

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°15'06"E.
4. Distances are ground distances.
5. Record easements taken from search and report File No. FT00058876 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, private access and private drainage easements granted with the filing of this plat. Easements are granted to and to be maintained by Mesa del Sol Community Company Inc.
9. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at
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.

**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.

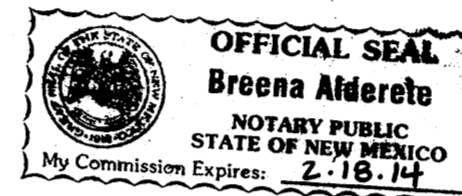
FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: Brent F. Dupes  
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 Breana Alderete  
Notary Public



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 \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
TIME WARNER	DATE

CITY APPROVALS:  
[Signature] 11-22-11  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

**TAX CERTIFICATION**

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

PARCEL # \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

**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



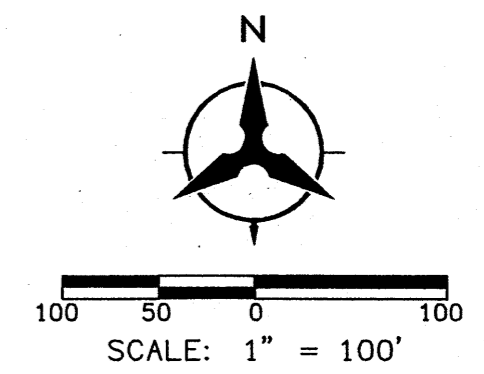
NOTE: TABLES ARE FOR THIS SHEET ONLY

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'

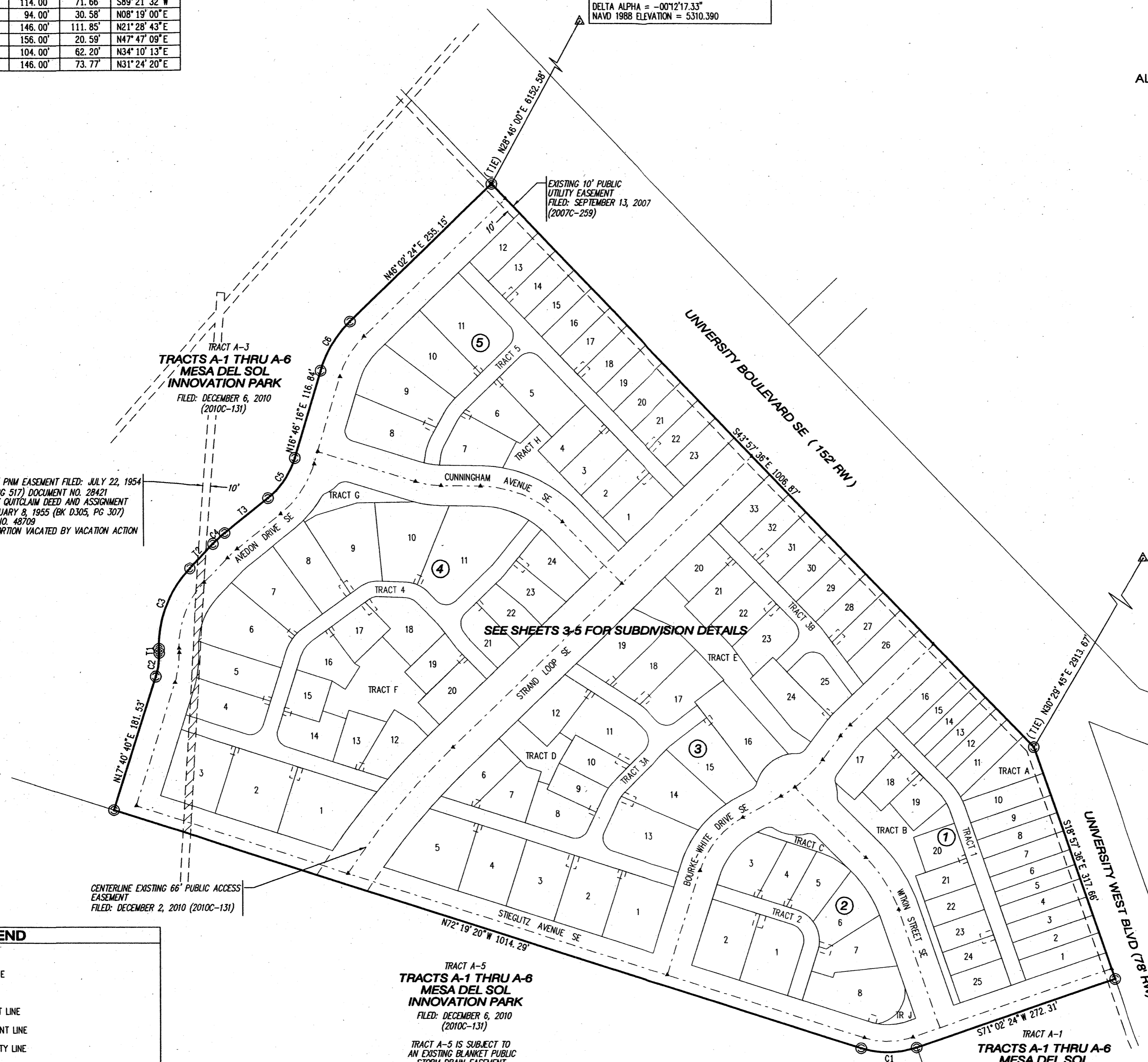
ACS BRASS TABLE STAMPED "3-016"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 1,533,498.782 Y = 1,457,045.094  
 GROUND TO GRID FACTOR = 0.999663002  
 DELTA ALPHA = -00°12'17.33"  
 NAVD 1988 ELEVATION = 5310.390

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



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  
 100RB-

ACS BRASS TABLE STAMPED "1-16"  
 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



SEE SHEETS 3-5 FOR SUBMISSION DETAILS

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)

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

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



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- 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 6 FOR EASEMENT DETAILS



SCALE: 1" = 50'

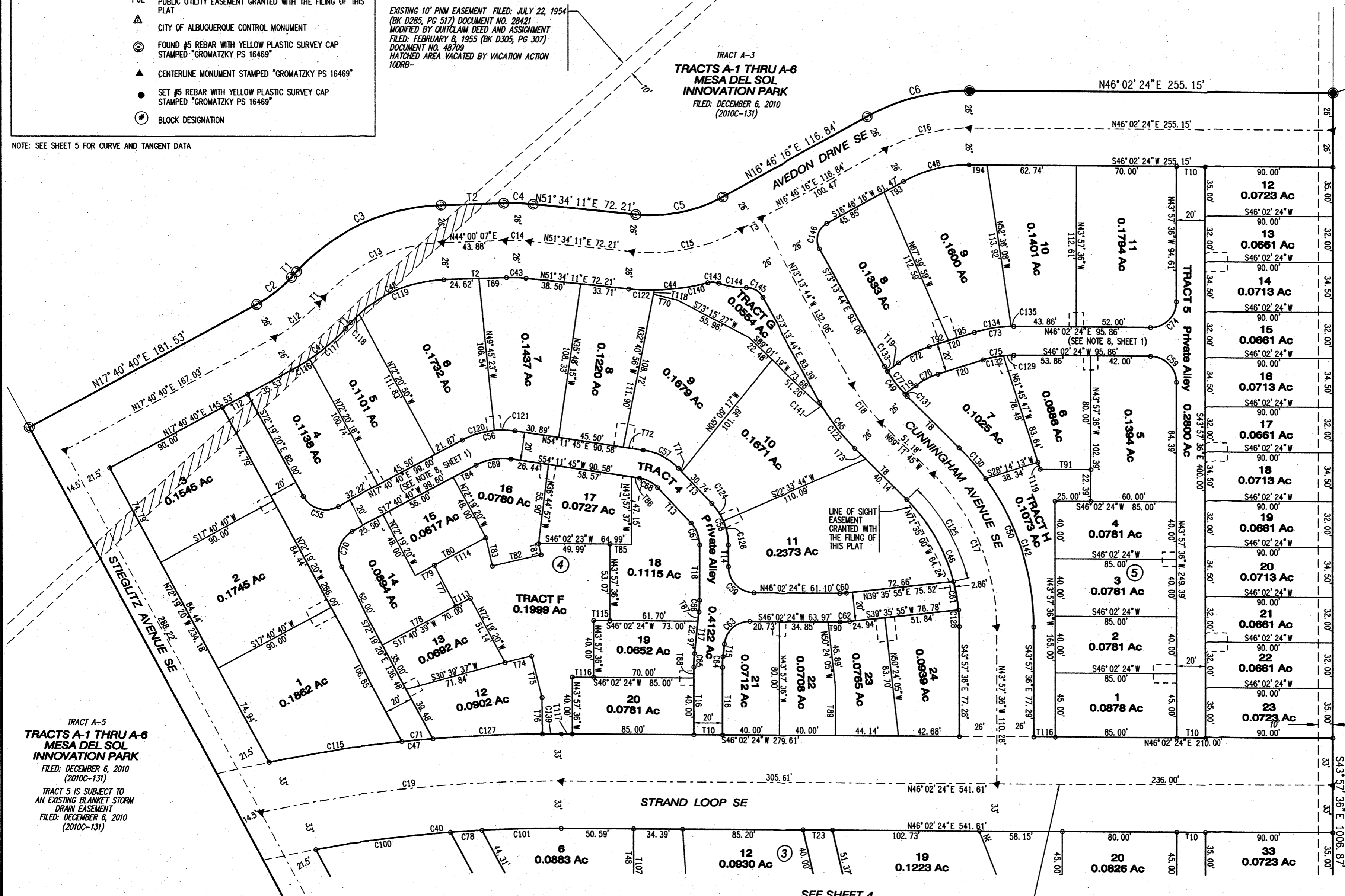
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 (A REPLAT OF TRACT A-2, MESA DEL SOL  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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 DOCUMENT NO. 48709  
 HATCHED AREA VACATED BY VACATION ACTION  
 100RB-

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

ACS BRASS TABLET STAMPED "3-016"  
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 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
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 GROUND TO GRID FACTOR = 0.999663002  
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 NAVD 1988 ELEVATION = 5310.390

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA



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)

UNIVERSITY BOULEVARD SE (152' RW)

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



SEE SHEET 4

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

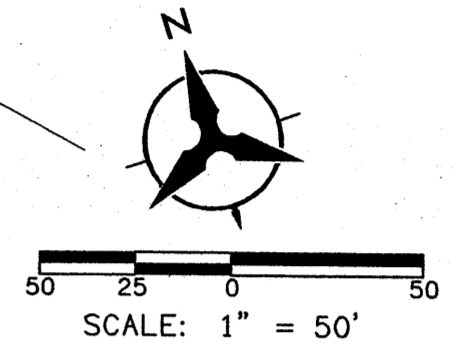
**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**LEGEND**

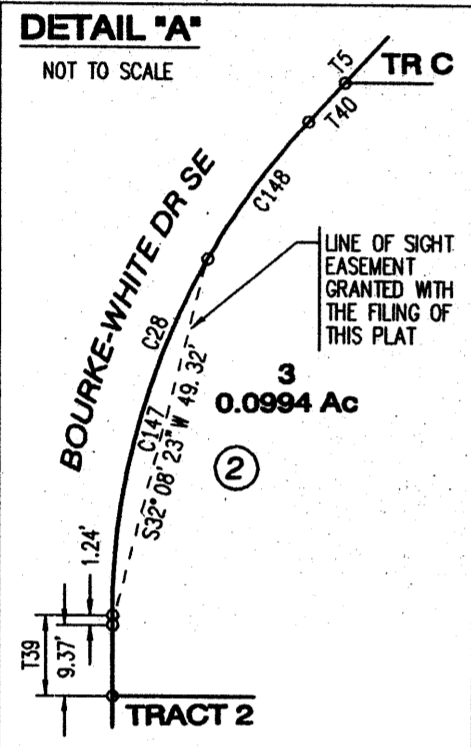
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "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 6 FOR EASEMENT DETAILS

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 SHEET 5 FOR CURVE AND TANGENT DATA



CENTERLINE EXISTING 66'  
 PUBLIC ACCESS EASEMENT  
 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)



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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'	71.66'	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'	42.84'	122.00'	42.19'	S62° 21' 54" E
C3	45° 02' 48"	80.54'	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'	20.59'	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"	47.46'	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° 56' 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"	82.49'	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'	S48° 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° 26' 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'	S88° 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' 36" E
C34	08° 59' 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'	12.92'	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"	87.16'	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'	S36° 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"	51.86'	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' 26"	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'	S66° 34' 43" E	C140	13° 54' 16"	19.02'	37.86'	156.00'	37.76'	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' 26" E
C56	36° 31' 05"	19.80'	38.24'	60.00'	37.60'	N35° 56' 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° 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							

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

**EASEMENT DETAILS**

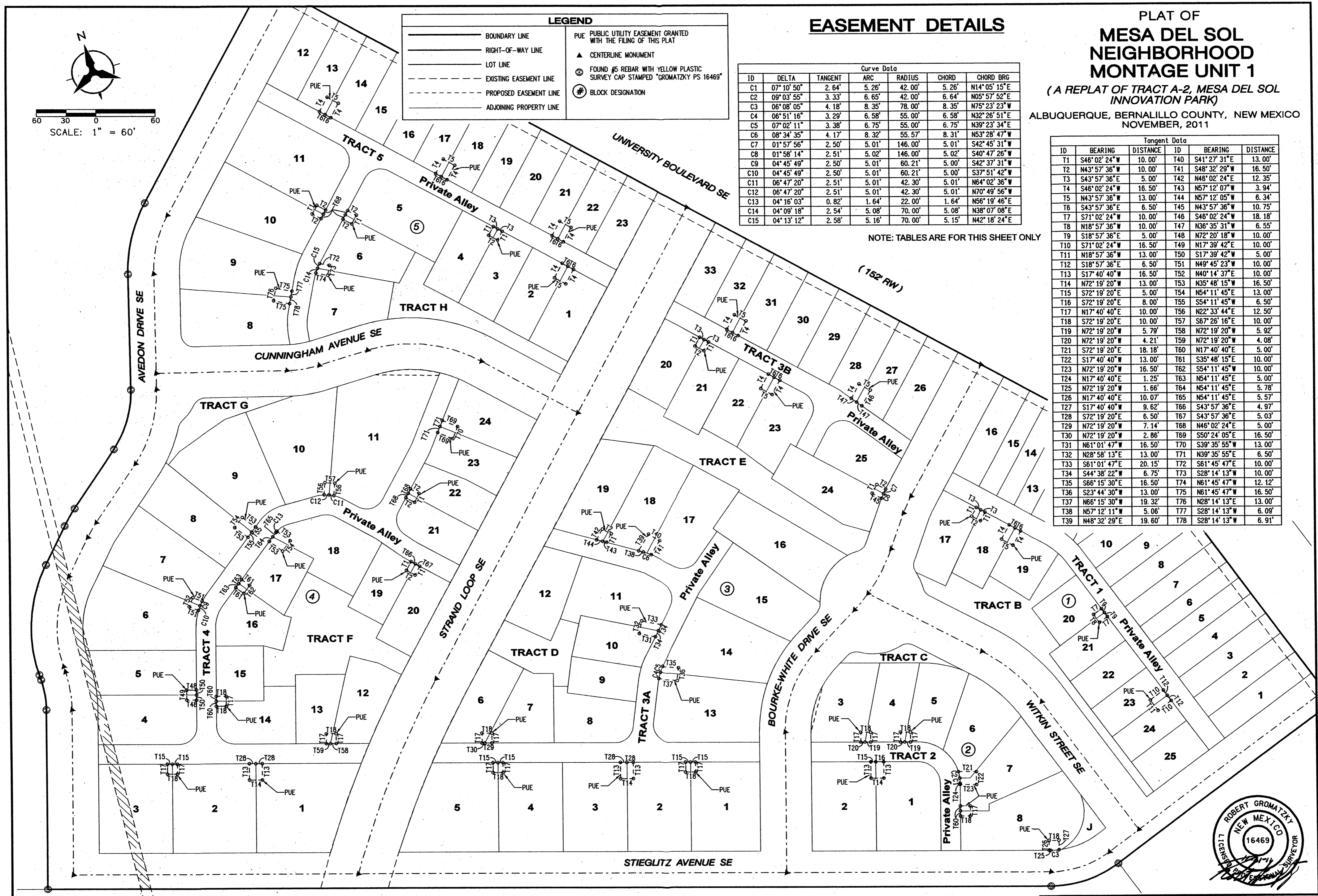
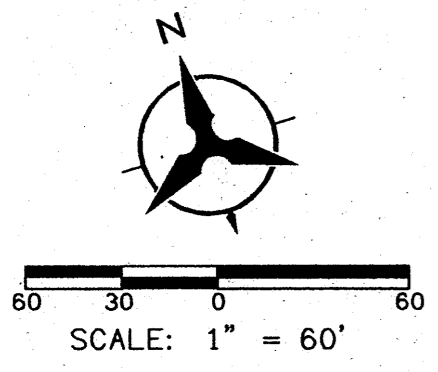
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15"E
C2	09° 03' 55"	3.33'	6.65'	42.00'	6.64'	N05° 57' 52"E
C3	06° 08' 05"	4.18'	8.35'	78.00'	8.35'	N75° 23' 23"W
C4	06° 51' 16"	3.29'	6.58'	55.00'	6.58'	N32° 26' 51"E
C5	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39° 23' 34"E
C6	08° 34' 35"	4.17'	8.32'	55.57'	8.31'	N53° 28' 47"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	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S42° 37' 31"W
C10	04° 45' 49"	2.50'	5.01'	60.21'	5.00'	S37° 51' 42"W
C11	06° 47' 20"	2.51'	5.01'	42.30'	5.01'	N64° 02' 36"W
C12	06° 47' 20"	2.51'	5.01'	42.30'	5.01'	N70° 49' 56"W
C13	04° 16' 03"	0.82'	1.64'	22.00'	1.64'	N56° 19' 46"E
C14	04° 09' 18"	2.54'	5.08'	70.00'	5.08'	N38° 07' 08"E
C15	04° 13' 12"	2.58'	5.16'	70.00'	5.15'	N42° 18' 24"E

