

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: 10.1099 Acres.
5. Total number of Tracts Created: (2) Tracts.
6. Date of Survey: October, 2010.
7. Plat is located within projected 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 I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 August 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615 into two (2) tracts and to grant new easements.

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, ^{7/32P} (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 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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO 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 I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 September 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615.

Tract contains 10.1099 acres, more or less.



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'06"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Mesa Del Sol Innovation Park II, Albuquerque, New Mexico, filed on September 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615.
3. Distances are ground distances.
4. Record easements taken from Title Report from Stewart Title Guaranty Company Commitment No. 10120337 Effective Date: December 30, 2010.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
7. Adjoining Tract OS-3 is subject to a public pedestrian access and public drainage easement filed: August 7, 2008 in Book 2008C, page 175.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 August 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615 now comprising Tracts I-1 & I-2, Mesa Del Sol Innovation Park II is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

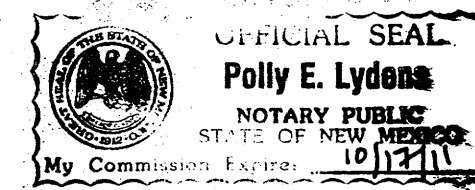
MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: Chris Anderson
Chris Anderson
Vice President of Development

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 10 day of February, 2011, by Chris Anderson, Vice President of Development of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 02/17, 2011 Polly E. Lydens



PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
(A REPLAT OF TRACT I, MESA DEL SOL INNOVATION PARK II)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2011

PROJECT NUMBER	_____
APPLICATION NUMBER	_____
PLAT APPROVAL	
UTILITY APPROVALS:	
QWEST TELECOMMUNICATIONS	DATE _____
COMCAST CABLE	DATE _____
PNM ELECTRIC SERVICES	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
TIME WARNER	DATE _____
CITY APPROVALS:	DATE _____
<u>[Signature]</u> CITY SURVEYOR	<u>2-18-11</u> 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 _____

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.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: February 17, 2011



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
 (A REPLAT OF TRACT I, MESA DEL SOL
 INNOVATION PARK II)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2011

