"	1.78'	3.56'	64.00'	3.56'	N55° 36' 33"W
C7	01° 57' 56"	2.50'	5.01'	146.00'	5.01'	S42° 45' 31"W
C8	01° 58' 14"	2.51'	5.02'	146.00'	5.02'	S40° 47' 26"W
C9	00° 15' 14"	2.14'	4.28'	967.00'	4.28'	N41° 19' 24"E
C10	00° 13' 22"	1.88'	3.76'	967.00'	3.76'	N42° 51' 48"E
C11	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42° 37' 31"W
C12	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S37° 51' 42"W
C13	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N64° 01' 09"W
C14	06° 50' 14"	2.51'	5.01'	42.00'	5.01'	N70° 51' 23"W
C15	03° 15' 17"	0.63'	1.25'	22.00'	1.25'	N55° 49' 24"E
C16	01° 40' 40"	1.82'	3.63'	124.00'	3.63'	S59° 29' 18"E
C17	01° 41' 38"	1.83'	3.67'	124.00'	3.67'	S48° 31' 58"E
C18	00° 14' 15"	2.14'	4.28'	1033.00'	4.28'	S41° 10' 10"W
C19	00° 12' 21"	1.86'	3.71'	1033.00'	3.71'	S39° 44' 41"W
C20	04° 09' 18"	2.54'	5.08'	70.00'	5.08'	N38° 07' 08"E
C21	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42° 18' 24"E
C22	11° 32' 43"	5.05'	10.08'	50.00'	10.06'	N14° 01' 02"E
C23	01° 20' 00"	1.09'	2.19'	94.00'	2.19'	N88° 31' 45"W
C24	02° 13' 17"	1.82'	3.64'	94.00'	3.64'	N74° 32' 16"W
C25	07° 09' 12"	4.38'	8.74'	70.00'	8.73'	S11° 49' 16"W