NOTE: TABLES ARE FOR THIS SHEET ONLY

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S46° 02' 24"W	10.00'	T40	S41° 27' 31"E	13.00'
T2	N43° 57' 36"W	10.00'	T41	S48° 32' 29"W	16.50'
T3	S43° 57' 36"E	5.00'	T42	N48° 02' 24"E	12.35'
T4	S46° 02' 24"W	16.50'	T43	N57° 12' 07"W	3.94'
T5	N43° 57' 36"W	13.00'	T44	N57° 12' 05"W	6.34'
T6	S43° 57' 36"E	6.50'	T45	N43° 57' 36"W	10.75'
T7	S71° 02' 24"W	10.00'	T46	S46° 02' 24"W	18.18'
T8	N18° 57' 36"W	10.00'	T47	N36° 35' 31"W	6.55'
T9	S18° 57' 36"E	5.00'	T48	N72° 20' 18"W	10.00'
T10	S71° 02' 24"W	16.50'	T49	N17° 39' 42"E	10.00'
T11	N18° 57' 36"W	13.00'	T50	S17° 39' 42"W	5.00'
T12	S18° 57' 36"E	6.50'	T51	N49° 45' 23"W	10.00'
T13	S17° 40' 40"W	16.50'	T52	N40° 14' 37"E	10.00'
T14	N72° 19' 20"W	13.00'	T53	N35° 48' 15"W	16.50'
T15	S72° 19' 20"E	5.00'	T54	N54° 11' 45"E	13.00'
T16	S72° 19' 20"E	8.00'	T55	S54° 11' 45"W	6.50'
T17	N17° 40' 40"E	10.00'	T56	N22° 33' 44"E	12.50'
T18	S72° 19' 20"E	10.00'	T57	S67° 26' 16"E	10.00'
T19	N72° 19' 20"W	5.79'	T58	N72° 19' 20"W	5.92'
T20	N72° 19' 20"W	4.21'	T59	N72° 19' 20"W	4.08'
T21	S72° 19' 20"E	18.18'	T60	N17° 40' 40"E	5.00'
T22	S17° 40' 40"W	13.00'	T61	S35° 48' 15"E	10.00'
T23	N72° 19' 20"W	16.50'	T62	S54° 11' 45"W	10.00'
T24	N17° 40' 40"E	1.25'	T63	N54° 11' 45"E	5.00'
T25	N72° 19' 20"W	1.66'	T64	N54° 11' 45"E	5.78'
T26	N17° 40' 40"E	10.07'	T65	N54° 11' 45"E	5.57'
T27	S17° 40' 40"W	9.62'	T66	S43° 57' 36"E	4.97'
T28	S72° 19' 20"E	6.50'	T67	S43° 57' 36"E	5.03'
T29	N72° 19' 20"W	7.14'	T68	N46° 02' 24"E	5.00'
T30	N72° 19' 20"W	2.86'	T69	S50° 24' 05"E	16.50'
T31	N61° 01' 47"W	16.50'	T70	S39° 35' 55"W	13.00'
T32	N28° 58' 13"E	13.00'	T71	N39° 35' 55"E	6.50'
T33	S61° 01' 47"E	20.15'	T72	S61° 45' 47"E	10.00'
T34	S44° 38' 22"W	6.75'	T73	S28° 14' 13"W	10.00'
T35	S66° 15' 30"E	16.50'	T74	N61° 45' 47"W	12.12'
T36	S23° 44' 30"W	13.00'	T75	N61° 45' 47"W	16.50'
T37	N66° 15' 30"W	19.32'	T76	N28° 14' 13"E	13.00'
T38	N57° 12' 11"W	5.06'	T77	S28° 14' 13"W	6.09'
T39	N48° 32' 29"E	19.60'	T78	S28° 14' 13"W	6.91'

**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



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 6 OF 6

# PRELIMINARY 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  
DECEMBER, 2010

## LEGAL DESCRIPTION

TRACT "A-2" 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 #2010123421

## GENERAL NOTES

- EXISTING ZONING: PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 17.9801 Acres  
TOTAL NUMBER OF LOTS/TRACTS: 114 LOTS; 14 TRACTS INCLUDING 6 ALLEY TRACTS  
PROPOSED GROSS DENSITY: 6.3 DU/AC.
- MINIMUM LOT DIMENSIONS: 20x110'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 0.58 MILES OF FULL WIDTH STREETS CREATED  
0.26 MILES OF HALF WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16
- TRACTS A-H 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 THE ADJOINING LOTS.

## ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- WITH THE EXCEPTION OF LOTS ADJACENT TO UNIVERSITY BOULEVARD, ALL LOT SIDEWAYS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

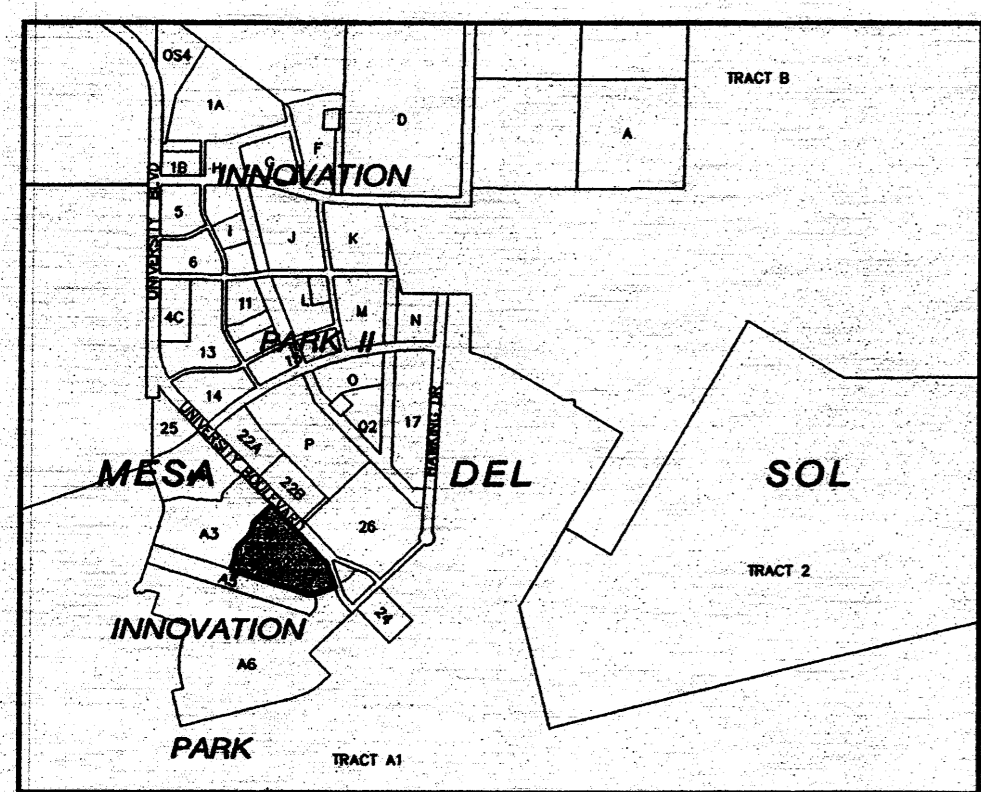
## SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #8 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.S., P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

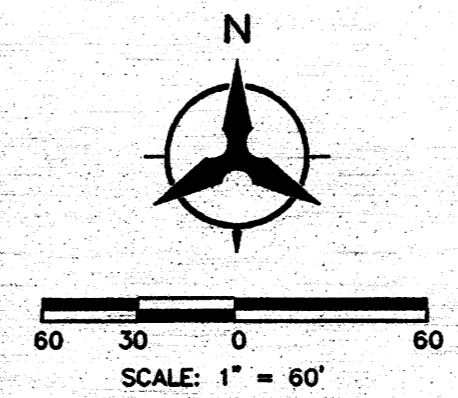
**BUILDING SETBACK SUMMARY TABLE**

LOT TYPE	BLOCK	LOTS	FRONT	SIDE	SIDE @ STREET	REAR
C	2	1-2	10'	5'	10'	5'
D1	3	13-19	10'	5'	10'	4'
D2	4	20-25	10'	5'	10'	4'
E1	5	26-33	10'	5'	10'	4'
SP	6	34-38	10'	0' (ONE SIDE), 5' (OPPOSITE SIDE)	10'	4'
TH	7	39-41	5'	0'	4' (GARAGE), 24' (PRINCIPLE BLDG)	4'

**LEVEL B MASTER PLAN TERMINOLOGY**  
SINGLE FAMILY DETACHED STANDARD STREET FACING - TYPES C, D1, D2  
SINGLE FAMILY DETACHED COMPOUNDS/COURTS - TYPE E1  
SINGLE FAMILY ATTACHED DUPLEX - TYPE SP  
SINGLE FAMILY ATTACHED TOWNHOUSE - TYPE TH



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

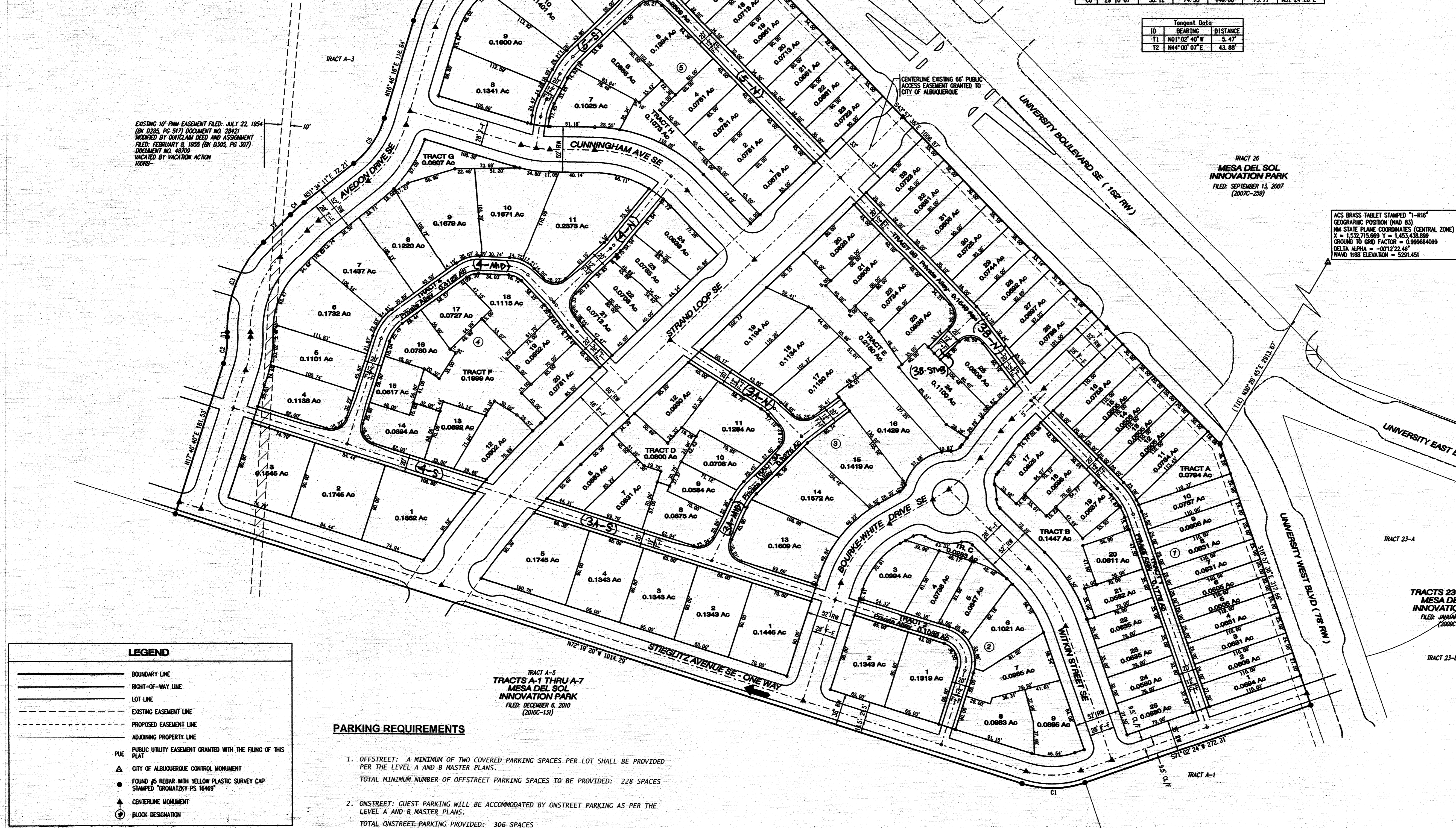


**Curve Data**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	36°38'16"	37.74'	72.90'	114.00'	71.85'	S89°21'32" W
C2	18°43'21"	15.55'	36.72'	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°47'09" 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'



**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 #8 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT
- ⊙ BLOCK DESIGNATION

**PARKING REQUIREMENTS**

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.  
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 228 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.  
TOTAL ONSTREET PARKING PROVIDED: 306 SPACES

ACS BRASS TABLET STAMPED "1-16"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,532,765.089 Y = 1,453,438.889  
GROUND TO GRID FACTOR = 0.999964099  
DELTA ALPHA = -0°12'22.48"  
NAVD 1985 ELEVATION = 5291.451

100 White 12/16/10  
SOLID WASTE DEPT. DATE

AJD PLANS CHECKING OFFICE  
924-3511  
APPROVED/DISAPPROVED  
12/16/10  
SIGNATURE & DATE

APPROVED

12-8-10  
CITY SURVEYOR DATE

12/10  
MICHAEL D. DALY, PRESIDENT DATE  
MESA DEL SOL, LLC

**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4536  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**PRELIMINARY 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  
DECEMBER, 2010

**LEGAL DESCRIPTION**

TRACT A-2 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 #2010123421

**GENERAL NOTES**

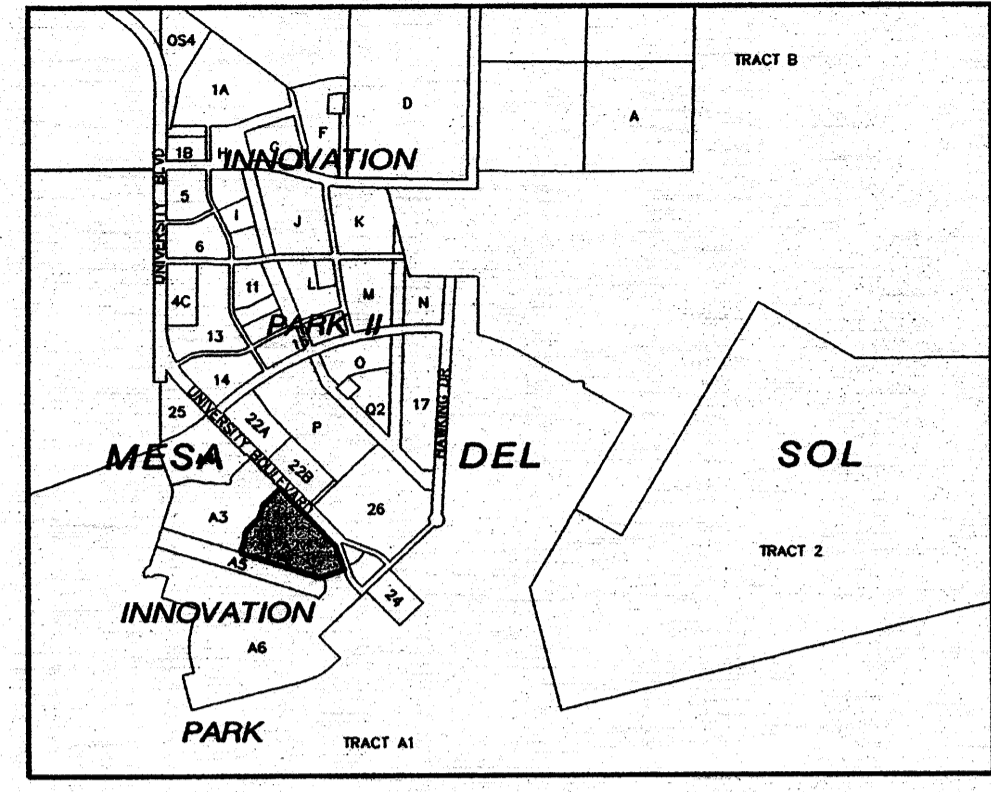
- EXISTING ZONING: PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 17.9801 Acres  
TOTAL NUMBER OF LOTS/TRACTS: 114 LOTS; 14 TRACTS INCLUDING 6 ALLEY TRACTS  
PROPOSED GROSS DENSITY: 6.3 DU/AC.
- MINIMUM LOT DIMENSIONS: 20x110'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 0.58 MILES OF FULL WIDTH STREETS CREATED  
0.26 MILES OF HALF WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-18