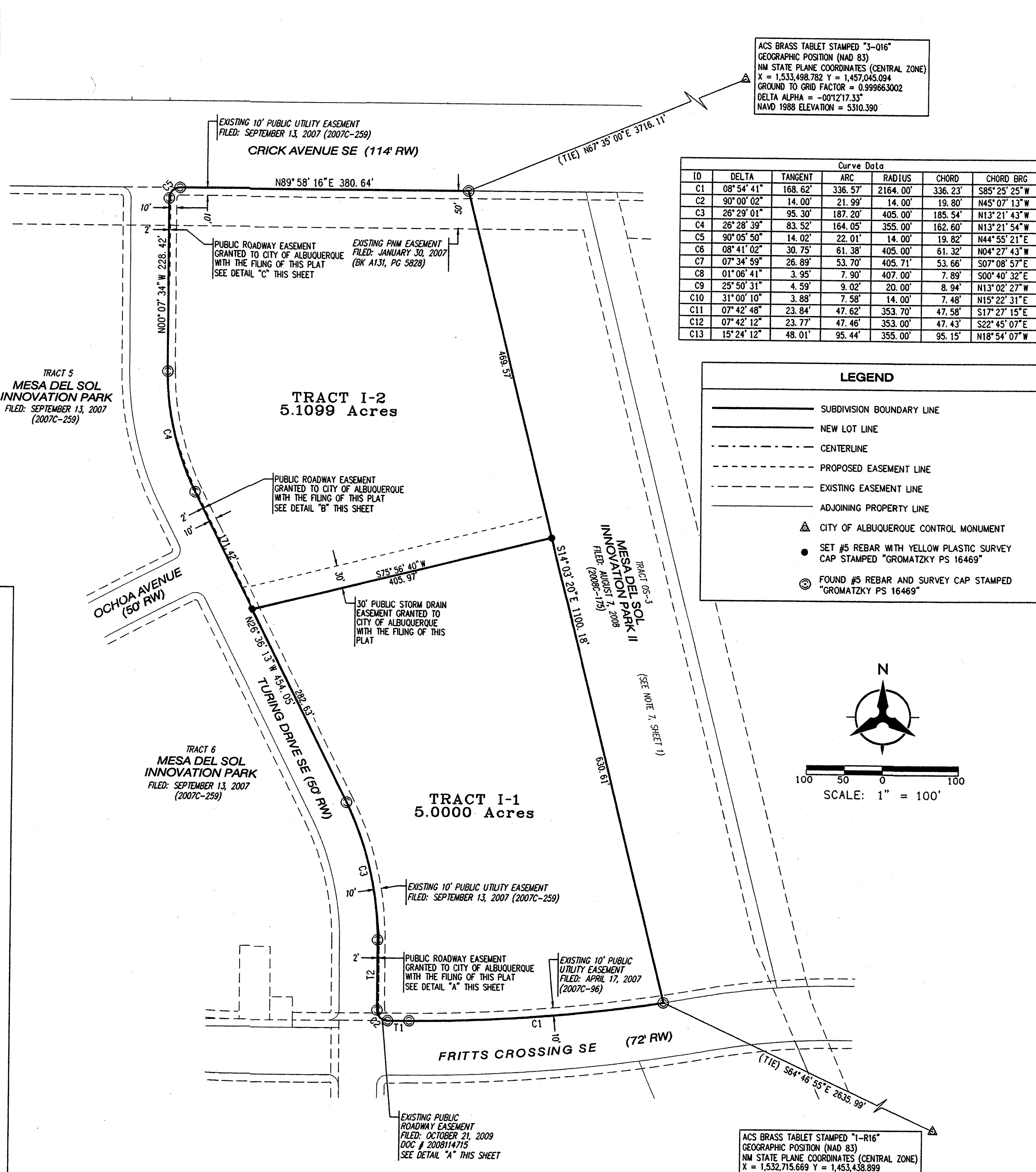
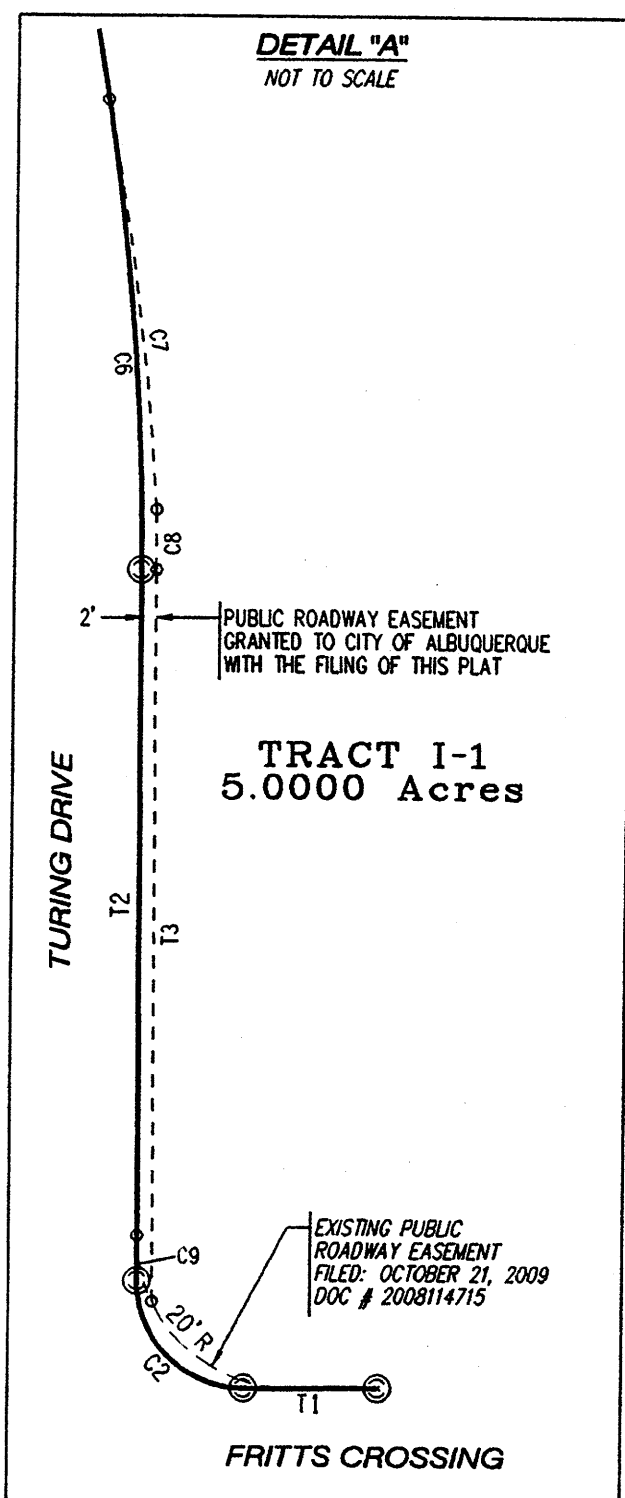
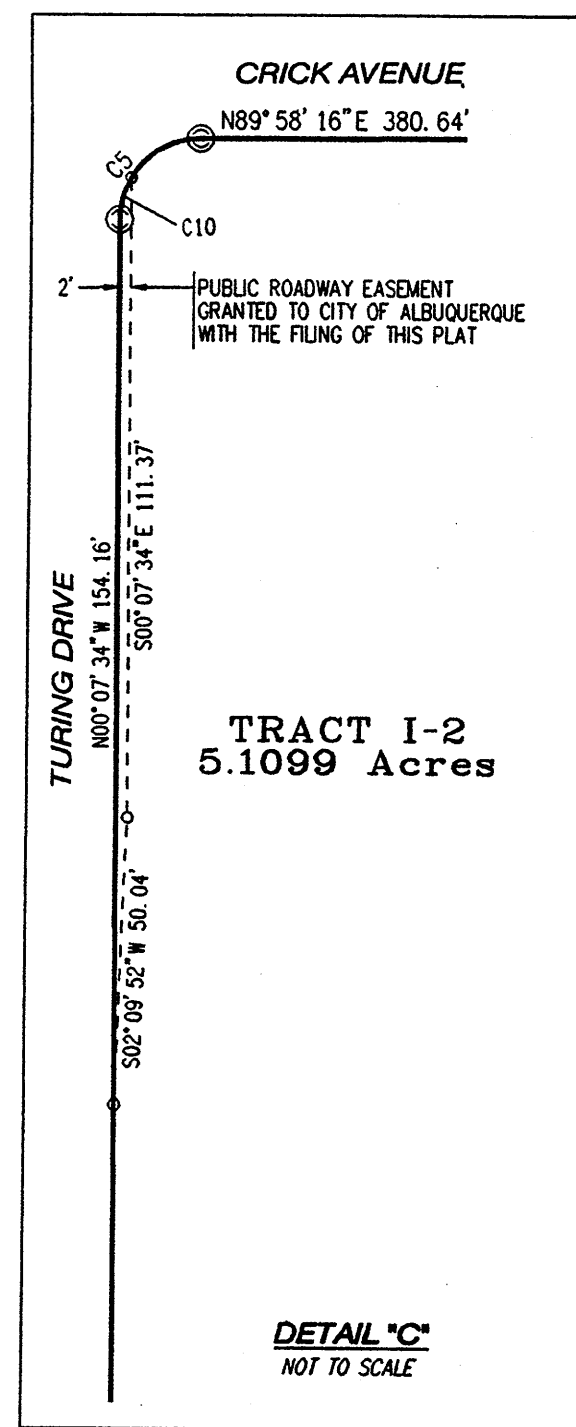
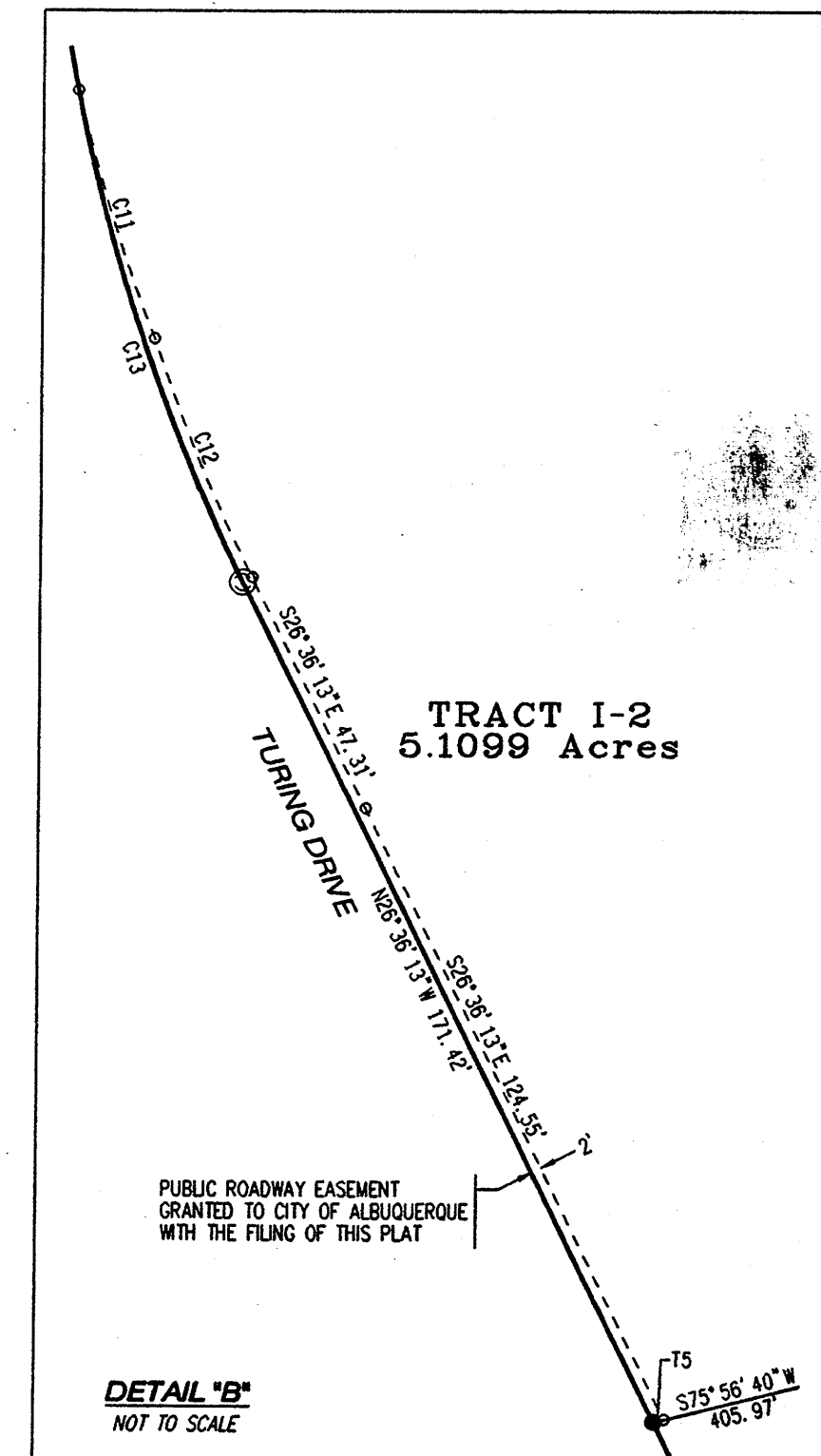
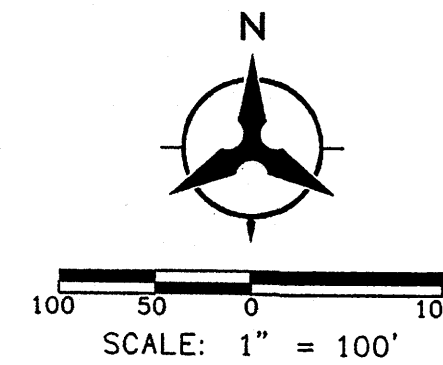
ACS BRASS TABLE STAMPED "3-016"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,533,498.782 Y = 1,457,045.094
 GROUND TO GRID FACTOR = 0.999663002
 DELTA ALPHA = -00'12'17.33"
 NAVD 1988 ELEVATION = 5310.390

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°54'41"	168.62'	336.57'	2164.00'	336.23'	S85°25'25"W
C2	90°00'02"	14.00'	21.99'	14.00'	19.80'	N45°07'13"W
C3	26°29'01"	95.30'	187.20'	405.00'	185.54'	N13°21'43"W
C4	26°28'39"	83.52'	164.05'	355.00'	162.60'	N13°21'54"W
C5	90°05'50"	14.02'	22.01'	14.00'	19.82'	N44°55'21"E
C6	08°41'02"	30.75'	61.38'	405.00'	61.32'	N04°27'43"E
C7	07°34'59"	26.89'	53.70'	405.71'	53.66'	S07°08'57"E
C8	01°06'41"	3.95'	7.90'	407.00'	7.89'	S00°40'32"E
C9	25°50'31"	4.59'	9.02'	20.00'	8.94'	N13°02'27"W
C10	31°00'10"	3.88'	7.58'	14.00'	7.48'	N15°22'31"E
C11	07°42'48"	23.84'	47.62'	353.70'	47.58'	S17°27'15"E
C12	07°42'12"	23.77'	47.46'	353.00'	47.43'	S22°45'07"E
C13	15°24'12"	48.01'	95.44'	355.00'	95.15'	N18°54'07"W