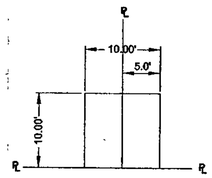
Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S42° 44' 39"W	10.00'	T91	N57° 12' 07"W	20.36'
T2	N47° 15' 21"W	10.00'	T92	N36° 35' 31"W	20.43'
T3	N42° 44' 39"E	10.58'	T93	S46° 49' 37"E	20.29'
T4	S43° 57' 36"E	5.01'	T94	S46° 02' 33"W	3.63'
T5	S46° 02' 24"W	16.50'	T95	S46° 02' 24"W	3.80'
T6	N43° 57' 36"W	13.50'	T96	N26° 52' 56"W	22.33'
T7	S43° 57' 36"E	6.75'	T97	S36° 35' 31"E	21.52'
T8	S71° 02' 24"W	10.00'	T98	N72° 20' 18"W	10.00'
T9	N18° 57' 36"W	10.00'	T99	N17° 39' 42"E	10.00'
T10	S18° 57' 43"E	5.00'	T100	S17° 39' 42"W	5.00'
T11	S18° 57' 30"E	5.00'	T101	N49° 45' 23"W	10.00'
T12	S71° 02' 24"W	16.50'	T102	N40° 14' 37"E	10.00'
T13	N18° 57' 36"W	13.50'	T103	N32° 40' 56"W	17.26'
T14	S18° 57' 36"E	6.75'	T104	N57° 19' 04"E	13.50'
T15	S43° 57' 36"E	20.81'	T105	S32° 40' 56"E	16.52'
T16	N54° 00' 23"W	21.13'	T106	S54° 11' 45"W	6.76'
T17	N46° 02' 24"E	3.69'	T107	N22° 33' 44"E	12.50'
T18	S33° 54' 49"E	21.13'	T108	S67° 26' 16"E	10.00'
T19	N18° 57' 36"W	19.32'	T109	N30° 39' 37"E	12.57'
T20	S29° 00' 23"E	19.62'	T110	S59° 20' 23"E	10.00'
T21	S71° 02' 24"W	3.42'	T111	S30° 39' 37"W	10.26'
T22	N08° 54' 49"W	19.62'	T112	N72° 19' 20"W	5.13'
T23	S17° 40' 40"W	10.50'	T113	N17° 40' 40"E	5.00'
T24	N72° 19' 20"W	3.00'	T114	S35° 48' 15"E	10.00'
T25	S17° 40' 40"W	6.00'	T115	S54° 11' 45"W	10.00'
T26	N72° 19' 20"W	10.50'	T116	N54° 11' 45"E	5.00'
T27	N17° 40' 40"E	16.50'	T117	S43° 57' 37"E	16.50'
T28	S72° 19' 20"E	5.00'	T118	S46° 02' 23"W	13.50'
T29	S72° 19' 20"E	8.50'	T119	N43° 57' 37"W	18.47'
T30	N28° 53' 51"E	11.98'	T120	N54° 11' 45"E	6.82'
T31	S61° 06' 09"E	10.00'	T121	N54° 11' 45"E	5.57'
T32	S28° 53' 51"W	10.00'	T122	S39° 35' 55"W	20.58'
T33	N72° 19' 20"W	5.10'	T123	N29° 28' 25"E	20.33'
T34	S72° 19' 20"E	18.25'	T124	N46° 02' 24"E	5.00'
T35	S17° 40' 40"W	13.50'	T125	S50° 24' 05"E	16.50'
T36	N72° 19' 20"W	16.50'	T126	S39° 35' 55"W	13.50'
T37	N17° 40' 40"E	1.50'	T127	N39° 35' 55"E	6.75'
T38	N17° 40' 40"E	19.32'	T128	S49° 29' 51"W	21.31'
T39	S07° 37' 53"W	19.62'	T129	N39° 35' 55"E	21.12'
T40	N72° 19' 20"W	3.42'	T130	N72° 19' 20"W	24.33'
T41	N27° 43' 27"E	19.62'	T131	S80° 54' 08"E	26.33'
T42	N17° 40' 40"E	3.69'	T132	N62° 15' 31"W	19.68'
T43	S62° 16' 33"E	21.13'	T133	S72° 19' 20"E	20.77'
T44	N72° 19' 20"W	20.81'	T134	S72° 19' 20"E	19.32'
T45	N82° 22' 07"W	21.13'	T135	N82° 22' 07"W	19.62'
T46	S17° 40' 40"W	10.00'	T136	N17° 40' 40"E	3.42'
T47	N72° 19' 20"W	10.00'	T137	S62° 16' 33"E	19.62'
T48	N72° 19' 20"W	13.50'	T138	S61° 45' 47"E	10.00'
T49	S72° 19' 20"E	6.75'	T139	S28° 14' 13"W	10.00'
T50	N45° 38' 56"E	15.31'	T140	N61° 45' 47"W	12.12'
T51	S44° 21' 04"E	10.00'	T141	N67° 39' 59"W	16.50'
T52	S45° 38' 56"W	10.00'	T142	N22° 20' 01"E	13.50'
T53	N72° 19' 20"W	5.66'	T143	S67° 39' 59"E	17.90'
T54	N61° 01' 47"W	16.50'	T144	S28° 14' 13"W	6.79'
T55	N28° 58' 13"E	13.00'	T145	N08° 14' 40"E	9.68'
T56	S61° 01' 47"E	20.15'	T146	S00° 34' 24"W	19.41'
T57	S44° 38' 22"W	6.75'	T147	N89° 08' 11"W	1.44'
T58	S66° 15' 30"E	16.50'	T148	N21° 18' 17"E	18.41'
T59	S23° 44' 30"W	13.00'	T149	S43° 57' 36"E	19.32'
T60	N66° 15' 30"W	19.32'	T150	N54° 00' 23"W	19.62'
T61	N57° 12' 13"W	3.35'	T151	N46° 02' 24"E	3.42'
T62	N46° 02' 24"E	18.82'	T152	S33° 53' 15"E	19.57'
T63	N46° 02' 24"E	12.35'	T153	N43° 57' 36"W	19.27'
T64	S43° 57' 36"E	10.00'			
T65	S46° 02' 24"W	10.00'			
T66	N57° 12' 07"W	5.14'			
T67	S43° 57' 36"E	5.00'			
T68	N43° 57' 36"W	10.75'			
T69	S43° 49' 22"E	13.50'			
T70	S46° 02' 24"W	18.21'			
T71	N36° 35' 31"W	6.81'			
T72	S37° 22' 33"W	10.80'			
T73	N52° 37' 27"W	10.00'			
T74	N37° 22' 33"E	10.00'			
T75	S57° 12' 07"E	5.02'			
T76	S57° 12' 07"E	5.02'			
T77	N64° 51' 48"W	10.00'			
T78	N25° 08' 12"E	10.00'			
T79	S25° 08' 12"W	5.00'			
T80	S82° 22' 07"E	20.98'			
T81	S15° 16' 52"W	3.66'			
T82	S72° 19' 20"E	24.71'			
T83	N80° 46' 08"W	26.72'			
T84	S62° 18' 08"E	19.56'			
T85	N72° 19' 20"W	20.86'			
T86	S57° 12' 07"E	22.35'			
T87	N56° 32' 51"W	23.57'			
T88	N46° 02' 24"E	3.93'			
T89	N46° 02' 24"E	3.63'			
T90	S46° 55' 59"E	19.85'			

PLAT OF

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

(A REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

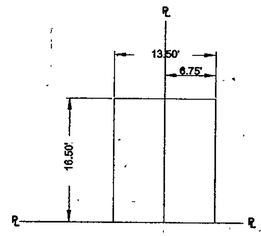
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)

TYPICAL 10.0' X 10.0' P.U.E.
NOT TO SCALE (A)

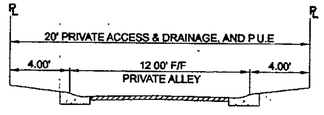
1. P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.
2. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY, SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.



ALLEY
(20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)

TYPICAL 13.5' X 16.5' P.U.E.
NOT TO SCALE (B)

1. P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.
2. THIS P.U.E. IS SIZED TO ACCOMODATE ELECTRIC TRANSFORMERS IN ACCORDANCE WITH WORKING SPACE CRITERIA OUTLINED IN PNM ELECTRIC SERVICE GUIDE 2011.
3. THIS DETAIL IS PROVIDED TO ILLUSTRATE TYPICAL P.U.E. GEOMETRY. SEE SHEET 6 FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.



TYPICAL ALLEY/ P.U.E. SECTION
NOT TO SCALE (C)

1. BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS
2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS. THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS.

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