**ADDITIONAL NOTES**

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- WITH THE EXCEPTION OF LOTS ADJACENT TO UNIVERSITY BOULEVARD, ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

**SURVEY NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

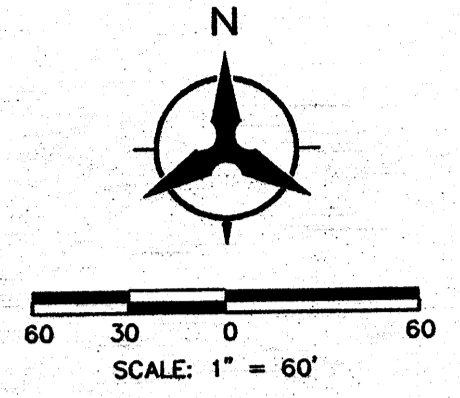


**LOCATION MAP**  
ZONE ATLAS INDEX MAP NO. R-18  
NOT TO SCALE

**BUILDING SETBACK SUMMARY TABLE**

LOT TYPE	BLOCK	LOTS	FRONT	SIDE	SIDE @ STREET	REAR
C	1	1-2	10'	5'	10'	5'
D1	1	1-3	10'	5'	10'	4'
D2	1	1-3	10'	5'	10'	4'
E1	1	1-3	10'	5'	10'	4'
SP	1	1-3	10'	5' (ONE SIDE), 5' (OPPOSITE SIDE)	10'	4'
TH	1	1-10	5'	0'	5' (GARAGE), 24' (PRINCIPLE BLDG)	4'

ACS BRASS TABLET STAMPED "3-016"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,533,488.782 Y = 1,457,045.094  
GROUND TO GRID FACTOR = 0.999963002  
DELTA ALPHA = -0.0121713"  
NAVD 1988 ELEVATION = 5310.390



**Curve Data**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	26° 36' 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'

EXISTING 10' PUE EASEMENT FILED: JULY 22, 1954  
(BK 0385, PG 517) DOCUMENT NO. 28947  
MODIFIED BY OUTLAW DEED AND ASSIGNMENT  
FILED: FEBRUARY 8, 1955 (BK D305, PG 307)  
DOCUMENT NO. 48729  
VACATED BY VACATION ACTION  
10498-

ACS BRASS TABLET STAMPED "1-816"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,532,715.889 Y = 1,453,438.899  
GROUND TO GRID FACTOR = 0.999964099  
DELTA ALPHA = -0.0122246"  
NAVD 1988 ELEVATION = 5291.451

**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
- ⊙ BLOCK DESIGNATION

**PARKING REQUIREMENTS**

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.  
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 228 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.  
TOTAL ONSTREET PARKING PROVIDED: 306 SPACES

TRACT A-5  
TRACTS A-1 THRU A-7  
MESA DEL SOL  
INNOVATION PARK  
FILED: DECEMBER 6, 2010  
(2010C-131)

*Jos White* 12/16/10  
SOLID WASTE DEPT. DATE

APD PLANS CHECKING OFFENSE  
924-3511  
APPROVED/NOT APPROVED  
*[Signature]* 12/16/10  
SIGNATURE/DATE

**APPROVED**

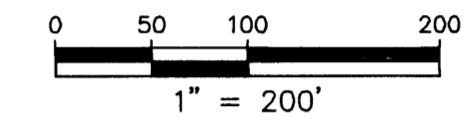
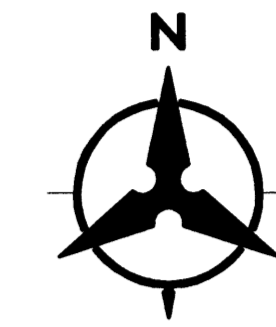
*[Signature]* 12-8-10  
CITY SURVEYOR DATE

*[Signature]* 12/17/10  
MICHAEL D. DALY, PRESIDENT DATE  
MESA DEL SOL, LLC

**Bohannon & Huston**  
Court yard | 7600 Jefferson St. NE Albuquerque, NM 87109-4336  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

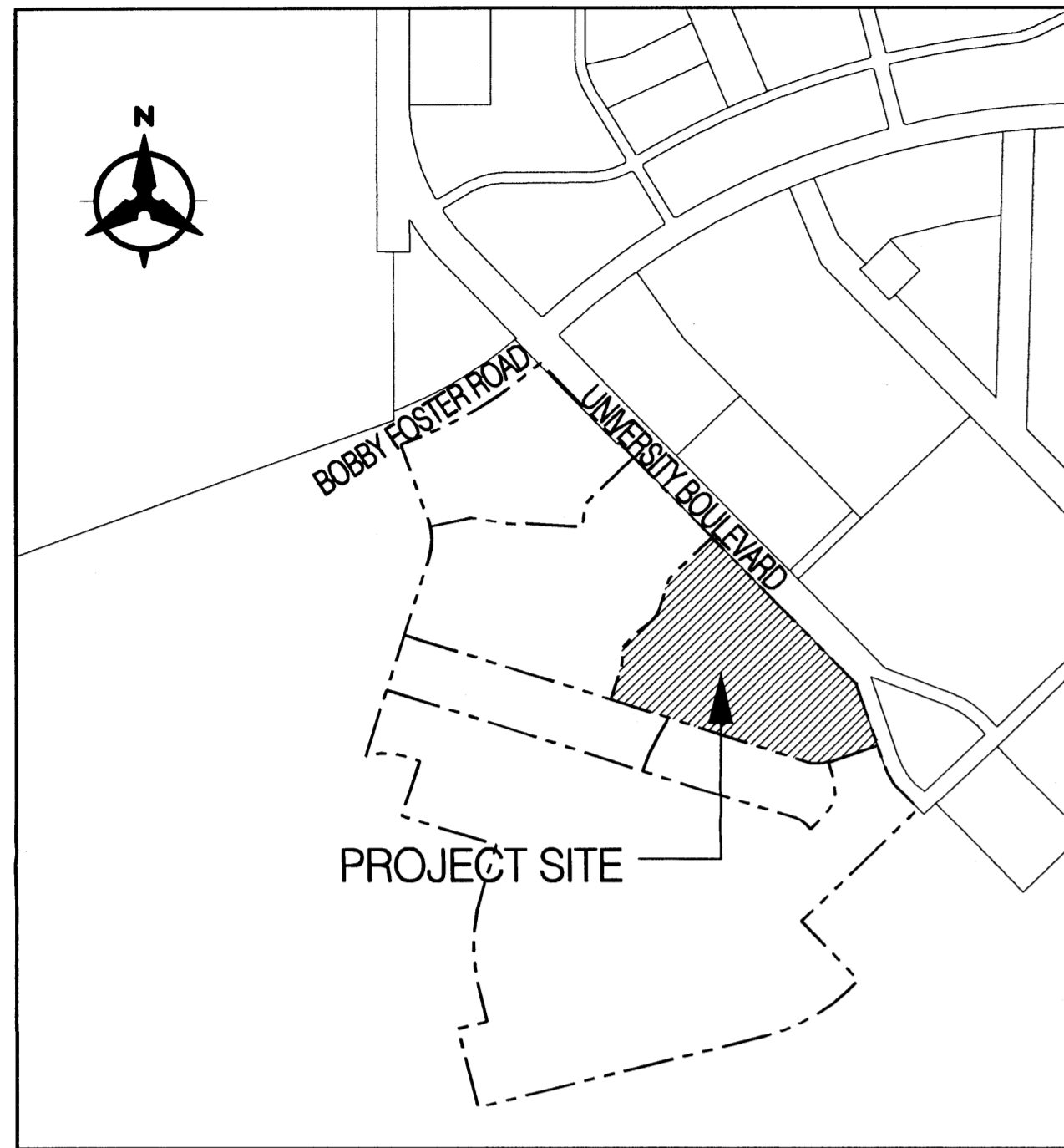
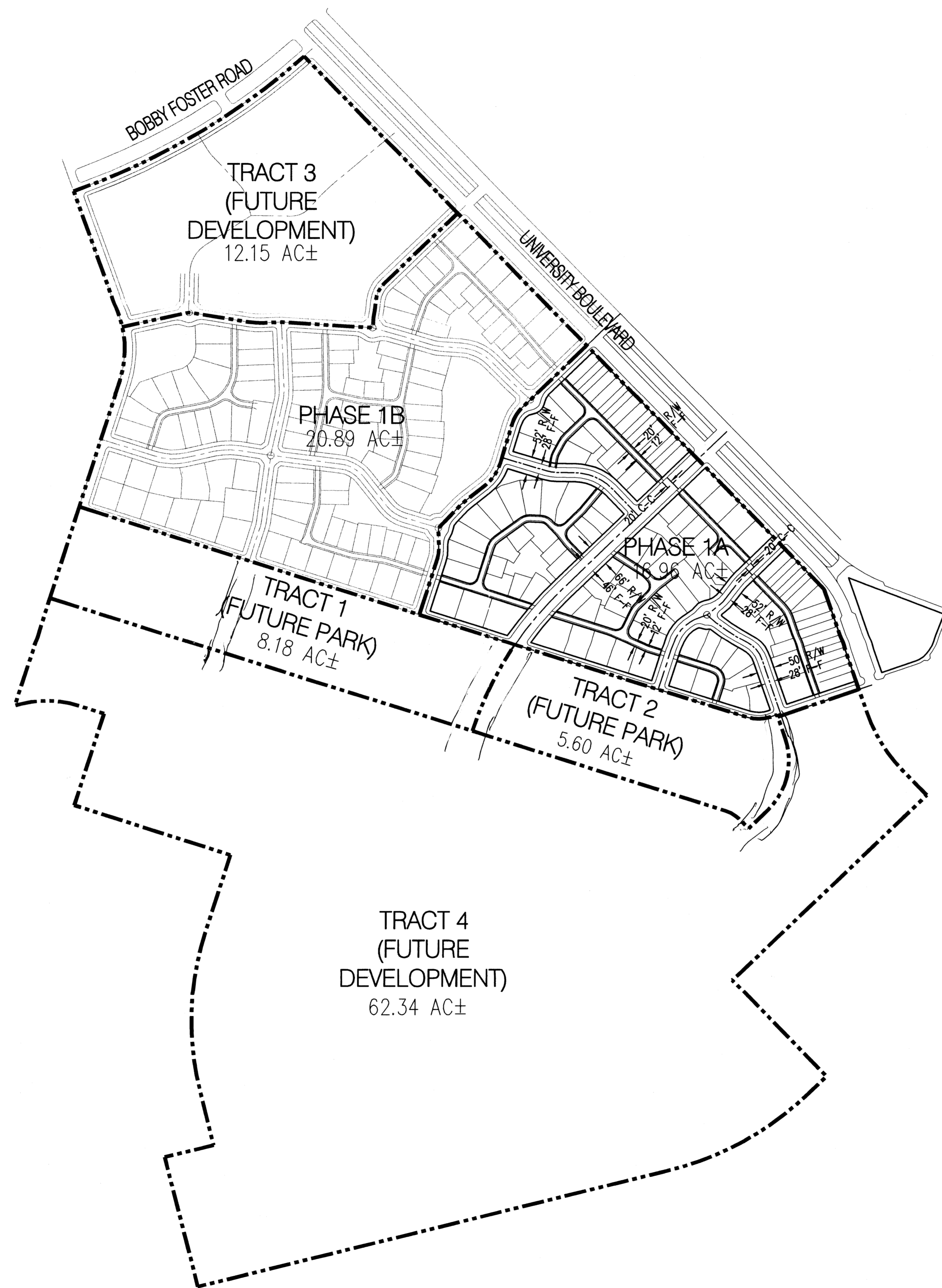


# MESA DEL SOL FIRST NEIGHBORHOOD PHASE 1A



NOTES:

1. EXISTING ZONING: SU2-PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
2. PROPOSED ACREAGE: 12.26 AC
3. MINIMUM LOT DIMENSION: 40'X40'
4. PROPOSED NUMBER OF LOTS: 120±



VICINITY MAP  
NOT TO SCALE

**Bohannon ▲ Huston**

Courtyard | 7800 Jefferson St. NE | Albuquerque, NM 87109-4535  
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

**PRELIMINARY 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  
DECEMBER, 2010

**LEGAL DESCRIPTION**

TRACT 'A-2' 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 #2010123421

**GENERAL NOTES**

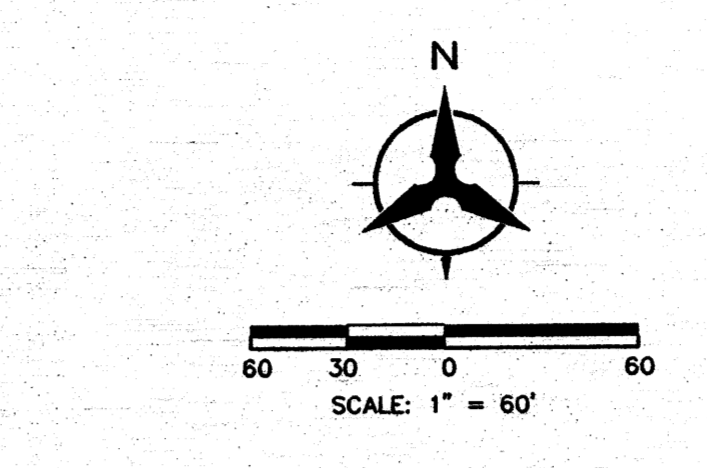
- EXISTING ZONING: PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 17,9801 Acres  
TOTAL NUMBER OF LOTS/TRACTS: 114 LOTS; 14 TRACTS INCLUDING 6 ALLEY TRACTS  
PROPOSED GROSS DENSITY: 6.3 DU/AC.
- MINIMUM LOT DIMENSIONS: 20x110'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 0.58 MILES OF FULL WIDTH STREETS CREATED  
0.26 MILES OF HALF WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16

**ADDITIONAL NOTES**

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- WITH THE EXCEPTION OF LOTS ADJACENT TO UNIVERSITY BOULEVARD, ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

**SURVEY NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PCS, PFS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (A) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.