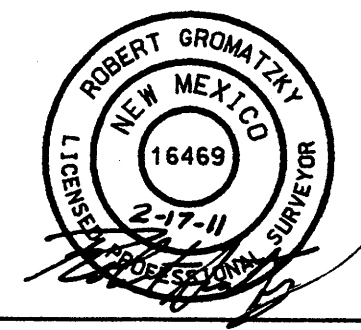
ID	BEARING	DISTANCE
T1	S89°52'45"W	28.14'
T2	N00°07'12"W	92.83'
T3	S00°07'12"E	95.54'
T4	S75°56'40"W	2.05'

LEGEND

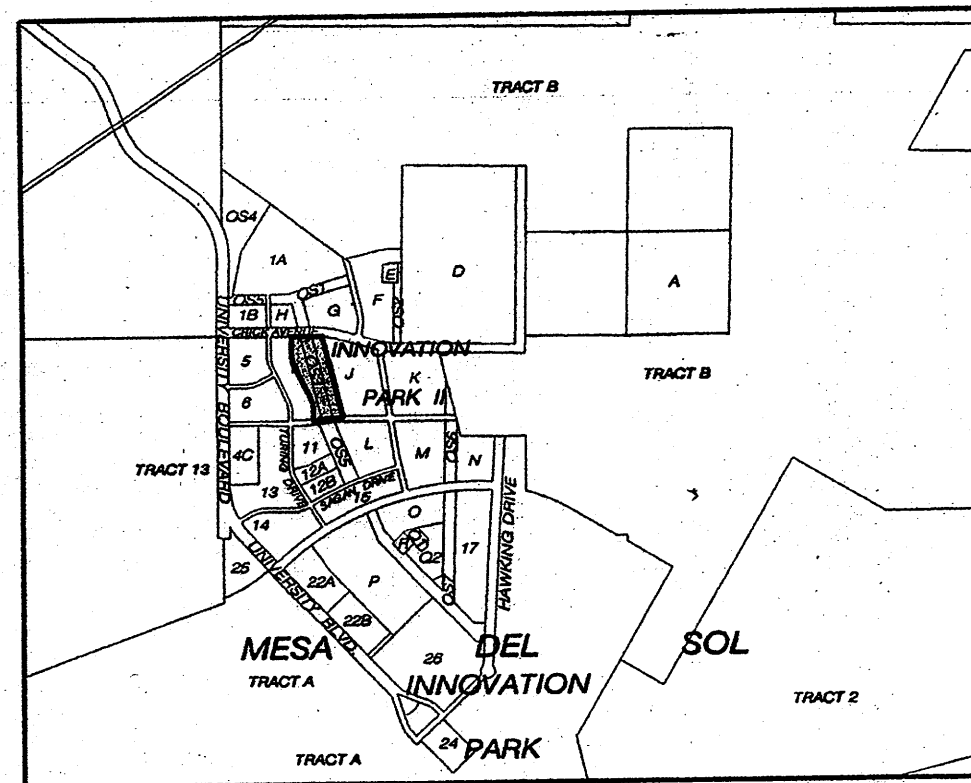
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND #5 REBAR AND SURVEY CAP STAMPED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



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



Bohannon & Huston
 Courtney | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



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

SUBDIVISION DATA

1. DRB No.
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6. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
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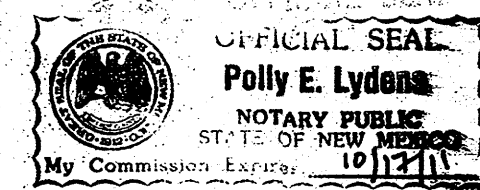
MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

By: *Chris Anderson*
Chris Anderson
Vice President of Development

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 10 day of FEBRUARY, 2011, by Chris Anderson, Vice President of Development of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: Oct 17, 2011 *Polly E. Lydons*



PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
(A REPLAT OF TRACT I, MESA DEL SOL INNOVATION PARK II)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2011

PROJECT NUMBER 1006008

APPLICATION NUMBER 11DRB-70042

PLAT APPROVAL

UTILITY APPROVALS:	DATE
<i>Ramirez</i> QWEST TELECOMMUNICATIONS	04-06-11
<i>Ramirez</i> COMCAST CABLE	04-19-11
<i>Vijal</i> PNM ELECTRIC SERVICES	4-6-11
<i>[Signature]</i> NEW MEXICO GAS COMPANY	4-7-2011
<i>[Signature]</i> TIME WARNER	4/19/2011

CITY APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	2-18-11
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	04-20-11
<i>[Signature]</i> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	04/20/11
<i>[Signature]</i> PARKS & RECREATION DEPARTMENT	4-20-4
<i>[Signature]</i> A.M.A.R.C.A.	4-20-11
<i>[Signature]</i> CITY ENGINEER	4-20-11
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	4-20-11
<i>[Signature]</i> REAL PROPERTY DIVISION	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605108647920610

PARCEL # Mesa Del Sol
[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE 4-20-2011 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: February 17, 2011



DOCH 2011038066
04/20/2011 01:57 PM Page: 1 of 2
PLAT P: 812 00 B: 2011C P: 0037 M: Toulous Olivere, Bernalillo Cour

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PLAT OF
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INNOVATION PARK II
 (A REPLAT OF TRACT I, MESA DEL SOL
 INNOVATION PARK II)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2011