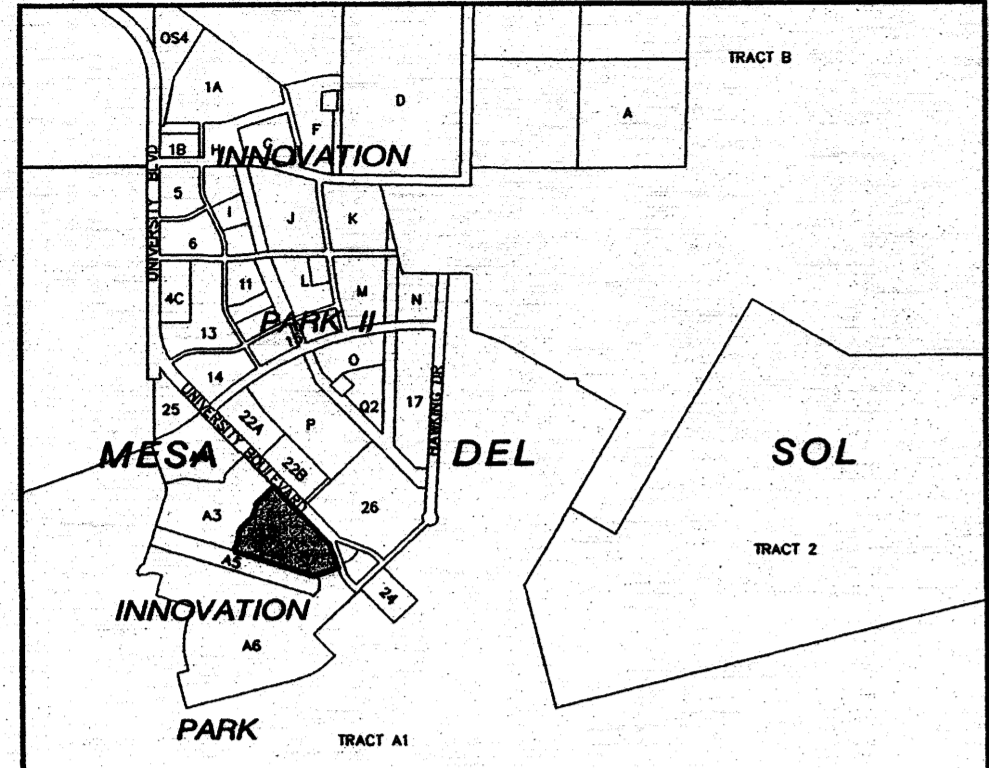
Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	36° 38' 16"	37.74	72.90	114.00	71.66
C2	18° 43' 21"	15.50	30.72	94.00	30.55
C3	45° 02' 48"	60.54	114.79	146.00	111.85
C4	07° 34' 04"	10.32	20.60	156.00	20.59
C5	34° 47' 54"	32.59	63.16	104.00	62.20
C6	29° 16' 07"	38.12	74.58	146.00	73.77

Tangent Data		
ID	BEARING	DISTANCE
T1	N01°02'40"W	5.47
T2	N44°00'07"E	43.89

**BUILDING SETBACK SUMMARY TABLE**

LOT TYPE	BLOCK	LOTS	FRONT	SIDE	SIDE @ STREET	REAR
C	1-2	3	10'	5'	10'	5'
D1	1-3	4	10'	5'	10'	4'
D2	1-3	4	10'	5'	10'	4'
D3	1-3	4	10'	5'	10'	4'
D4	1-3	4	10'	5'	10'	4'
D5	1-3	4	10'	5'	10'	4'
E1	1-3	4	10'	5'	10'	4'
E2	1-3	4	10'	5'	10'	4'
E3	1-3	4	10'	5'	10'	4'
E4	1-3	4	10'	5'	10'	4'
E5	1-3	4	10'	5'	10'	4'
SP	1-3	4	10'	5'	10'	4'
TH	1-3	4	10'	5'	10'	4'



EXISTING 10' PUE EASEMENT FILED: JULY 22, 1954  
(BY 0285, PG 517) DOCUMENT NO. 28921  
MODIFIED BY QUILTAN DEED AND ASSIGNMENT  
FILED: FEBRUARY 8, 1955 (BK 0305, PG 307)  
DOCUMENT NO. 49729  
VACATED BY VACATION ACTON  
10889-

ACS BRASS TABLE STAMPED "1-R16"  
GEOGRAPHIC POSITION (NAD 83)  
NW STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,532,715.669 Y = 1,453,438.899  
GROUND TO GRID FACTOR = 0.99984099  
DELTA ALPHA = -0.01222, 45  
NAVD 1988 ELEVATION = 5291.451

**LEGEND**

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

**PARKING REQUIREMENTS**

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.  
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 228 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.  
TOTAL ONSTREET PARKING PROVIDED: 306 SPACES

100 White 12/16/10  
SOLID WASTE DEPT. DATE

A&P PLANS CHECKING OFFICE  
624-3511  
APPROVED/REAPPROVED  
12/16/10  
SIGNATURE OF DATE

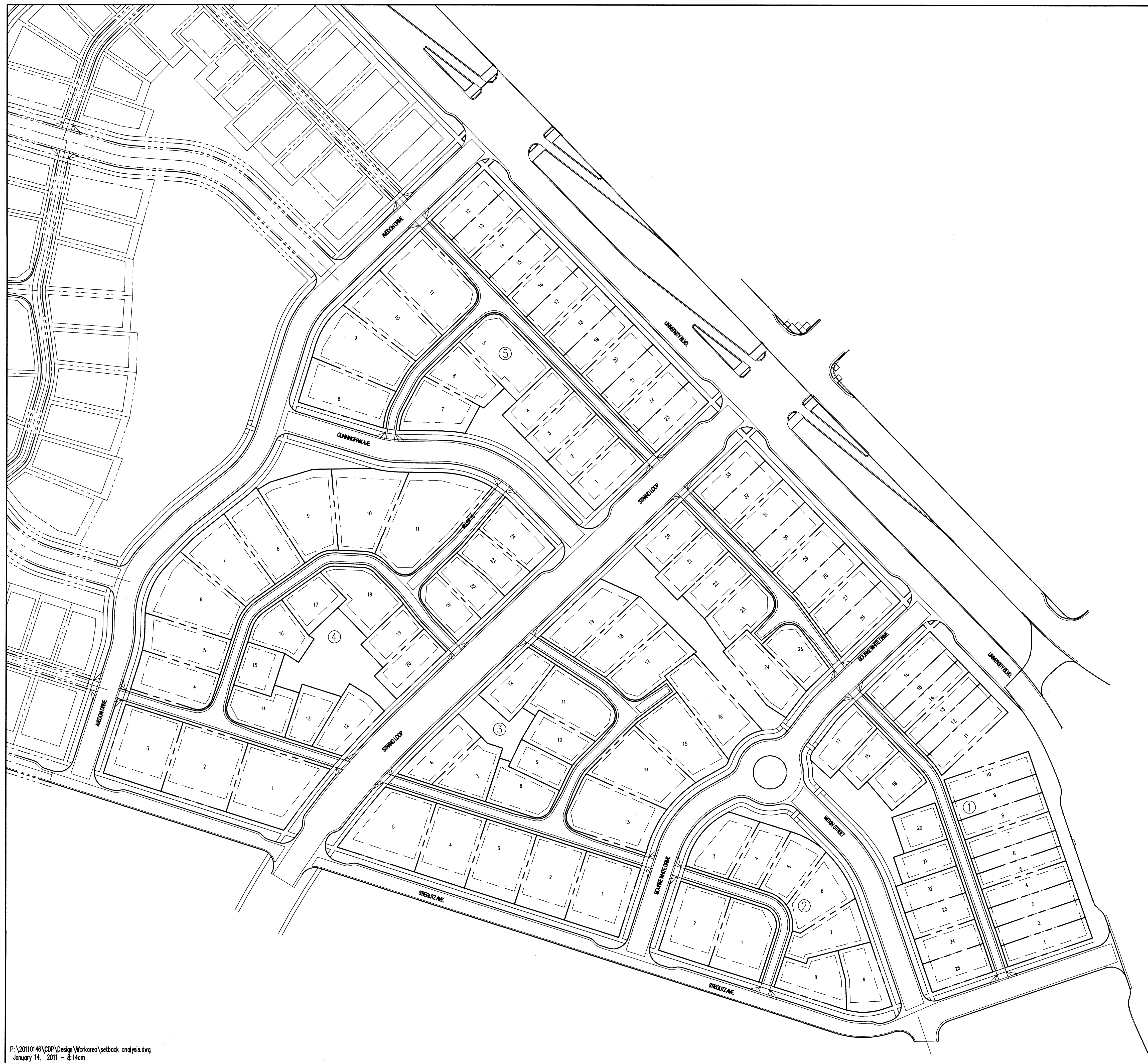
**APPROVED**

*[Signature]* 12-8-10  
CITY SURVEYOR DATE

*[Signature]* 12/17/10  
MICHAEL D. DALY, PRESIDENT DATE  
MESA DEL SOL, LLC

**Bohannon & Huston**  
 Courtyard | 7600 Jefferson St. NE | Albuquerque, NM 87109-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

BUILDING SETBACK EXHIBIT  
MONTAGE UNIT 1  
MESA DEL SOL NEIGHBORHOOD  
JANUARY 2011

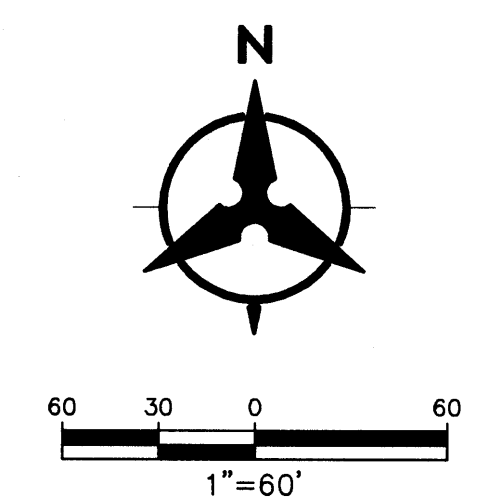


**BUILDING SETBACK SUMMARY TABLE**

LOT TYPE	BLOCK	LOTS	BUILDING SETBACKS			
			FRONT	SIDE	SIDE @ STREET	REAR
C	1	1-2				
	3	1-5	10'	5'	10'	5'
	4	1-3				
D1	3	13-19				
	4	4-11	10'	5'	10'	4'
	5	8-11				
D2	2	3-9				
	3	20-25	10'	5'	10'	4'
	4	21-24				
E1	5	1-7				
	1	17-21				
	3	6-12	10'	5'	10'	4'
SP	4	12-20				
	1	21-25				
	3	26-33	10'	0' (ONE SIDE), 5' (OPPOSITE SIDE)	10'	4'
TH	5	12-23				
	1	1-10	5'	0'	5' (ST OR CLUSTER BREAK)	4' (GARAGE), 24' (PRINCIPLE BLDG)

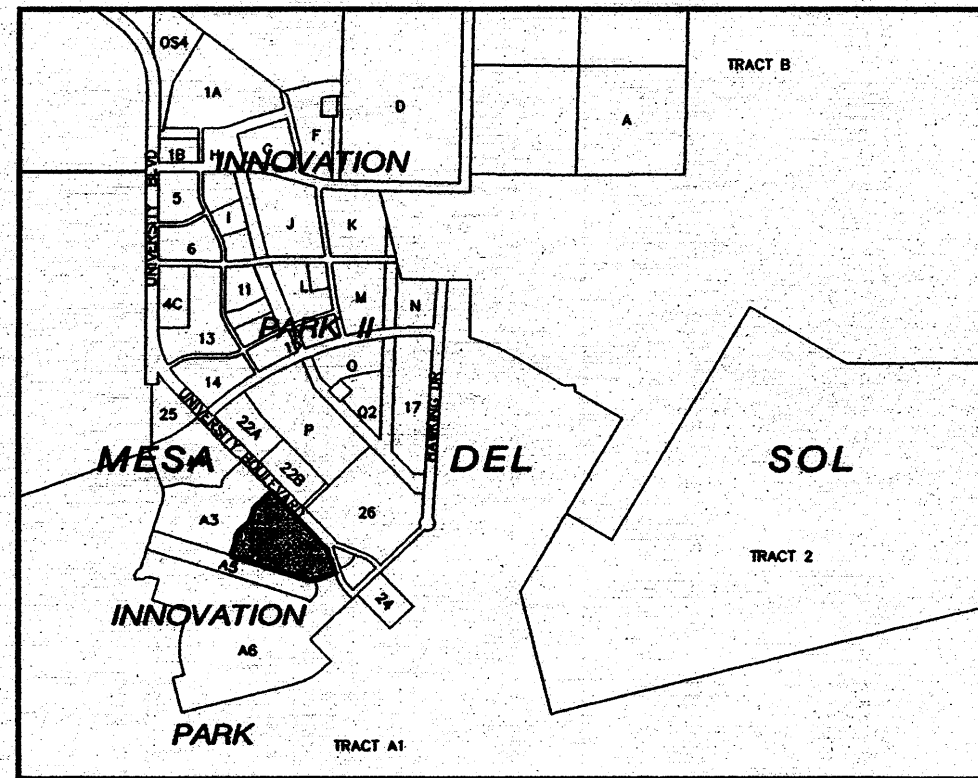
- NOTES:
- BUILDING SETBACKS SHALL CONFORM WITH THE LEVEL A AND LEVEL B MASTER PLANS.
  - MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE 10'.
  - TH AND SP PRODUCT TYPES ARE TOWNHOME AND STREET PAIR WHICH ARE ATTACHED UNITS.

**LEGEND**  
 PROPOSED BUILDING FOOTPRINT

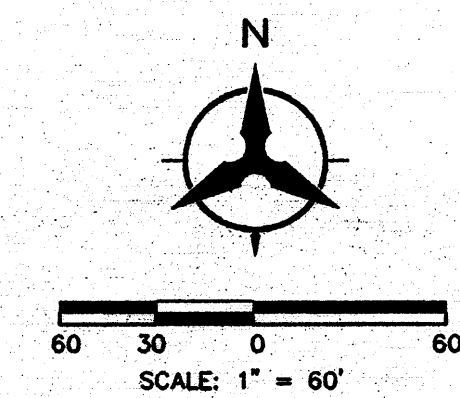


**PRELIMINARY PLAT OF  
MESA DEL SOL  
NEIGHBORHOOD  
MONTAGE UNIT 1**

(A REPLAT OF TRACT A-2, MESA DEL SOL  
INNOVATION PARK)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2010



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



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'	38.72'	54.00'	38.58'	N05° 19' 09" E
C3	45° 02' 48"	60.54'	114.79'	146.00'	111.25'	N21° 28' 43" E
C4	07° 34' 04"	10.32'	20.60'	158.00'	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'

EXISTING 10' PUE EASEMENT FILED: JULY 22, 1954  
(BK 0285, PG 517) DOCUMENT NO. 28421  
MODIFIED BY QUILTAM DEED AND ASSIGNMENT  
FILED: FEBRUARY 8, 1955 (BK 0305, PG 307)  
DOCUMENT NO. 45709  
VACATED BY VACATION ACTION  
10026

ACS BRASS TABLE STAMPED "1-R16"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 1,532,715.889 Y = 1,453,438.899  
GROUND TO GRID FACTOR = 0.99984989  
DELTA ALPHA = -0012'22.46"  
NAVD 1988 ELEVATION = 5291.451'

**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 1/2" REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16468"
- ▲ CENTERLINE MONUMENT
- ⊙ BLOCK DESIGNATION

**LEGAL DESCRIPTION**

TRACT "A-2" BULK LAND PLAT OF TRACTS A-1 THRU A-8 MESA DEL SOL INNOVATION PARK  
FILED: DECEMBER 6, 2010 IN BOOK 2010C, PAGE 131 AS DOCUMENT #2010123421

**GENERAL NOTES**

- EXISTING ZONING: PC  
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 17.9801 Acres  
TOTAL NUMBER OF LOTS/TRACTS: 114 LOTS; 14 TRACTS INCLUDING 6 ALLEY TRACTS  
PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 20x110'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 0.58 MILES OF FULL WIDTH STREETS CREATED  
0.26 MILES OF HALF WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16

**ADDITIONAL NOTES**

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- WITH THE EXCEPTION OF LOTS ADJACENT TO UNIVERSITY BOULEVARD, ALL LOT SIDERYARDS SHALL HAVE A 6' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

**SURVEY NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16468".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE POS. PTS. ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16468".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

TRACT A-5  
TRACTS A-1 THRU A-7  
MESA DEL SOL  
INNOVATION PARK  
FILED: DECEMBER 6, 2010  
(2010C-13)

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

APPROVED

*[Signature]* 12-8-10  
CITY SURVEYOR DATE

*[Signature]* 12/7/10  
MICHAEL D. DALY, PRESIDENT DATE  
MESA DEL SOL, LLC

**Bohannon & Huston**  
Engineering • Spatial Data • Advanced Technologies  
Courtney 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335

BUILDING SETBACK EXHIBIT  
MONTAGE UNIT 1  
MESA DEL SOL NEIGHBORHOOD  
JANUARY 2011


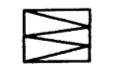



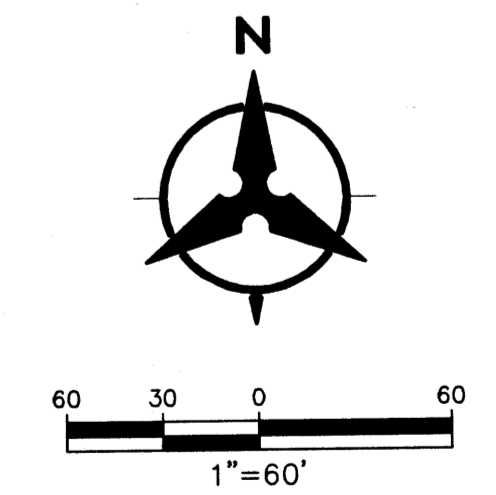
**BUILDING SETBACK SUMMARY TABLE**

LEVEL B DESCRIPTION	LOT TYPE	BLOCK	LOTS	BUILDING SETBACKS			
				FRONT	SIDE	SIDE @ STREET	REAR
SINGLE FAMILY DETACHED STANDARD STREET FACING	C	2	1-2	10' MIN	5' MIN	10' MIN	5' MIN
		3	1-5	15' MAX			
		4	1-3				
	D1	3	13-19	10' MIN	5' MIN	10' MIN	4' MIN
		4	4-11	15' MAX			
		5	8-11				
D2	2	3-9	10' MIN	5' MIN	10' MIN	4' MIN	
	3	20-25	15' MAX				
	4	21-24					
SINGLE FAMILY DETACHED COMPOUNDS/COURTS	E1	1	17-21	10' MIN	5' MIN	10' MIN	4' MIN
		3	6-12				
		4	12-20				
SINGLE FAMILY ATTACHED DUPLEX	SP	1	22-25	10' MIN	0' MIN (ONE SIDE), 5' MIN (OPPOSITE)	10' MIN	4' MIN
		3	26-33				
		5	12-23				
SINGLE FAMILY ATTACHED TOWNHOUSE	TH	1	1-16	5' MIN	0' MIN	5' MIN (ST OR CLUSTER BREAK)	4' MIN (GARAGE), 24' MIN (PRINCIPLE BLDG)