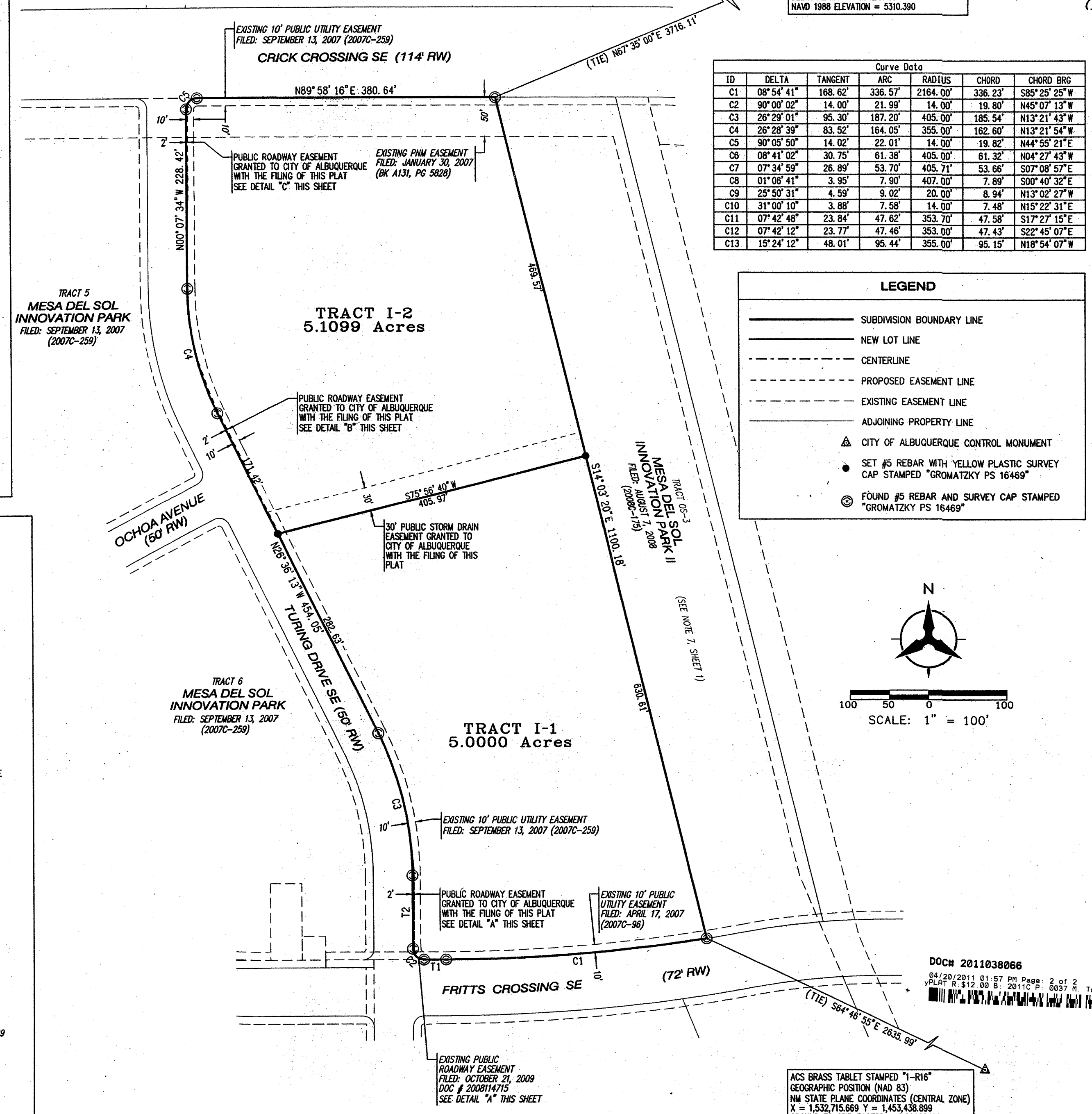
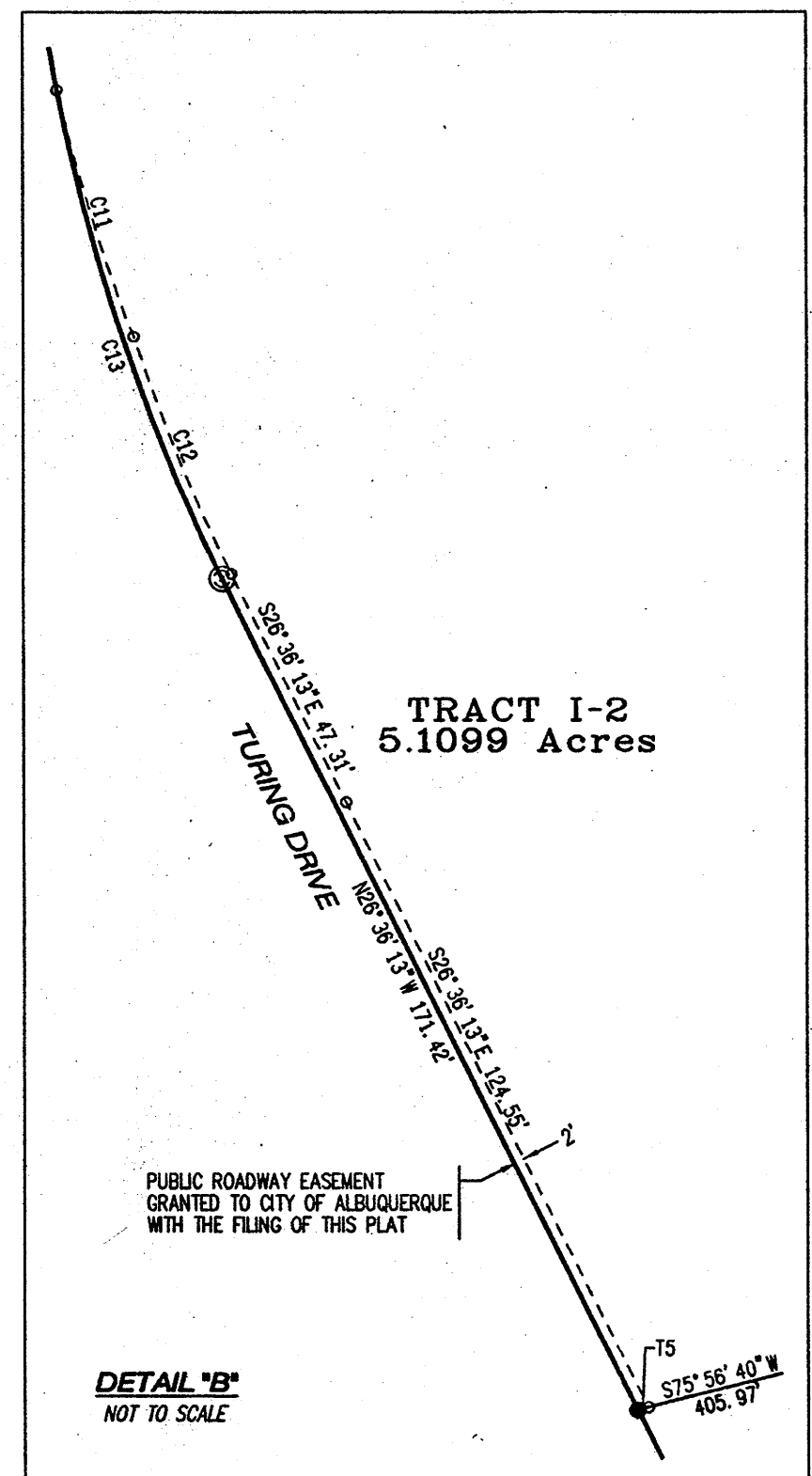
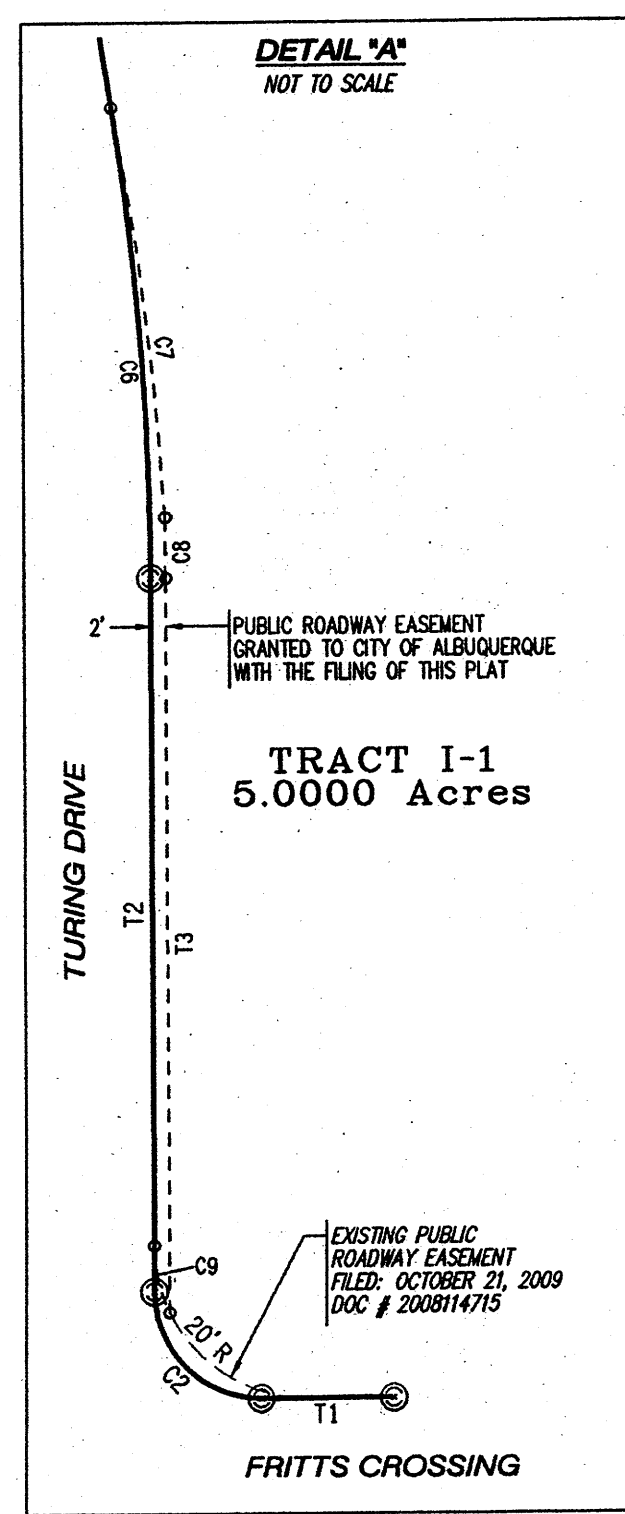
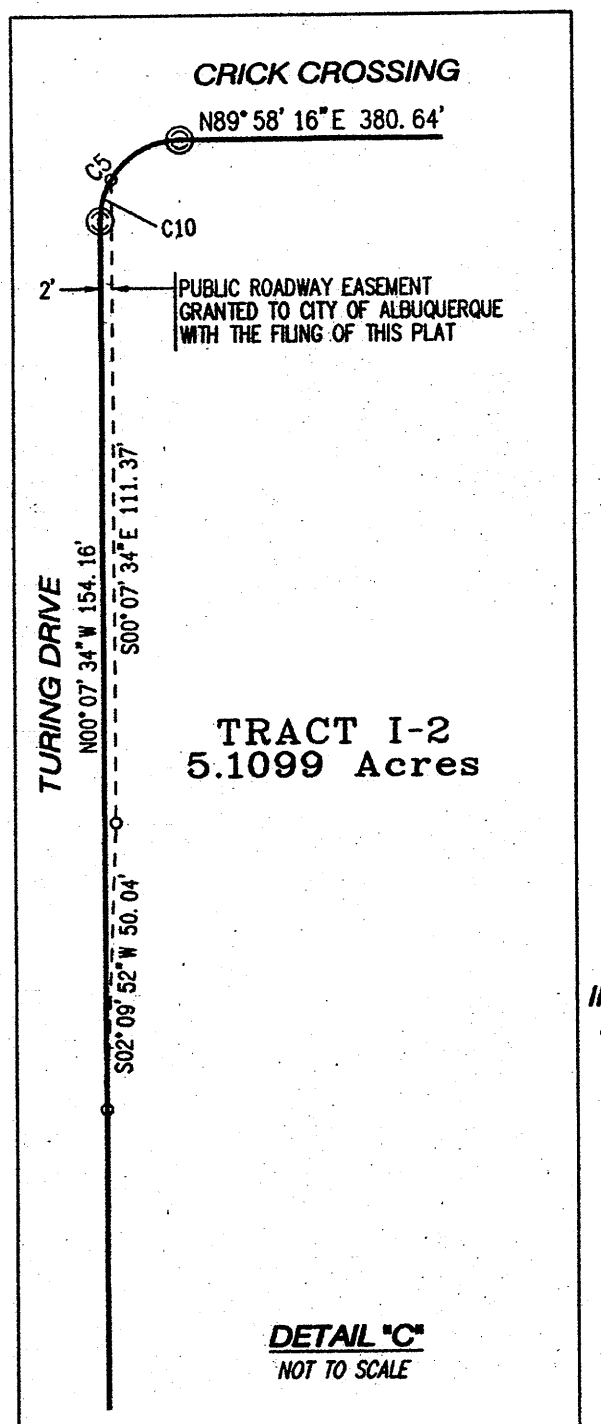
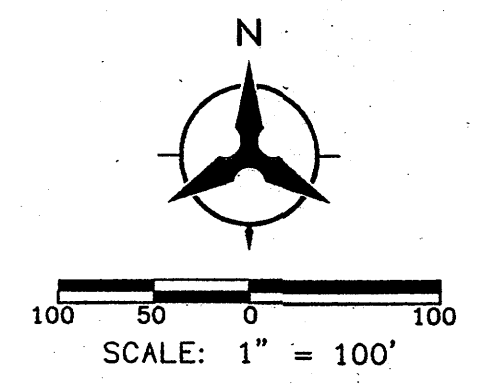
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 DELTA ALPHA = -0012'17.33"
 NAVD 1988 ELEVATION = 5310.390

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C1	08°54'41"	168.62'	336.57'	2164.00'	336.23'	S85°25'25"W
C2	90°00'02"	14.00'	21.99'	14.00'	19.80'	N45°07'13"W
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C7	07°34'59"	26.89'	53.70'	405.71'	53.66'	S07°08'57"E
C8	01°06'41"	3.95'	7.90'	407.00'	7.89'	S00°40'32"E
C9	25°50'31"	4.59'	9.02'	20.00'	8.94'	N13°02'27"W
C10	31°00'10"	3.88'	7.58'	14.00'	7.48'	N15°22'31"E
C11	07°42'48"	23.84'	47.62'	353.70'	47.58'	S17°27'15"E
C12	07°42'12"	23.77'	47.46'	353.00'	47.43'	S22°45'07"E
C13	15°24'12"	48.01'	95.44'	355.00'	95.15'	N18°54'07"W

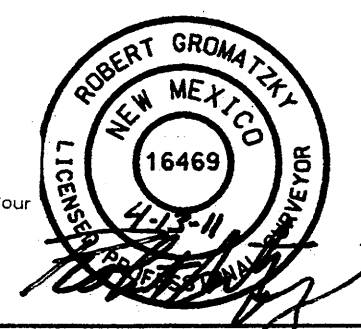
ID	BEARING	DISTANCE
T1	S89°52'45"W	28.14'
T2	N00°07'12"W	92.83'
T3	S00°07'12"E	95.54'
T4	S75°56'40"W	2.05'

LEGEND

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

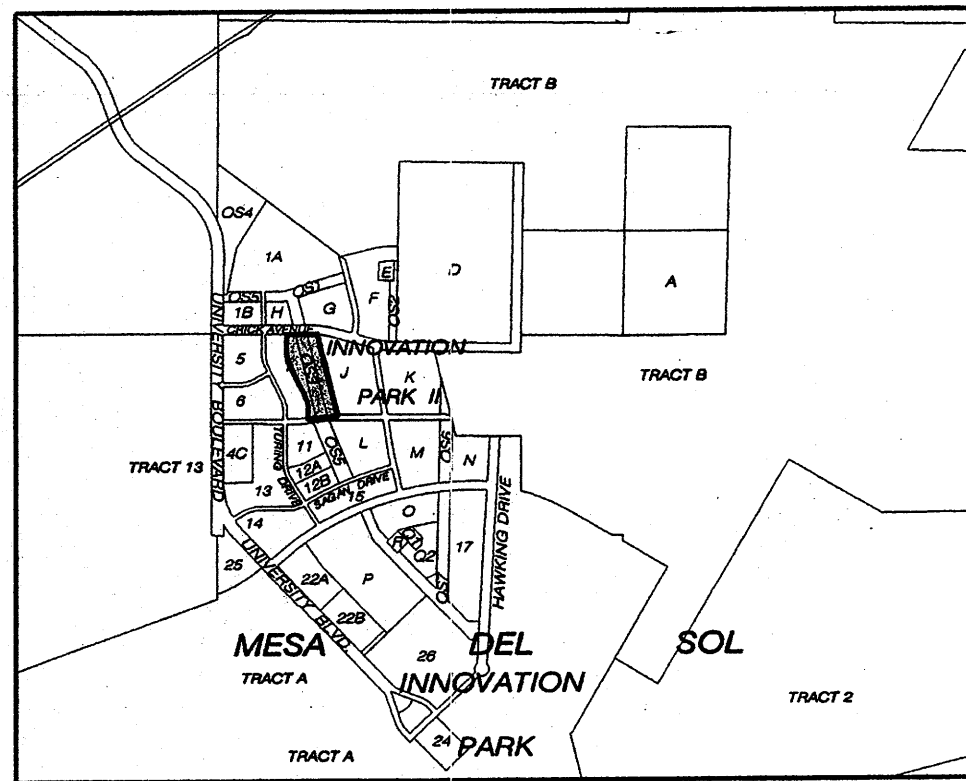


DOCN 2011038066
 04/20/2011 01:57 PM Page: 2 of 2
 PLAT P. 812.09 B. 2011C.P. 0037 R. Toulous Olivere, Bernalillo Cour



ACS BRASS TABLE STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,532,715.869 Y = 1,453,438.899
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -0012'22.46"
 NAVD 1988 ELEVATION = 5291.451

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING ▴ SPATIAL DATA ▴ ADVANCED TECHNOLOGIES



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

SUBMISSION DATA

1. DRB No.
2. Zone Atlas Index Number: R-18
3. Zoning: PC
4. Gross Subdivision Acreage: 10.1099 Acres.
5. Total number of Tracts Created: (2) Tracts.
6. Date of Survey: October, 2010.
7. Plat is located within projected 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 I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 August 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615 into two (2) tracts and to grant new easements.

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, ^{732P} (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 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 structures 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 I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 September 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615.

Tract contains 10.1099 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q16". Bearing = N12°15'06"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat for Mesa Del Sol Innovation Park II, Albuquerque, New Mexico, filed on September 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615.
3. Distances are ground distances.
4. Record easements taken from Title Report from Stewart Title Guaranty Company Commitment No. 10120337 Effective Date: December 30, 2010.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
7. Adjoining Tract OS-3 is subject to a public pedestrian access and public drainage easement filed: August 7, 2008 in Book 2008C, page 175.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract I of the Bulk Land Plat of Mesa Del Sol Innovation Park II, 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 August 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615 now comprising Tracts I-1 & I-2, Mesa Del Sol Innovation Park II is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

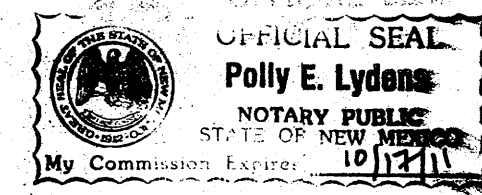
MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: FC Mesa, Inc., a New Mexico Corporation, Member

BY: Chris Anderson
Chris Anderson
Vice President of Development

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 10th day of FEBRUARY, 2011, by Chris Anderson, Vice President of Development of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: Oct 17, 2011 Polly E Lydens



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: February 17, 2011



PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
(A REPLAT OF TRACT I, MESA DEL SOL INNOVATION PARK II)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2011

PROJECT NUMBER 1006008

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

TIME WARNER _____ DATE _____

CITY APPROVALS: [Signature] 2-18-11
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 _____

TAX CERTIFICATION

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

PARCEL # _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PLAT OF
TRACTS I-1 AND I-2
MESA DEL SOL
INNOVATION PARK II
 (A REPLAT OF TRACT I, MESA DEL SOL
 INNOVATION PARK II)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2011