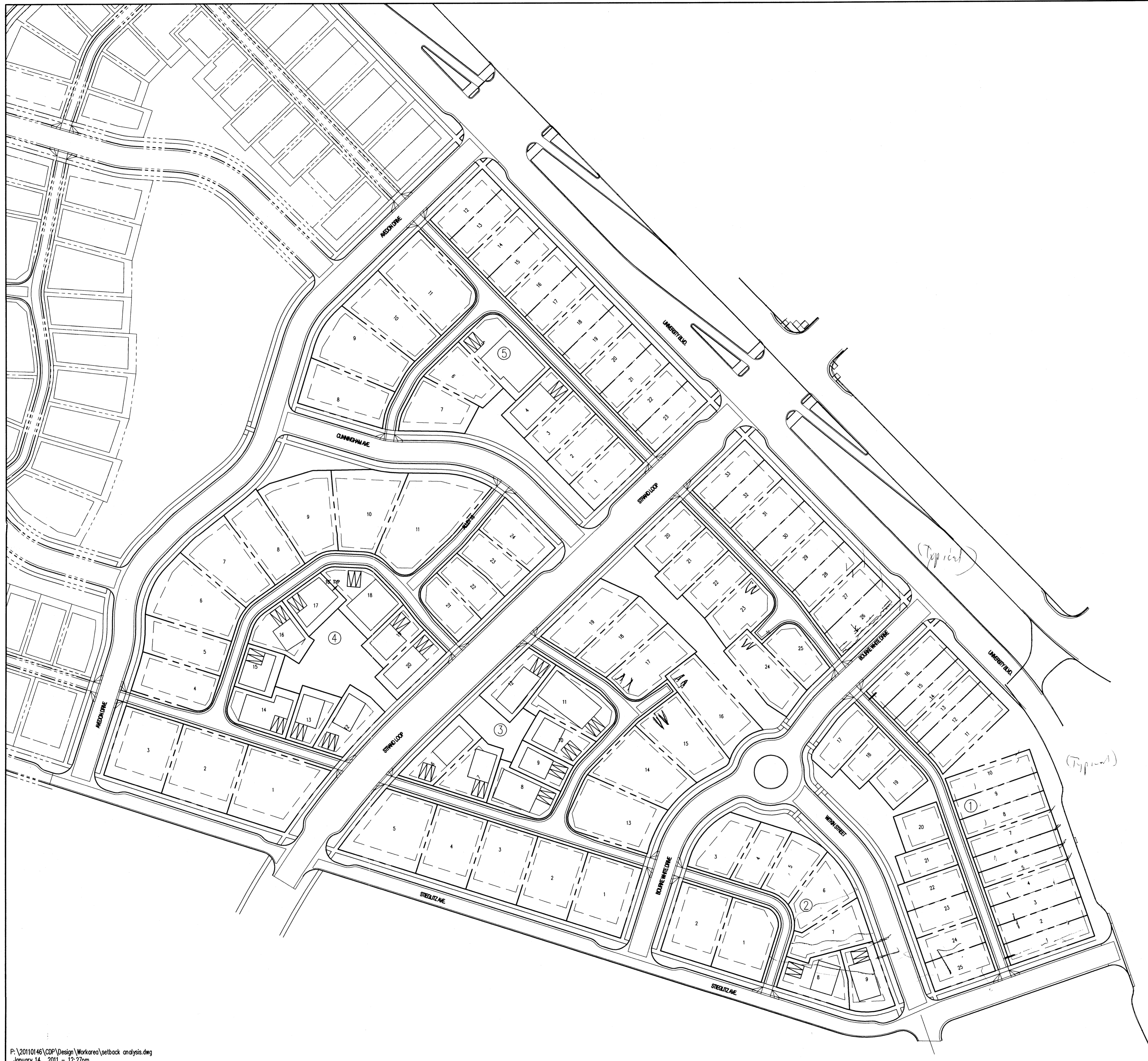
- NOTES:  
1. BUILDING SETBACKS SHALL CONFORM WITH THE LEVEL A AND LEVEL B MASTER PLANS.  
2. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE 10'.  
3. LEVEL B DESCRIPTIONS REFER TO THE TERMINOLOGY USED IN THE LEVEL B MASTER PLAN FOR EACH LOT TYPE.  
4. FOR TYPICAL LOT DETAILS, REFER TO MESA DEL SOL DESIGN BOOK.

**LEGEND**

-  PROPOSED BUILDING SETBACK
-  PROPOSED TWO CAR GARAGE
-  PROPOSED BUILDING FOOTPRINT



BUILDING SETBACK EXHIBIT  
MONTAGE UNIT 1  
MESA DEL SOL NEIGHBORHOOD  
JANUARY 2011



BUILDING SETBACK SUMMARY TABLE

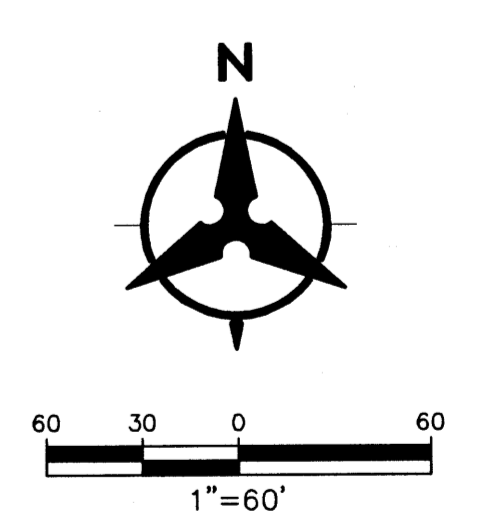
*MdS Table*  
*#16 mod Part*  
*#7 24*  
*5*  
*Bedstead Component*  
*Duplex*  
*Townhome*

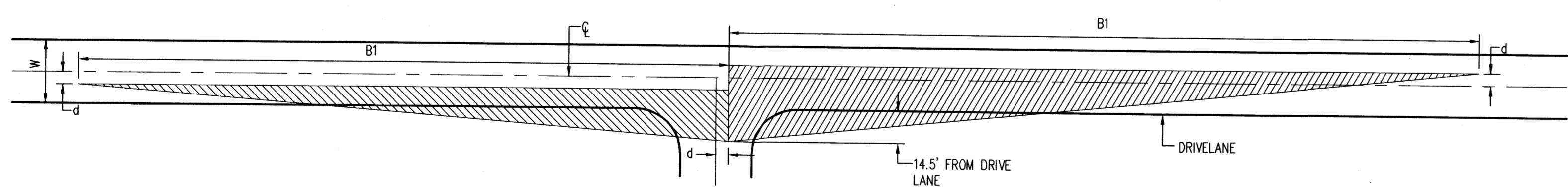
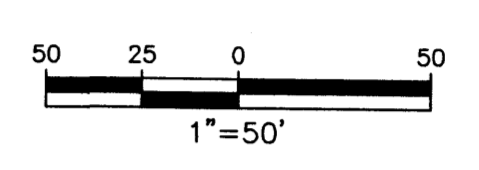
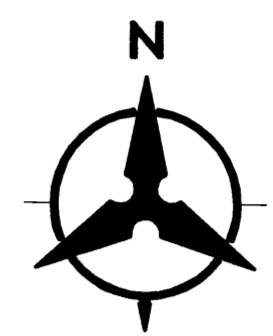
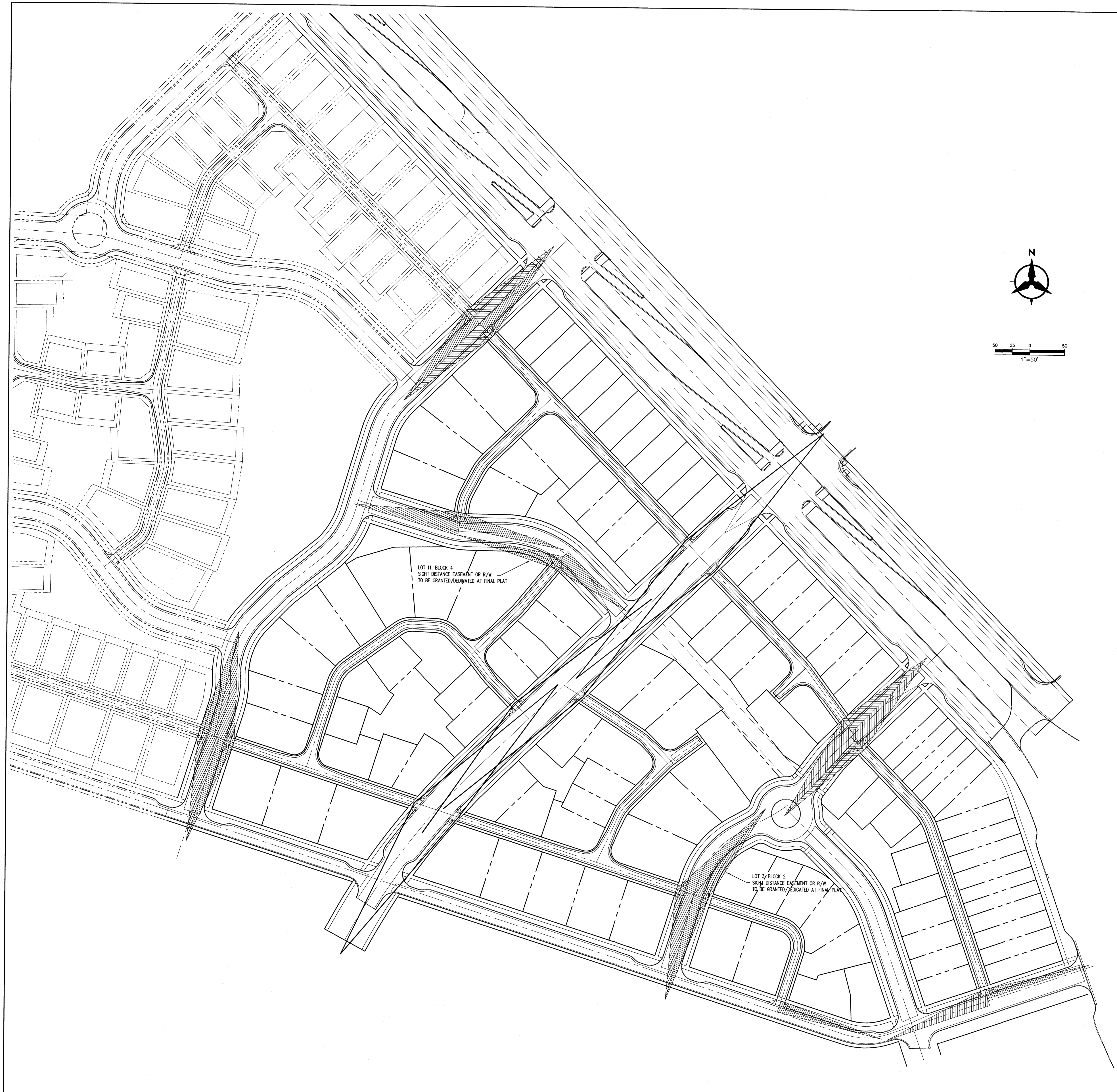
LOT TYPE	BLOCK	LOTS	BUILDING SETBACKS			
			FRONT	SIDE	SIDE @ STREET	REAR
C	1	1-2				
	3	1-5	10'	5'	10'	5'
	4	1-3				
D1	3	13-19	10'	5'	10'	4'
	4	4-11	10'	5'	10'	4'
	5	8-11				
D2	2	3-9				
	3	20-25	10'	5'	10'	4'
	4	21-24	10'	5'	10'	4'
E1	1	17-21				
	3	6-12	10'	5'	10'	4'
	4	12-20				
SP	1	21-25				
	3	26-33	10'	0' (ONE SIDE), 5' (OPPOSITE SIDE)	10'	4'
	5	12-23				
TH	1	1-10	5'	0'	5' (ST OR CLUSTER BREAK)	4' (GARAGE), 24' (PRINCIPLE BLDG)

- NOTES:  
1. BUILDING SETBACKS SHALL CONFORM WITH THE LEVEL A AND LEVEL B MASTER PLANS.  
2. MINIMUM SEPARATION BETWEEN BUILDINGS SHALL BE 10'.  
3. TH AND SP PRODUCT TYPES ARE TOWNHOME AND STREET PAIR WHICH ARE ATTACHED UNITS.

LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED TWO CAR GARAGE
- PROPOSED BUILDING FOOTPRINT



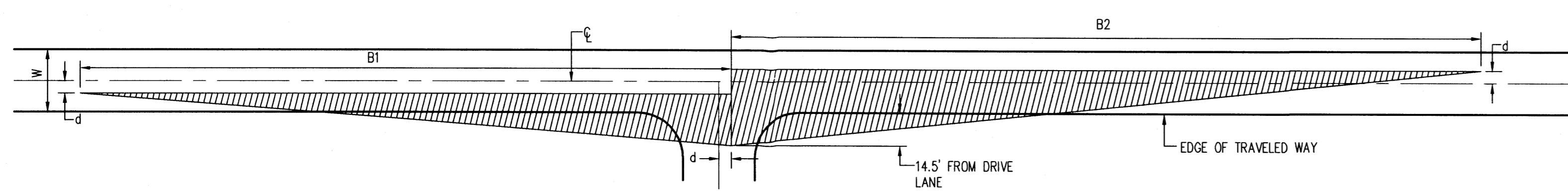
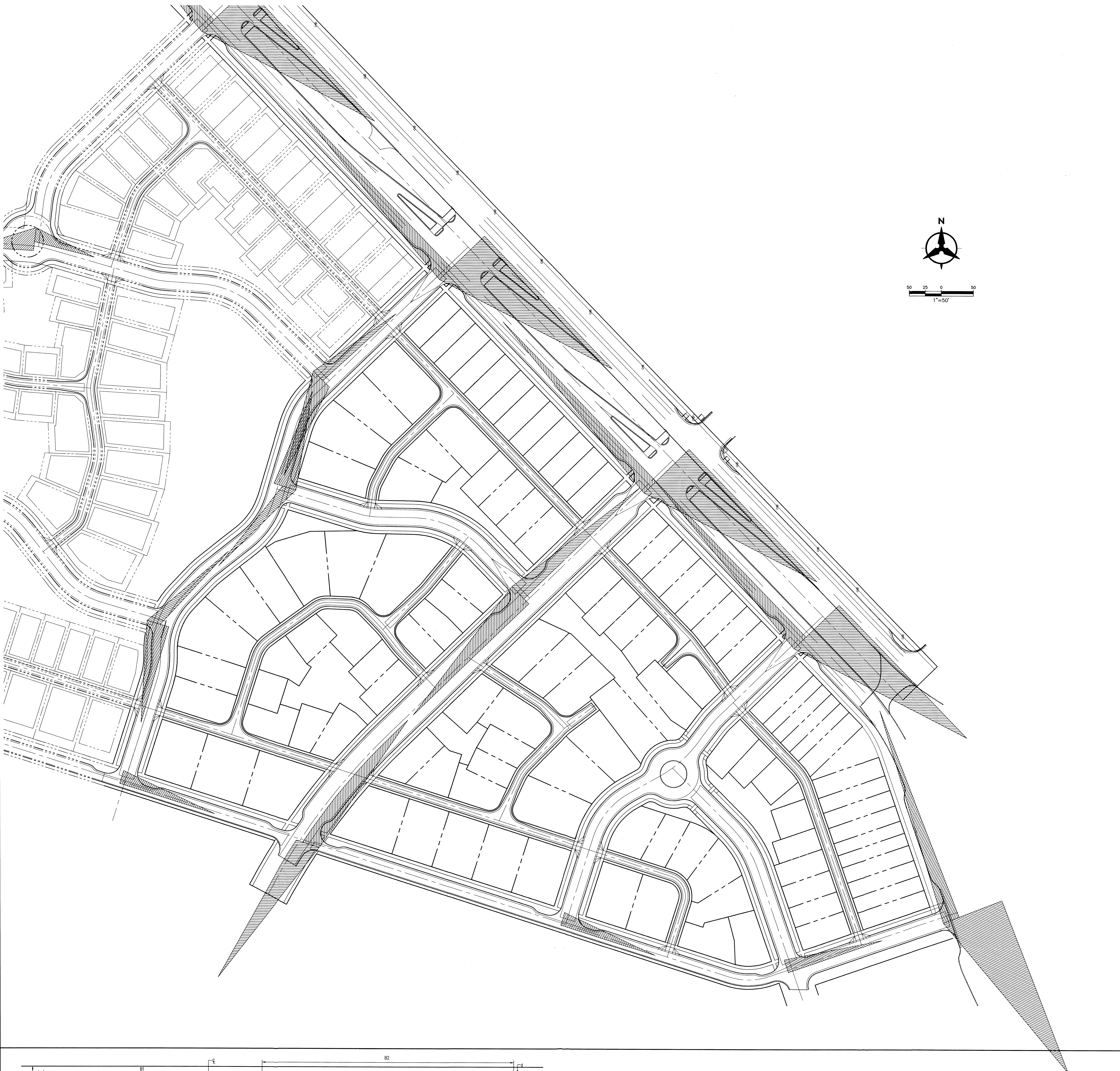


ST CLASSIFICATION	STREET WIDTH (W)	DESIGN SPEED (mph)	B1
LOCAL (ADT < 400)	28'	25	155'
CONNECTOR/UNIV. BLVD.	46'	35	250'

- NOTES:
1. SIGHT DISTANCES AND SIGHT TRIANGLE GEOMETRY PER AASHTO 2004 "GREEN BOOK" FOR STOPPING SIGHT DISTANCE (EXHIBIT 3-1).
  2. "d" REPRESENTS DISTANCE TO CENTER OF DRIVE LANE.
  3. 46' STREETS HAVE A 7' DEDICATED PARKING LANE; THEREFORE, "d" IS 7.5' BEHIND FLOWLINE.
  4. DESIGN SPEEDS SHOWN WERE USED TO CALCULATE SIGHT DISTANCES ONLY.