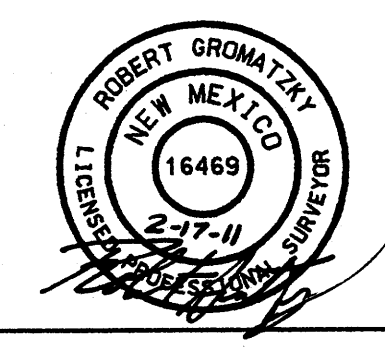
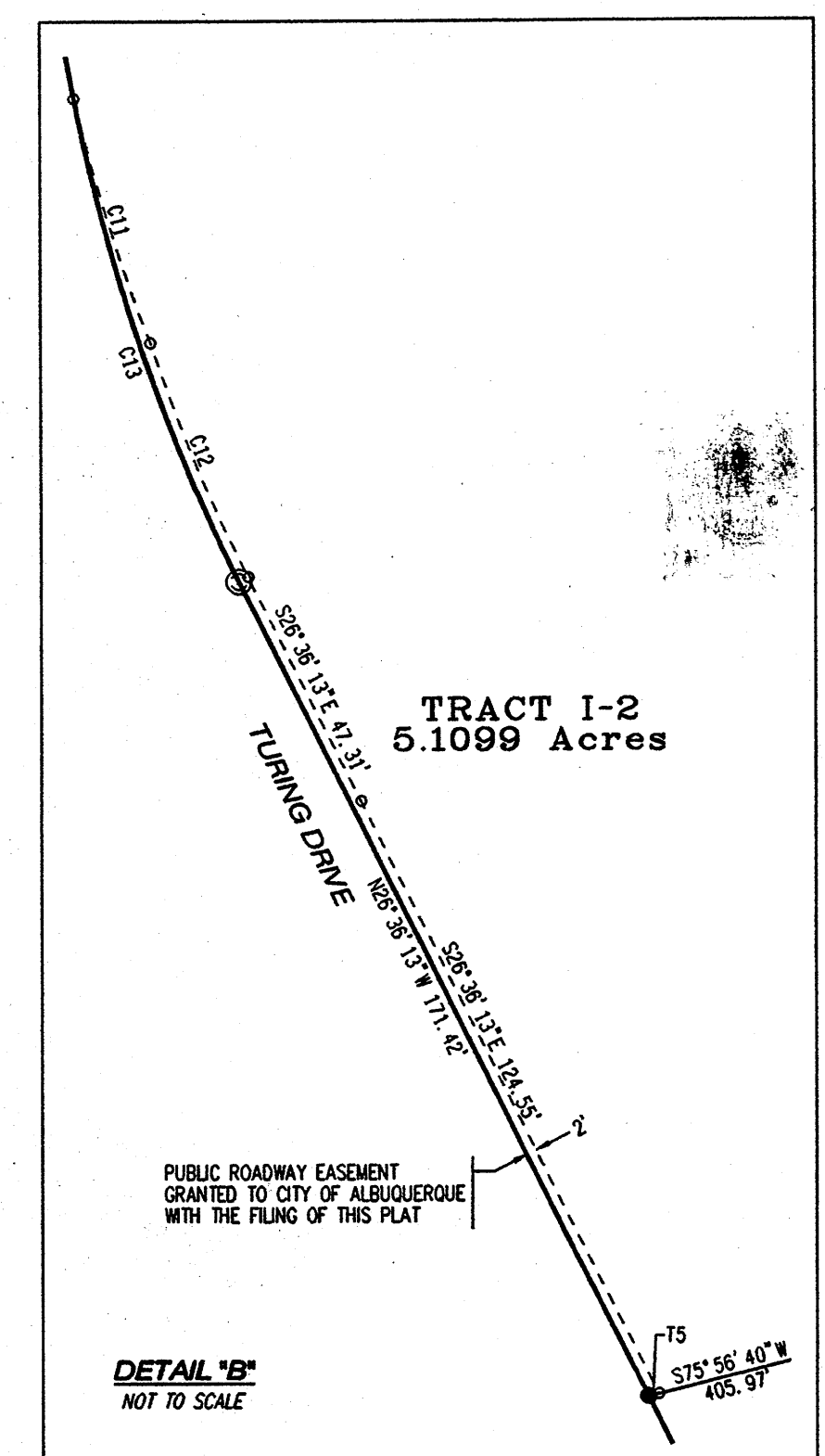
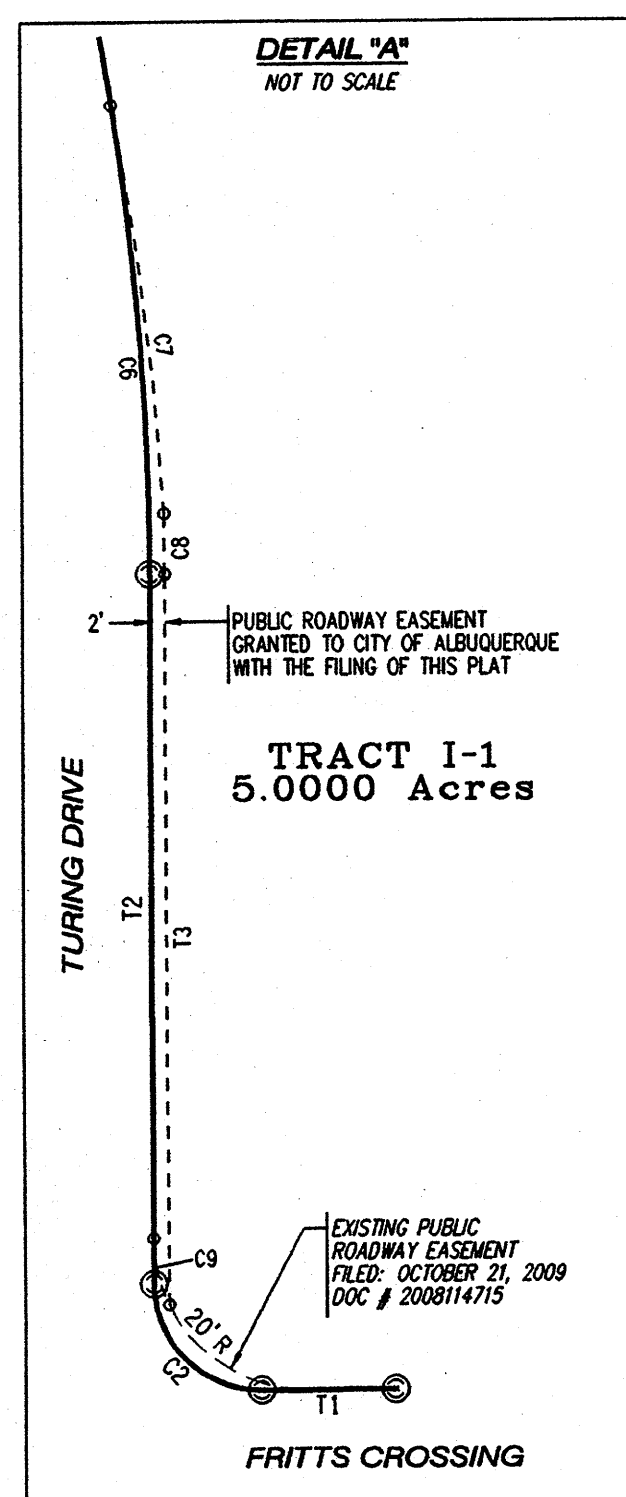
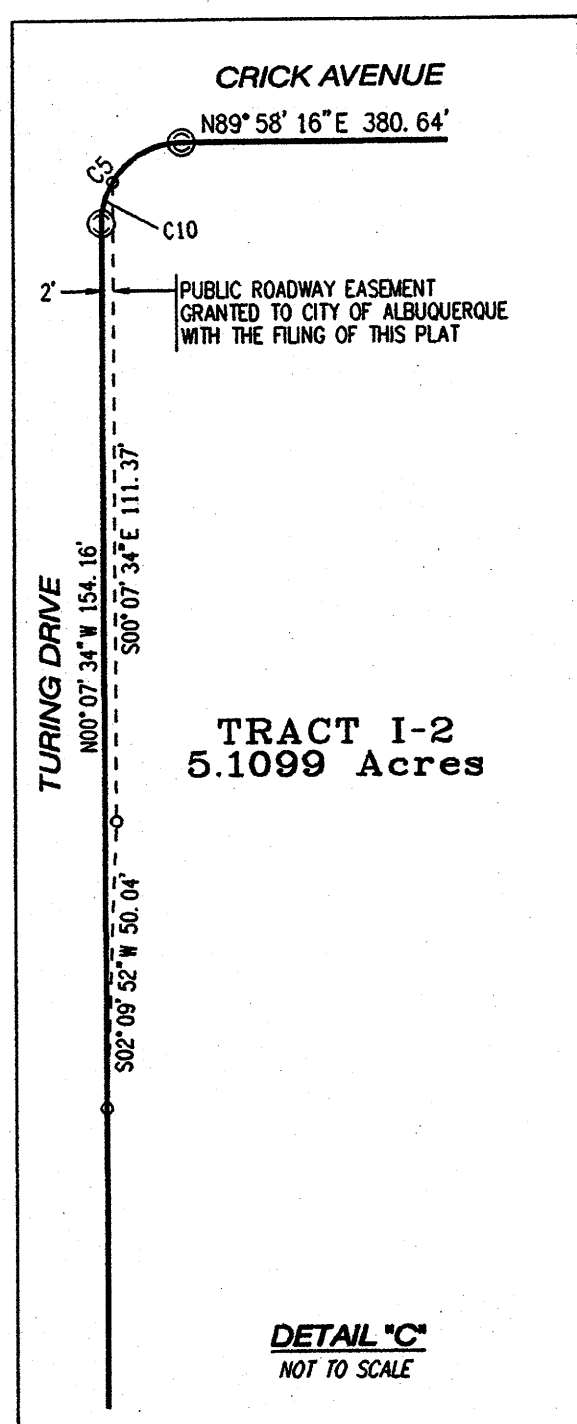
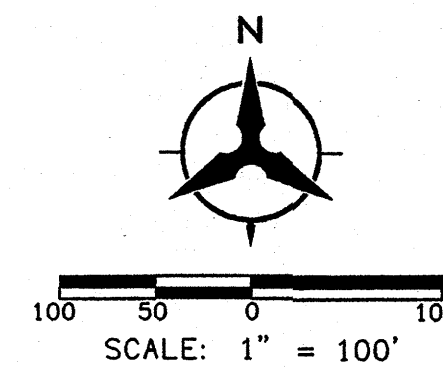
ACS BRASS TABLET STAMPED "3-016"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,533,498.782 Y = 1,457,045.094
 GROUND TO GRID FACTOR = 0.999663002
 DELTA ALPHA = -0012'17.33"
 NAVD 1988 ELEVATION = 5310.390