**SIGHT DISTANCE DETAIL**  
NOT TO SCALE

**ALLEY SIGHT TRIANGLE  
EXHIBIT  
MONTAGE UNIT 1  
NEIGHBORHOOD  
MESA DEL SOL  
JANUARY 25, 2011**



ST CLASSIFICATION	STREET WIDTH (W)	DESIGN SPEED (mph)	B1
LOCAL (ADT <400)	28'	25	155'
CONNECTOR/UNIV. BLVD.	46'	35	250'

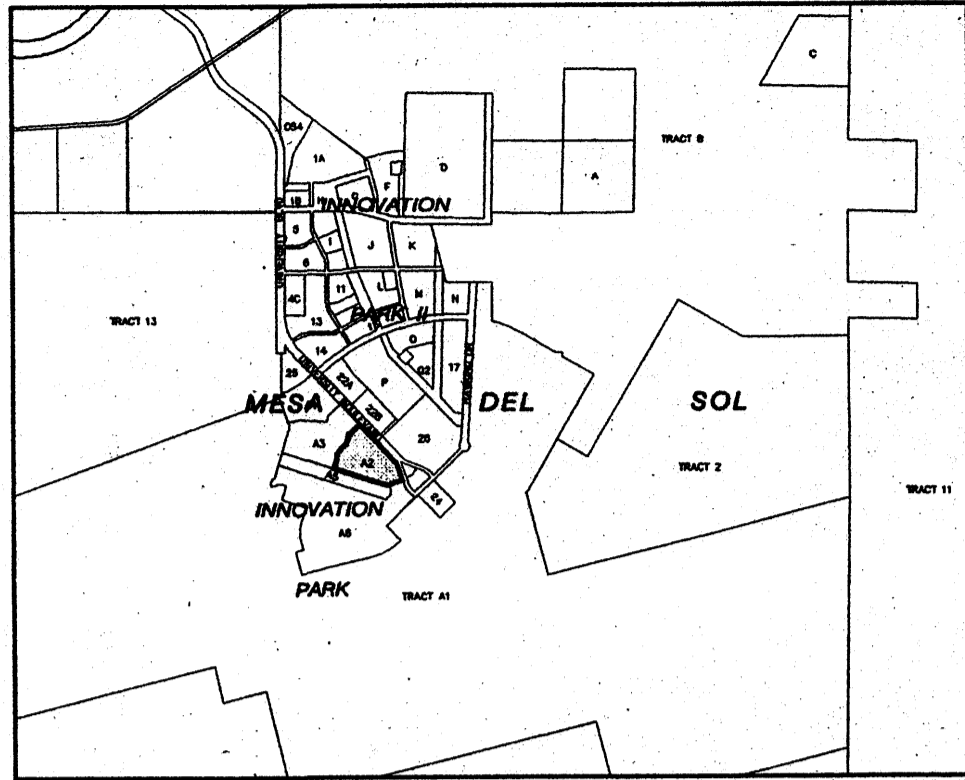
- NOTES:
1. SIGHT DISTANCES AND SIGHT TRIANGLE GEOMETRY PER AASHTO 2004 "GREEN BOOK" FOR STOPPING SIGHT DISTANCE (EXHIBIT 3-1).
  2. "d" REPRESENTS DISTANCE TO CENTER OF DRIVE LANE.
  3. 46' STREETS HAVE A 7' DEDICATED PARKING LANE; THEREFORE, "d" IS 7.5' BEHIND FLOWLINE.
  4. DESIGN SPEEDS SHOWN WERE USED FOR CALCULATION OF SIGHT DISTANCES ONLY.

**SIGHT DISTANCE DETAIL**

NOT TO SCALE

**STREET SIGHT TRIANGLE  
EXHIBIT  
MONTAGE UNIT 1  
NEIGHBORHOOD  
MESA DEL SOL  
JANUARY 25, 2011**





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 situated 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°15'06"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 pts". 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 plan. 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 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 #2006001310, 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 planning and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

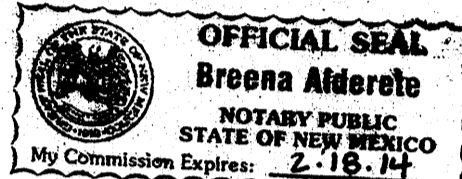
FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

By: Brent F. Dupes  
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 Breana Aderete  
Notary Public



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 APPROVAL:	DATE
QWEST CORPORATION d/b/a CENTURYLINK QC	12-13-11
COMCAST CABLE	12-14-11
NEW MEXICO GAS COMPANY	12-14-11
PNM ELECTRIC SERVICES	12-09-2011
TIME WARNER - Fw Telecom	12/6/2011
CITY APPROVALS:	
CITY SURVEYOR	11-22-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-14-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12/19/11
PARKS & RECREATION DEPARTMENT	12/14/11
A.M.A.F.C.A.	12-14-11
CITY ENGINEER	12-15-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	
REAL PROPERTY DIVISION	
ENVIRONMENTAL HEALTH DEPARTMENT	

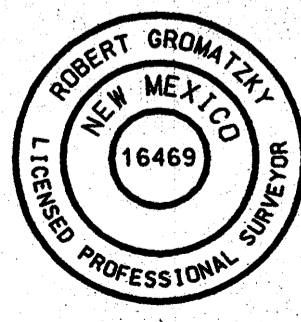
**TAX CERTIFICATION**

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

MESA DEL SOL LLC

PARCEL # 10100511000073030  
[Signature] 12-15-11  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

DOCH 2011115942  
12/15/2011 10:27 AM Page: 1 of 7  
PLAT R: \$25.00 B: 2011C P: 0136 M. Toulous Oliveira, Bernalillo Cou



**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  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: November 17, 2011

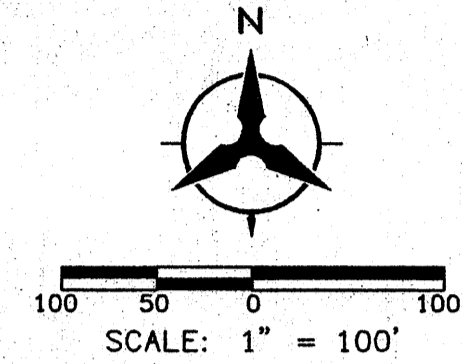
NOTE: TABLES ARE FOR THIS SHEET ONLY

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'	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 TABLE STAMPED "3-016"  
 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



ACS BRASS TABLE STAMPED "1-116"  
 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

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  
 100RB-

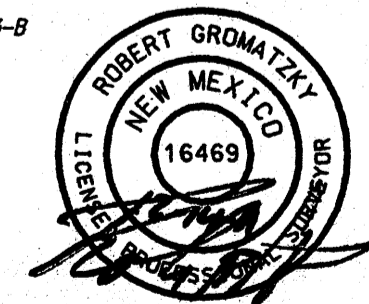
CENTERLINE EXISTING 66' PUBLIC ACCESS  
 EASEMENT  
 FILED: DECEMBER 2, 2010 (2010C-131)

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

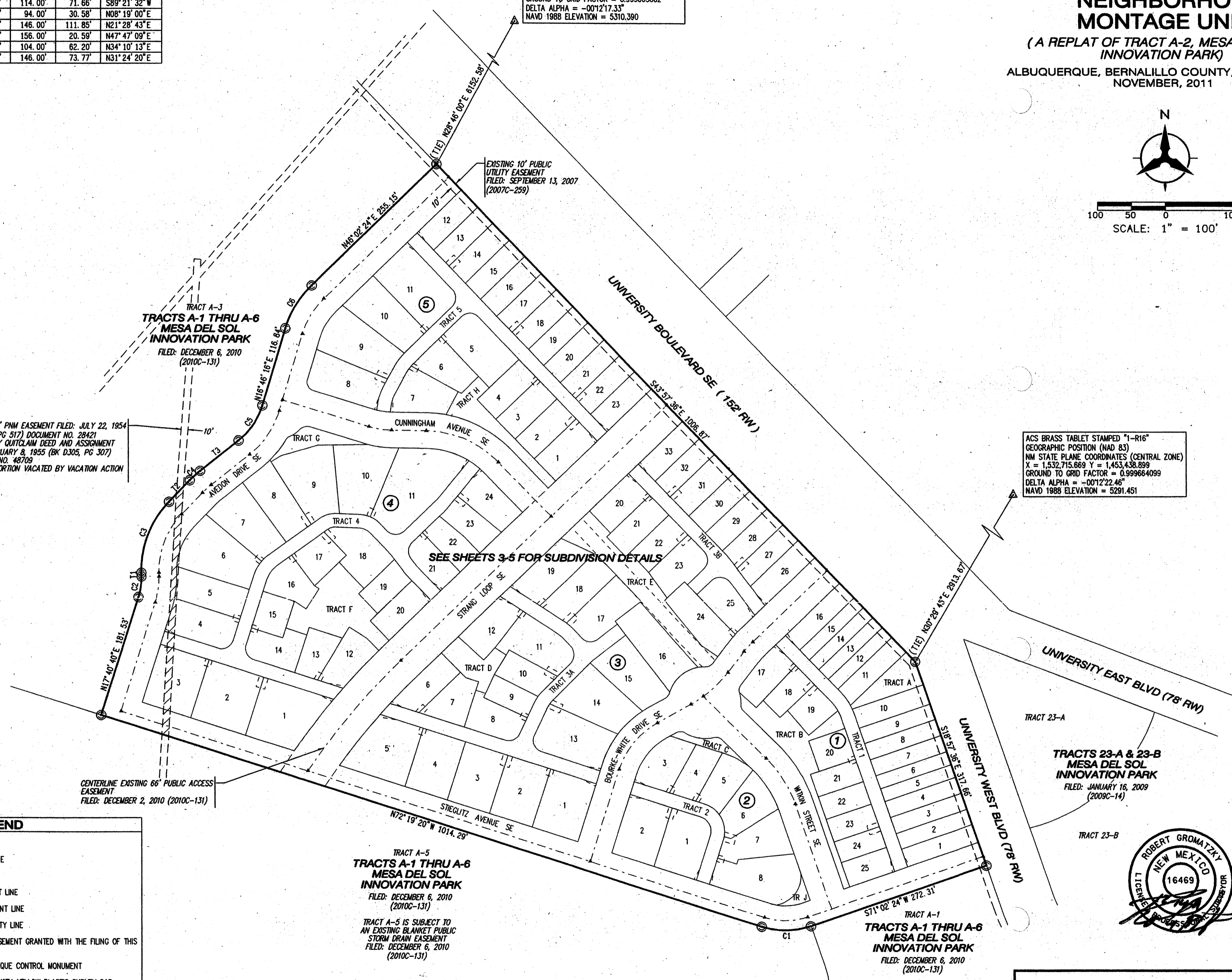
TRACT A-5 IS SUBJECT TO  
 AN EXISTING BLANKET PUBLIC  
 STORM DRAIN EASEMENT  
 FILED: DECEMBER 6, 2010  
 (2010C-131)

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

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



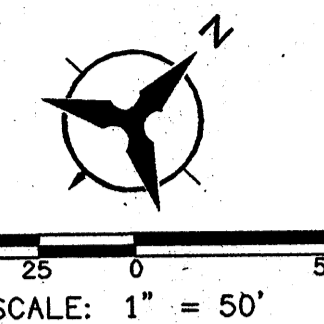
LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"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



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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
- 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

**NOTES**

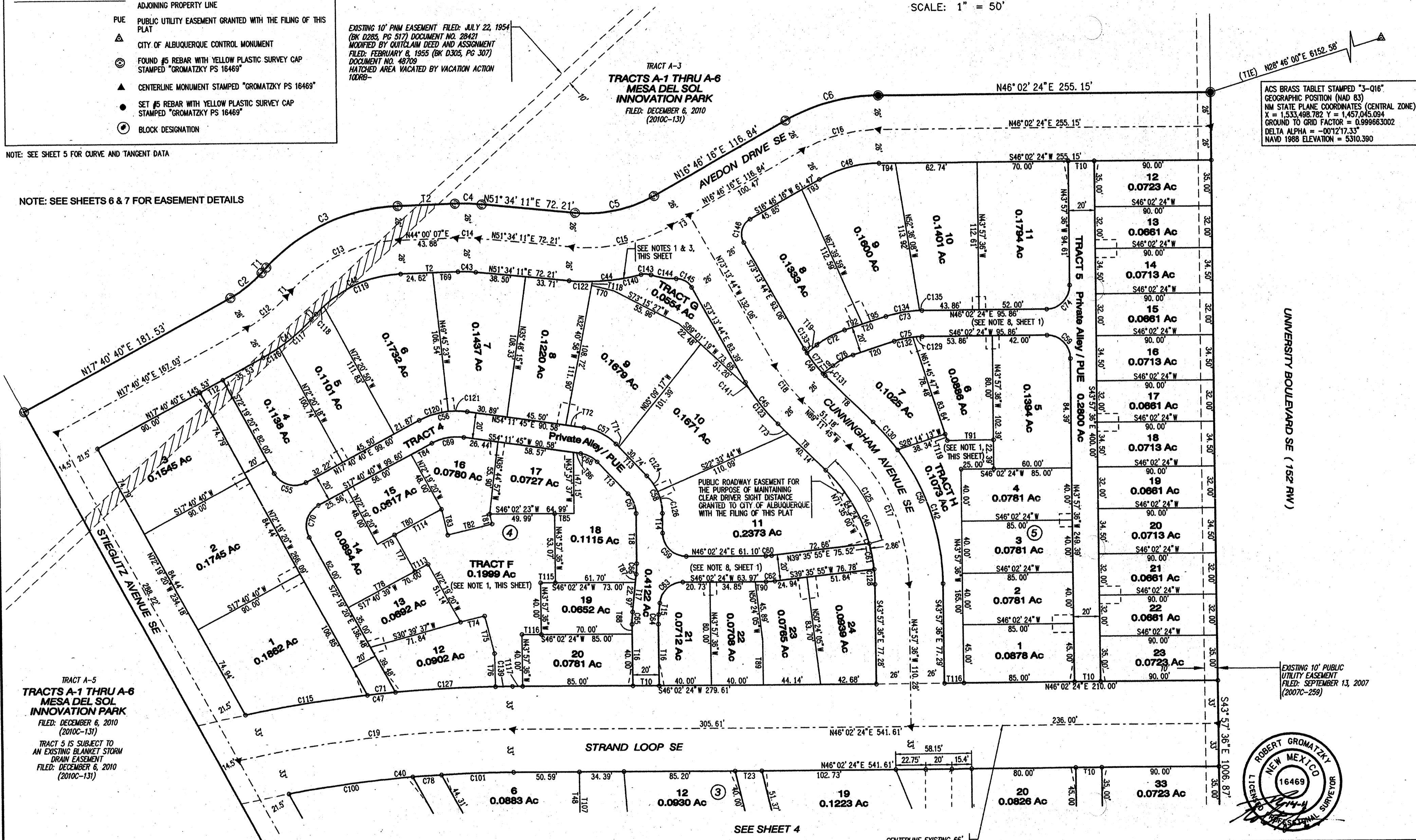
1. Tracts A thru J are private common area tracts to be owned and maintained by the Homeowners Association and are encumbered by a Blanket Private Drainage, Water and Sanitary Sewer Easement for the benefit of adjoining lots granted with the filing of this plat.
2. With the exception of lots adjacent 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.

EXISTING 10' PUE 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  
 100RB-

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 = -001217.33"  
 NAVD 1988 ELEVATION = 5310.390

NOTE: SEE SHEET 5 FOR CURVE AND TANGENT DATA

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS



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)

PUBLIC ROADWAY EASEMENT FOR  
 THE PURPOSE OF MAINTAINING  
 CLEAR DRIVER SIGHT DISTANCE  
 GRANTED TO CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT  
 (SEE NOTE 8, SHEET 1)

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

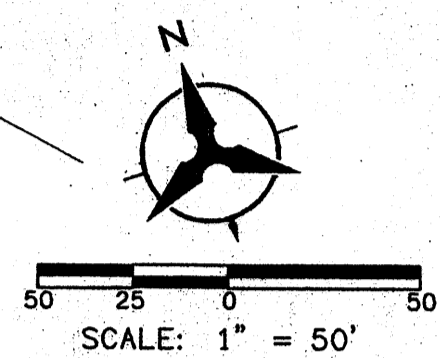


**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

DOCH 2011115942

SHEET 3 OF 7

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

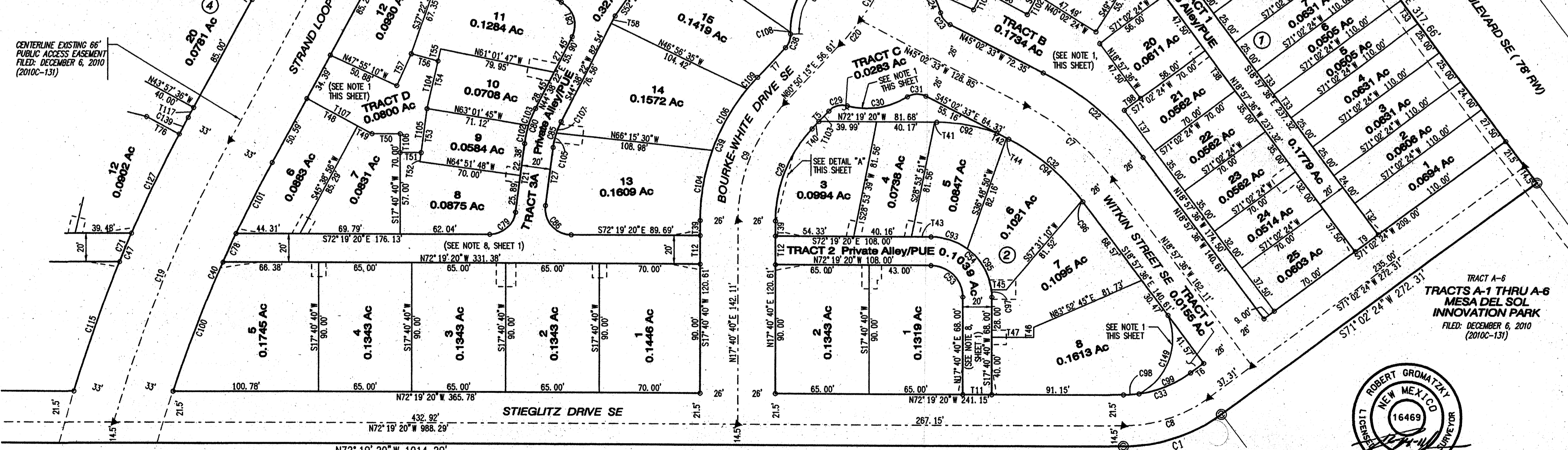
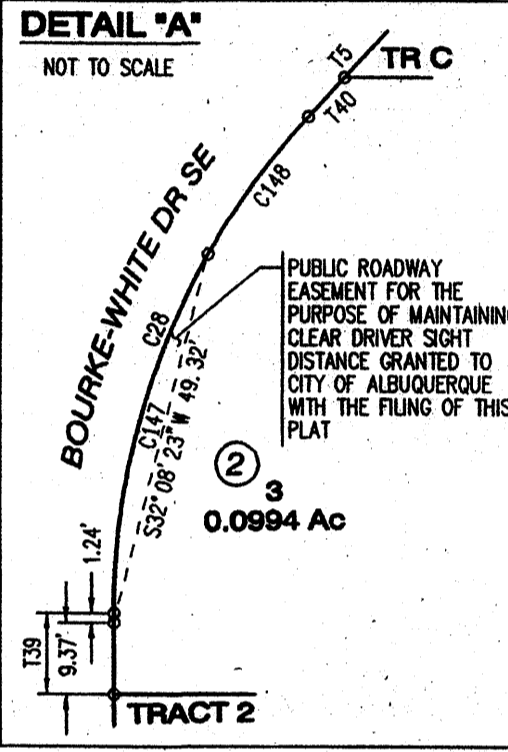


NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

**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



**NOTES**

- 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.
- 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)

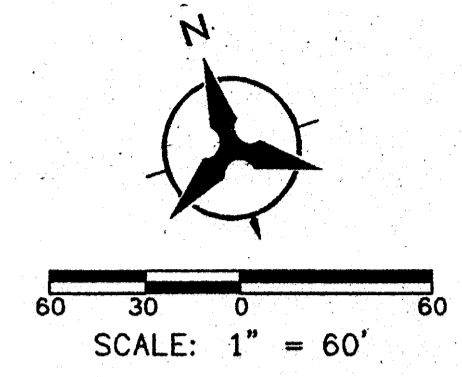


**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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'	71.66'	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'	20.59'	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"	47.46'	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° 56' 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'	S92° 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'	N48° 20' 37" W
C21	16° 41' 28"	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" E	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° 26' 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'	S88° 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' 36" E
C34	08° 59' 09"	11.47'	22.90'	146.00'	22.87'	S41° 32' 49" E	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'	12.92'	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"	87.16'	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'	S36° 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"	51.66'	97.90'	124.00'	95.38'	S66° 34' 40" W	C136	03° 52' 17"	3.04'	6.08'	90.00'	6.08'	N26° 06' 43" W
C47	11° 29' 26"	103.93'	207.17'	1033.00'	206.82'	S40° 17' 41" E	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'	S66° 34' 43" E	C140	13° 54' 16"	19.02'	37.86'	156.00'	37.76'	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' 26" E
C56	36° 31' 05"	19.80'	38.24'	60.00'	37.60'	N35° 56' 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° 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	86° 35' 58"	17.57'	27.83'	18.00'	25.14'	N00° 20' 23" E							



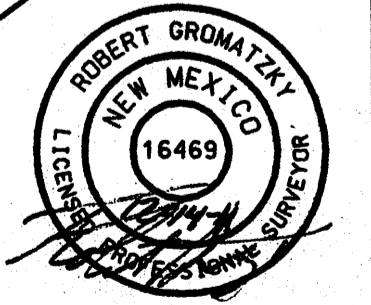
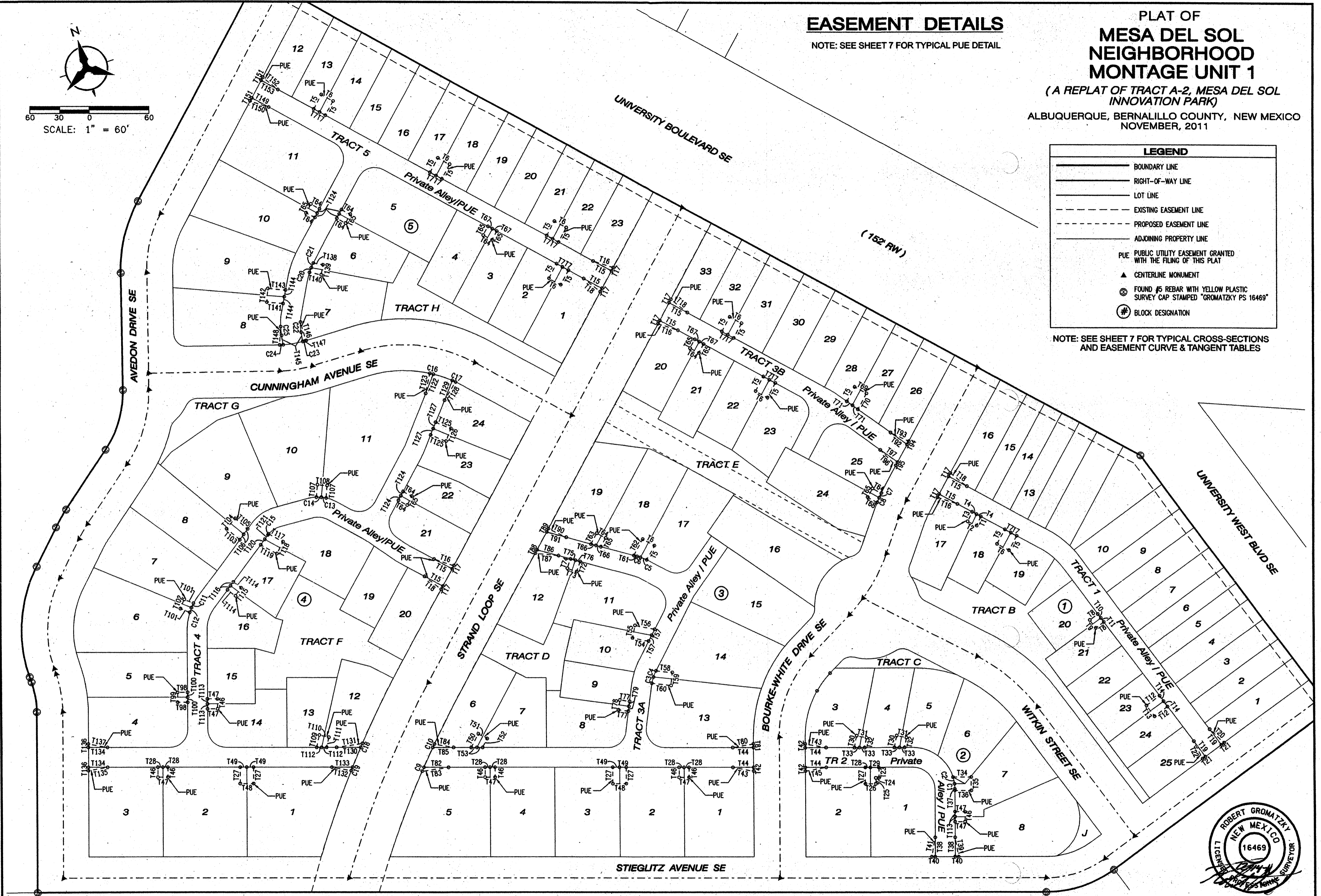
### EASEMENT DETAILS

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



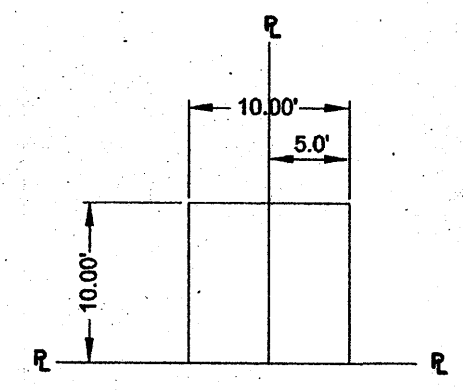
**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4935

NOTE: TABLES ARE FOR EASEMENT DETAIL SHEET 6 ONLY

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

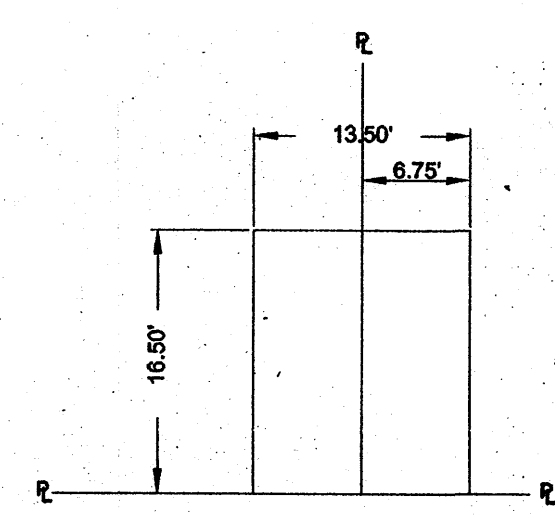
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	07° 10' 50"	2.64'	5.26'	42.00'	5.26'	N14° 05' 15" E
C2	09° 25' 15"	3.46'	6.91'	42.00'	6.90'	N65° 47' 12" E
C3	06° 51' 16"	3.29'	6.58'	55.00'	6.58'	N32° 26' 51" E
C4	07° 02' 11"	3.38'	6.75'	55.00'	6.75'	N39° 23' 34" E
C5	06° 05' 29"	3.41'	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° 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	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'			



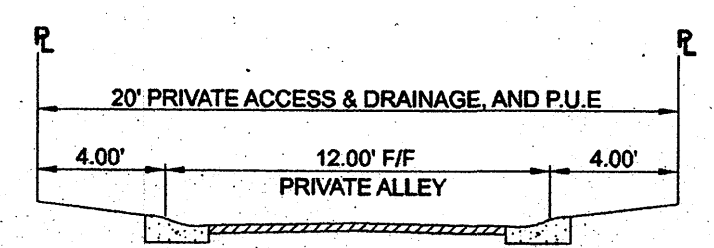
**ALLEY**  
 (20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)  
**TYPICAL 10.0' X 10.0' P.U.E.**  
 NOT TO SCALE

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.



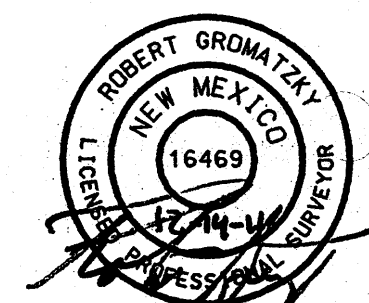
**ALLEY**  
 (20' PRIVATE ACCESS & DRAINAGE, AND P.U.E.)  
**TYPICAL 13.5' X 16.5' P.U.E.**  
 NOT TO SCALE

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 ACCOMMODATE 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

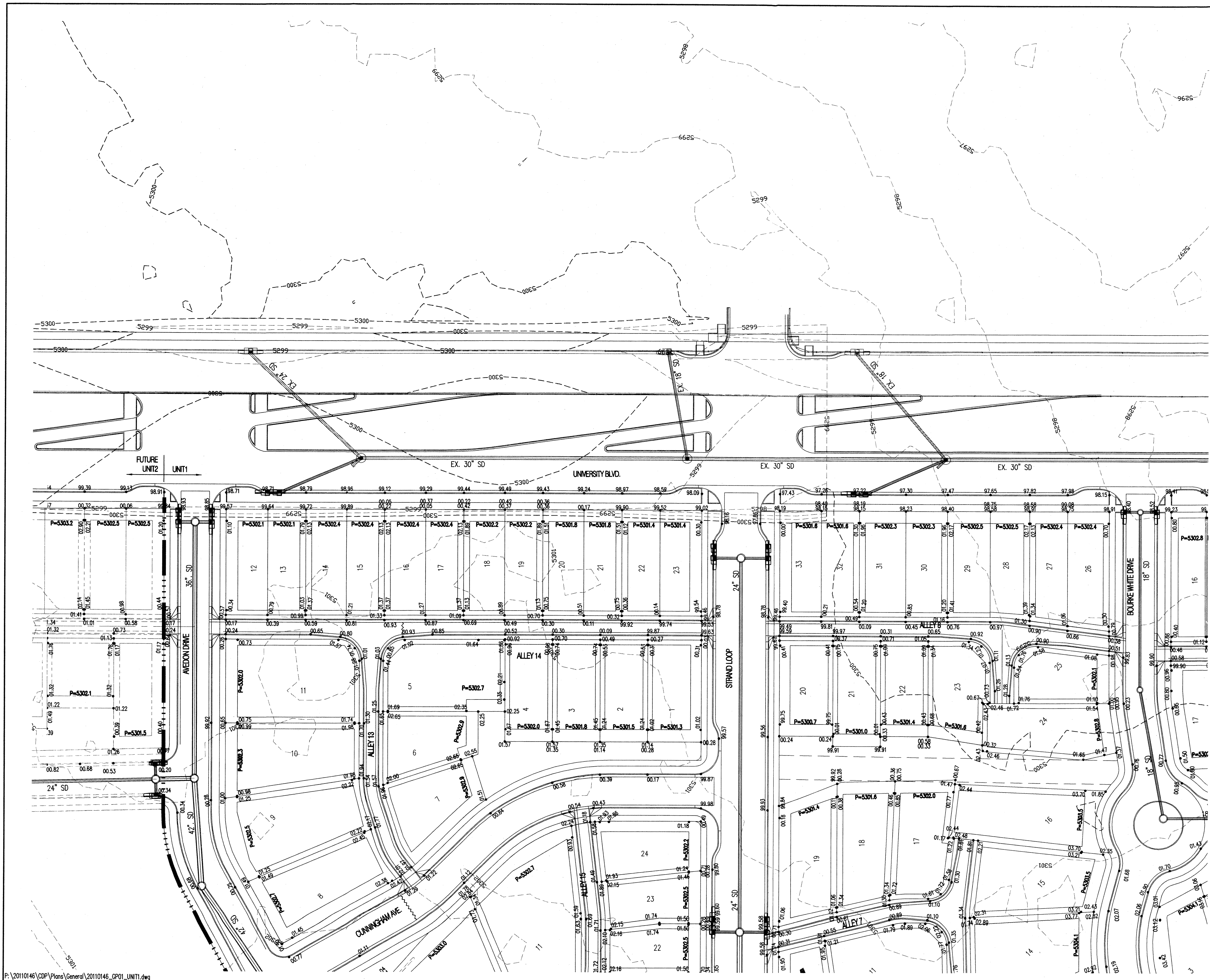
1. BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 8, SHEET 1 OF THIS PLAT, PLEASE SEE SHEETS 3 AND 4 FOR THE ACTUAL DIMENSIONS AND LOCATION OF THE ALLEY TRACTS AND EASEMENTS.
2. CURB AND GUTTER INFORMATION SHOWN ON THIS DETAIL IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OF ANY IMPROVEMENTS. THIS DETAIL IS SHOWN FOR THE PURPOSE OF OBTAINING PUBLIC UTILITY COMPANY APPROVALS.



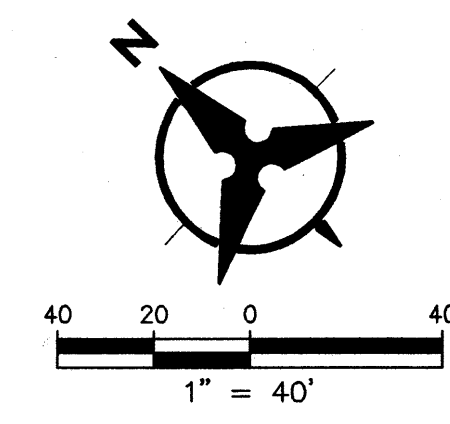
**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335







- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 38, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  6. Boulders greater than 3 feet in diameter excavated during grading activities shall be stockpiled and disposed of at the discretion of the owner.
  7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (BRND & TC)
  - EXISTING CURB & GUTTER
  - == PROPOSED MOUNTABLE CURB & GUTTER
  - == PROPOSED STANDARD CURB & GUTTER
  - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - PROPOSED CATTLE GUARD INLET
  - WALL DRAIN
  - GRADING PHASE BOUNDARY
  - ~ HIGH POINT
- ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		No. Date REVISIONS DESIGN
DATE	DATE	DATE	DATE	DATE	DATE		
STAMPED BY	DATE	ACS BRASS TABLE STAMPED "1", RT.16, 1954"					
FIELD ACCESSIBLE BY	DATE	GEOGRAPHIC POSITION (NAD 83)					
MANIPULATED BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					
CONNECTED BY	DATE	X = 1,532,715.669 Y = 1,453,438.899					
MICROFILM INFORMATION	DATE	GROUND-TO-GRID FACTOR = 0.999664099					
NO.	DATE	Δir = -0012'22.46"					
		NAVD 1988 ELEVATION = 5291.451					

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1**

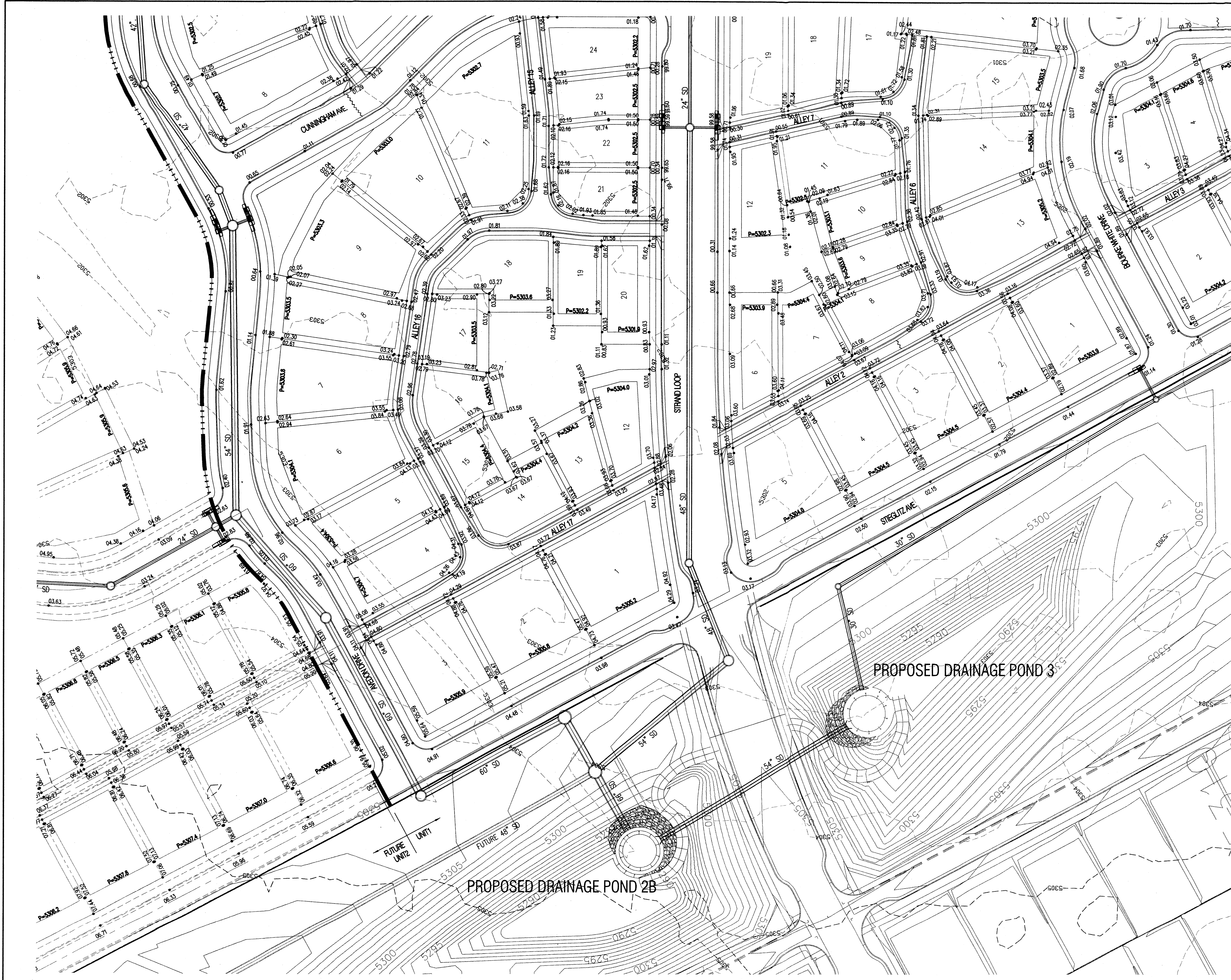
**DRAFT GRADING AND EROSION CONTROL PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

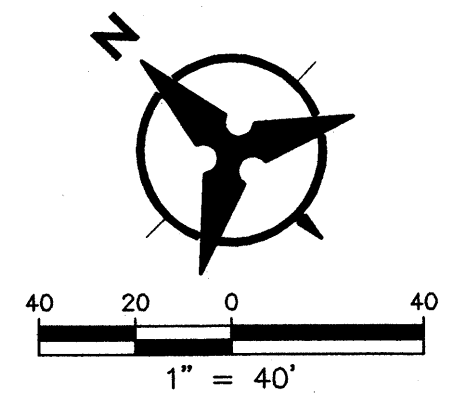
City Project No. \_\_\_\_\_ Zone Map No. \_\_\_\_\_ Sheet \_\_\_\_\_ Of \_\_\_\_\_

R-15,16 S-15,16 2 6

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 December 08, 2010 - 1:36pm



- GENERAL NOTES**
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  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - EXISTING CURB & GUTTER
  - === PROPOSED MOUNTABLE CURB & GUTTER
  - === PROPOSED STANDARD CURB & GUTTER
  - 54.70 EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - PROPOSED CATTLE GUARD INLET
  - WALL DRAIN
  - GRADING PHASE BOUNDARY
  - HIGH POINT
- ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR'S	DATE
APPROVED BY	DATE
REVISION BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR'S	DATE
APPROVED BY	DATE
REVISION BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL

No.	Date	REVISIONS	By
		DESIGN	

Designed By: CJS DATE: 10/2010  
 Drawn By: ARR DATE: 10/2010  
 Checked By: CJS DATE: 10/2010

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

DRAFT GRADING AND EROSION CONTROL PLAN

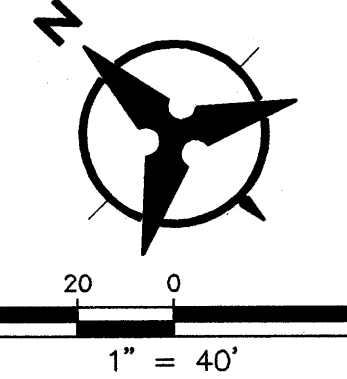
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. \_\_\_\_\_ Zone Map No. R-15,16 S-15,16 Sheet 3 Of 6

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 December 08, 2010 - 1:52pm



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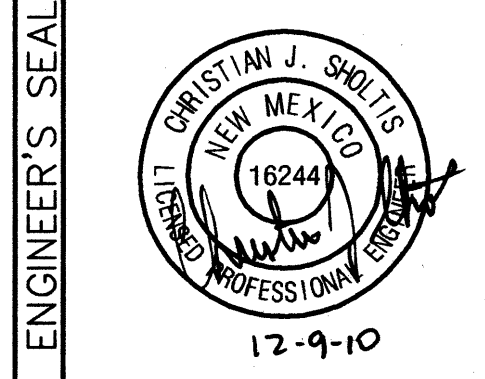


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  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - EXISTING CURB & GUTTER
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  - PROPOSED STANDARD CURB & GUTTER
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  - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - PROPOSED CATTLE GUARD INLET
  - ← WALL DRAIN
  - GRADING PHASE BOUNDARY
  - ~ HIGH POINT
- ROUGH GRADING (±0.5')
- APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
ACCEPTANCE BY	DATE
FIELD CHECK BY	DATE
REVISIONS BY	DATE
CONNECTED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
CONTRACTOR	DATE
WORK STAGED BY	DATE
ACCEPTANCE BY	DATE
FIELD CHECK BY	DATE
REVISIONS BY	DATE
CONNECTED BY	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
DATE	DATE
BY	BY
NO.	NO.



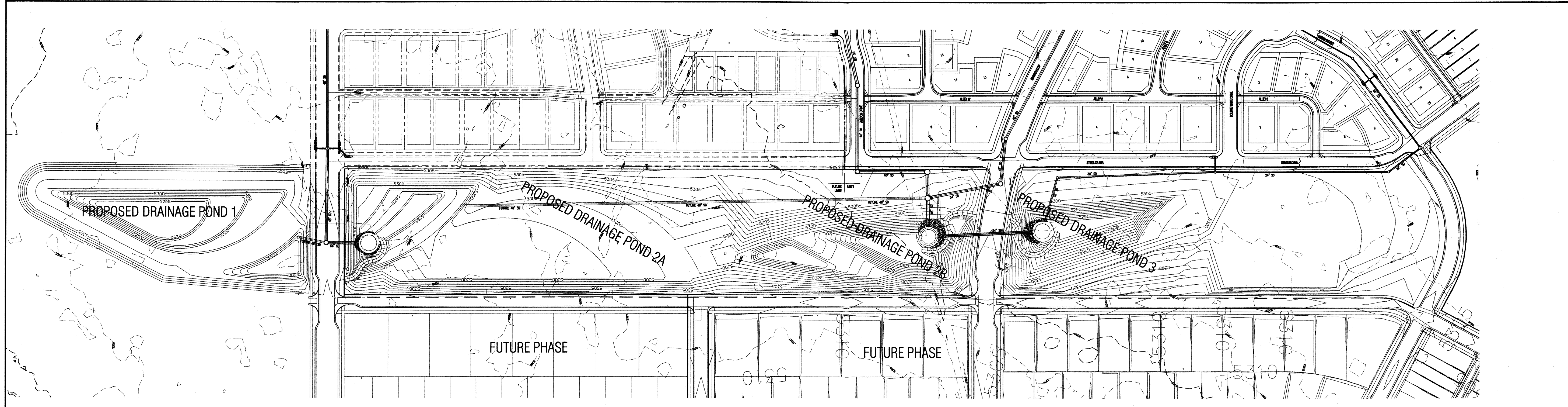
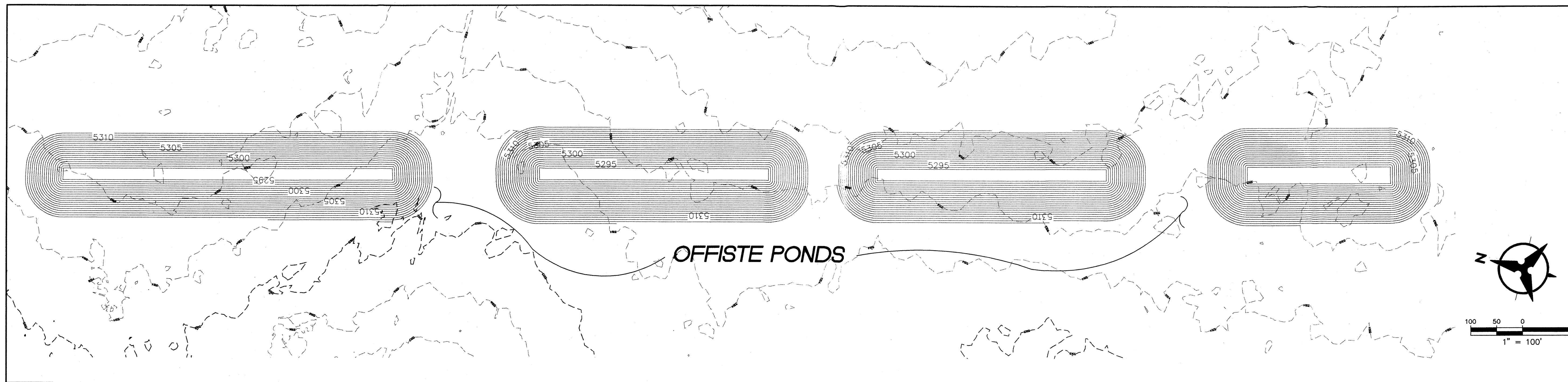
ENGINEER'S SEAL	
DATE	DATE
BY	BY
REVISIONS	REVISIONS
DESIGN	DESIGN
DATE: 10/20/10	DATE: 10/20/10
DATE: 10/20/10	DATE: 10/20/10
DESIGNED BY: CJS	CHECKED BY: CJS
DRAWN BY: ARR	

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1**

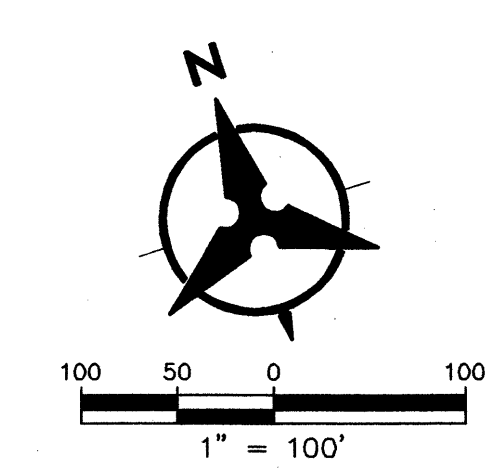
**DRAFT GRADING AND EROSION CONTROL PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	R-15,16 S-15,16	4	6



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- (91.62) FUTURE SPOT ELEVATION
  - 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - EXISTING CURB & GUTTER
  - === PROPOSED MOUNTABLE CURB & GUTTER
  - ==== PROPOSED STANDARD CURB & GUTTER
  - 5470— EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - PROPOSED CATTLE GUARD INLET
  - ← WALL DRAIN
  - GRADING PHASE BOUNDARY



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS TABLE STAMPED "1_R16_1984"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
X = 1,532,715.669 Y = 1,453,438.889	DATE
GROUND-TO-GRID FACTOR = 0.999664099	DATE
Δir = -0012'22.46"	DATE
NAVD 1988 ELEVATION = 5291.451	DATE
NO.	

SURVEY INFORMATION	
NO.	DATE
BY	

ENGINEER'S SEAL	
REVISIONS	By
DESIGN	
DATE: 10/20/10	DATE: 10/20/10
Drawn By: ARR	Checked By: CJS

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1**

**DRAFT GRADING AND EROSION CONTROL PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
	R-15,16 S-15,16	5	6

ROUGH GRADING (±0.5')  
APPROVED FOR ROUGH GRADING DATE