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°54'41"	168.62'	336.57'	2164.00'	336.23'	S85°25'25"W
C2	90°00'02"	14.00'	21.99'	14.00'	19.80'	N45°07'13"W
C3	26°29'01"	95.30'	187.20'	405.00'	185.54'	N13°21'43"W
C4	26°28'39"	83.52'	164.05'	355.00'	162.60'	N13°21'54"W
C5	90°05'50"	14.02'	22.01'	14.00'	19.82'	N44°55'21"E
C6	08°41'02"	30.75'	61.38'	405.00'	61.32'	N04°55'43"W
C7	07°34'59"	26.89'	53.70'	405.71'	53.66'	S07°08'57"E
C8	01°08'41"	3.95'	7.90'	407.00'	7.89'	S00°40'32"E
C9	25°50'31"	4.59'	9.02'	20.00'	8.94'	N13°02'27"W
C10	31°00'10"	3.88'	7.58'	14.00'	7.48'	N15°22'31"E
C11	07°42'48"	23.84'	47.62'	353.70'	47.58'	S17°27'15"E
C12	07°42'12"	23.77'	47.46'	353.00'	47.43'	S22°45'07"E
C13	15°24'12"	48.01'	95.44'	355.00'	95.15'	N18°54'07"W

ID	BEARING	DISTANCE
T1	S89°52'45"W	28.14'
T2	N00°07'12"W	92.83'
T3	S00°07'12"E	95.54'
T4	S75°56'40"W	2.05'

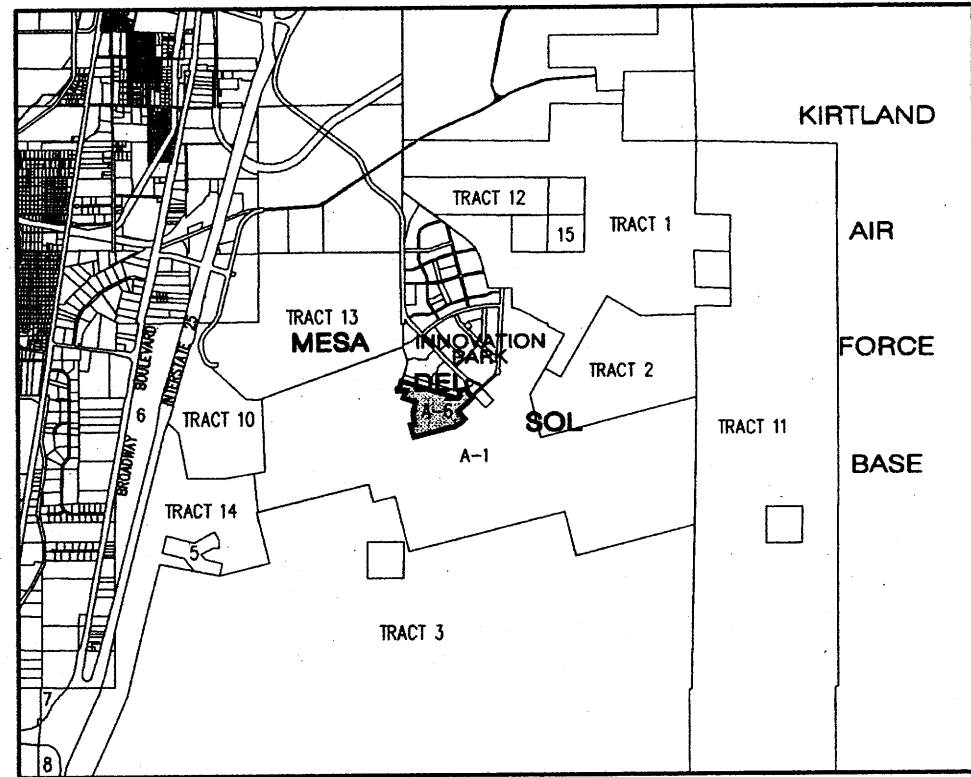
LEGEND

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



Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

ACS BRASS TABLET 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 = -0012'22.46"
 NAVD 1988 ELEVATION = 5291.451



LOCATION MAP
ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16
NOT TO SCALE

SUBDIVISION DATA

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

DISCLOSURE STATEMENT

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

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purpose 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/switchgear, 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 Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2830 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1-R16 and "3-Q18". Bearing = N12°15'09"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
5. The location of pipelines, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."
7. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1062 as Document No. 2006-091310, records of Bernalillo County, New Mexico.
8. Tract A-5 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.

FREE CONSENT AND DEDICATION

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

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

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

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

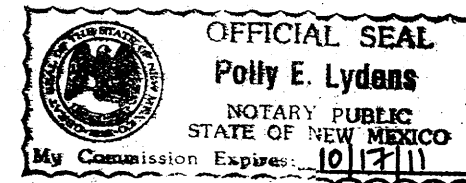
By: Forest City Commercial Group, Inc., an Ohio corporation, Sole Member

By: Michael D. Daly
Chief Operating Officer

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on this 20 day of April, 2011 by Michael D. Daly, Chief Operating Officer of Forest City Commercial Group, Inc., an Ohio corporation, as Sole Member of Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, Member of Mesa del Sol, LLC, New Mexico limited liability company.

My Commission Expires: Oct 17, 2011 Polly E. Lydons



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

PROJECT NUMBER _____
APPLICATION NUMBER _____

PLAT APPROVAL

- UTILITY APPROVALS:
- QWEST TELECOMMUNICATIONS _____ DATE _____
- COMCAST CABLE _____ DATE _____
- PNM ELECTRIC SERVICES _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- CITY APPROVALS: _____ DATE 4-21-11
- 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 _____

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURERS 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.

Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: 4-20-11



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

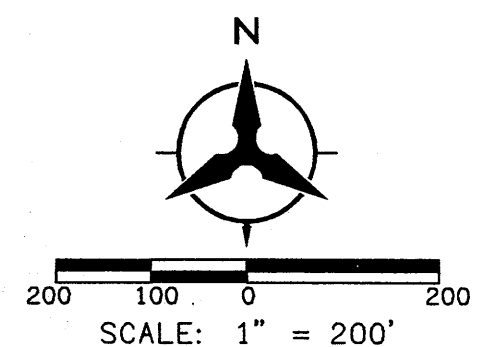
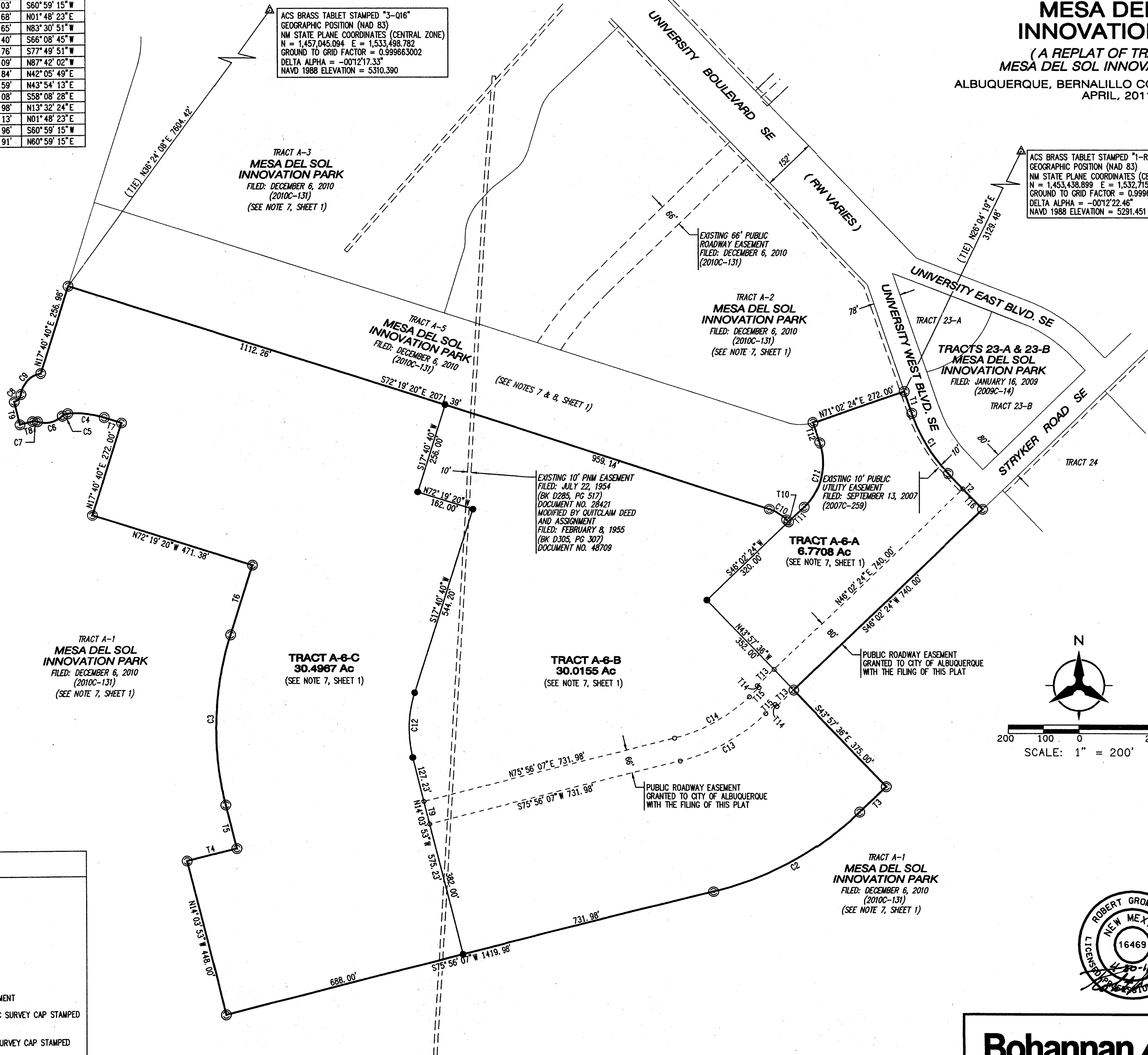
PLAT OF
TRACTS A-6-A, A-6-B & A-6-C
MESA DEL SOL
INNOVATION PARK
 (A REPLAT OF TRACT A-6
 MESA DEL SOL INNOVATION PARK)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25° 00' 00"	100.65'	198.09'	454.00'	196.53'	S31° 27' 36" E
C2	29° 53' 43"	244.28'	477.42'	915.00'	472.03'	S60° 59' 15" W
C3	31° 44' 33"	249.34'	485.87'	877.00'	479.68'	N01° 48' 23" E
C4	22° 23' 02"	52.83'	104.31'	267.00'	103.65'	N83° 30' 51" W
C5	38° 17' 46"	8.68'	16.71'	25.00'	16.40'	S66° 08' 45" W
C6	61° 39' 57"	41.78'	75.34'	70.00'	71.76'	S77° 49' 51" W
C7	32° 43' 42"	7.34'	14.28'	25.00'	14.09'	N87° 42' 02" E
C8	67° 40' 37"	16.76'	29.53'	25.00'	27.84'	N42° 05' 49" E
C9	71° 17' 38"	50.20'	87.10'	70.00'	81.59'	N43° 54' 13" E
C10	28° 21' 44"	29.44'	57.67'	116.50'	57.08'	S58° 08' 28" E
C11	65° 00' 00"	110.85'	197.40'	174.00'	186.98'	N13° 32' 24" E
C12	31° 44' 33"	94.68'	184.49'	333.00'	182.13'	N01° 48' 23" E
C13	29° 53' 44"	142.30'	278.11'	533.00'	274.96'	S60° 59' 15" W
C14	29° 53' 44"	124.68'	243.67'	467.00'	240.91'	N60° 59' 15" E

Tangent Data		
ID	BEARING	DISTANCE
T1	S18° 57' 36" E	64.40'
T2	S43° 57' 36" E	140.00'
T3	S46° 02' 24" W	103.38'
T4	N75° 56' 07" E	144.00'
T5	N14° 03' 53" W	127.23'
T6	N17° 40' 40" E	206.20'
T7	N72° 19' 20" W	50.89'
T8	S75° 56' 07" W	36.52'
T9	N14° 03' 53" W	66.00'
T10	S43° 57' 36" E	8.67'
T11	N46° 02' 24" E	60.95'
T12	N18° 57' 36" W	58.17'
T13	S46° 02' 24" W	66.00'
T14	N43° 57' 36" W	7.00'
T15	S46° 02' 24" W	37.38'
T16	S43° 57' 36" E	80.00'

ACS BRASS TABLE STAMPED "3-Q16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N = 1,457,045.094 E = 1,533,498.782
 GROUND TO GRID FACTOR = 0.999863002
 DELTA ALPHA = -0012'17.33"
 NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLE STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N = 1,453,438.899 E = 1,532,715.669
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -0012'22.46"
 NAVD 1988 ELEVATION = 5291.451



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

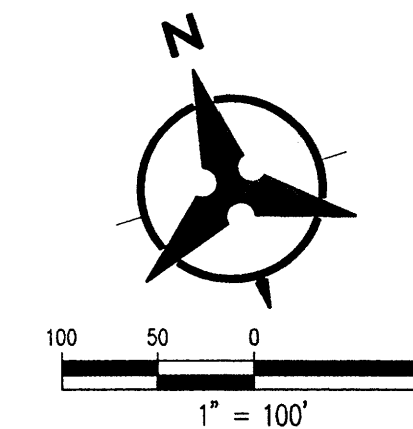


Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

PRELIMINARY PLAT OF
**MESA DEL SOL
 MONTAGE UNIT 3B**

A REPLAT OF TRACTS A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

PROJECT #: 1006008
 DATE: 6-4-14
 APP #:



ACS BRASS TABLE STAMPED "L 016, 1984"
 GEOGRAPHIC POSITION (NAD 83)
 STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,533,488.282 Y = 1,457,045.994
 GRID TO GRID FACTOR = 0.999963002
 DELTA ALPHA = -0012'22.45"
 NAVD 1988 ELEVATION = 5310.390

TRACTS 23-A & 23-B
 MESA DEL SOL
 INNOVATION PARK
 RECORDED: 01-16-2009
 (2009C-14)

PORTION OF TRACT A-6-A
 MESA DEL SOL
 INNOVATION PARK
 REC: 07-11-2011 BK: 2011C,
 P: 0066 M
 (TO BE KNOWN AS UNIT 3A)

MESA DEL SOL
 NEIGHBORHOOD
 MONTAGE UNIT 2
 RECORDED: 01-09-2013
 BK: 2013C, P: 0002 M

MESA DEL SOL
 NEIGHBORHOOD
 MONTAGE UNIT 1
 RECORDED: 12-15-2011
 BK: 2011C, P: 0136 M

TRACT A-5
 MESA DEL SOL, INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67'	116.50'	28°21'44"	29.44'
C4	477.42'	915.00'	29°53'43"	244.28'
C5	184.49'	333.00'	31°44'33"	94.68'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"W	284.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

TRACT A-6-C
 MESA DEL SOL
 INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

TRACT A-1
 MESA DEL SOL
 INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

LEGAL DESCRIPTION

TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
 PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 Acres
 TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS; INCLUDING 6 ALLEY TRACTS
 PROPOSED GROSS DENSITY: 4.15 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- 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
- 2.03 MILES OF FULL 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 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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
- 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 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 NAD83 CENTRAL ZONE.
- BASE OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MAN-HOLES 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.

APPROVED

Duff Astor 5-2-14
 CITY SURVEYOR DATE

B Fennelly 5-1-14
 Brian Fennelly, Authorized Signatory, DATE
 MESA DEL SOL, LLC
 A Limited Liability Company

SOLID WASTE DEPT DATE

LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

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: 260 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
 TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

Thu, 8-May-2014 - 2:41:pm, Plotted by: CSHOLITS
 P:\20140338\CDP\Plans\General\Phase 3\20140338_PRE_PLAT_PH3B.dwg

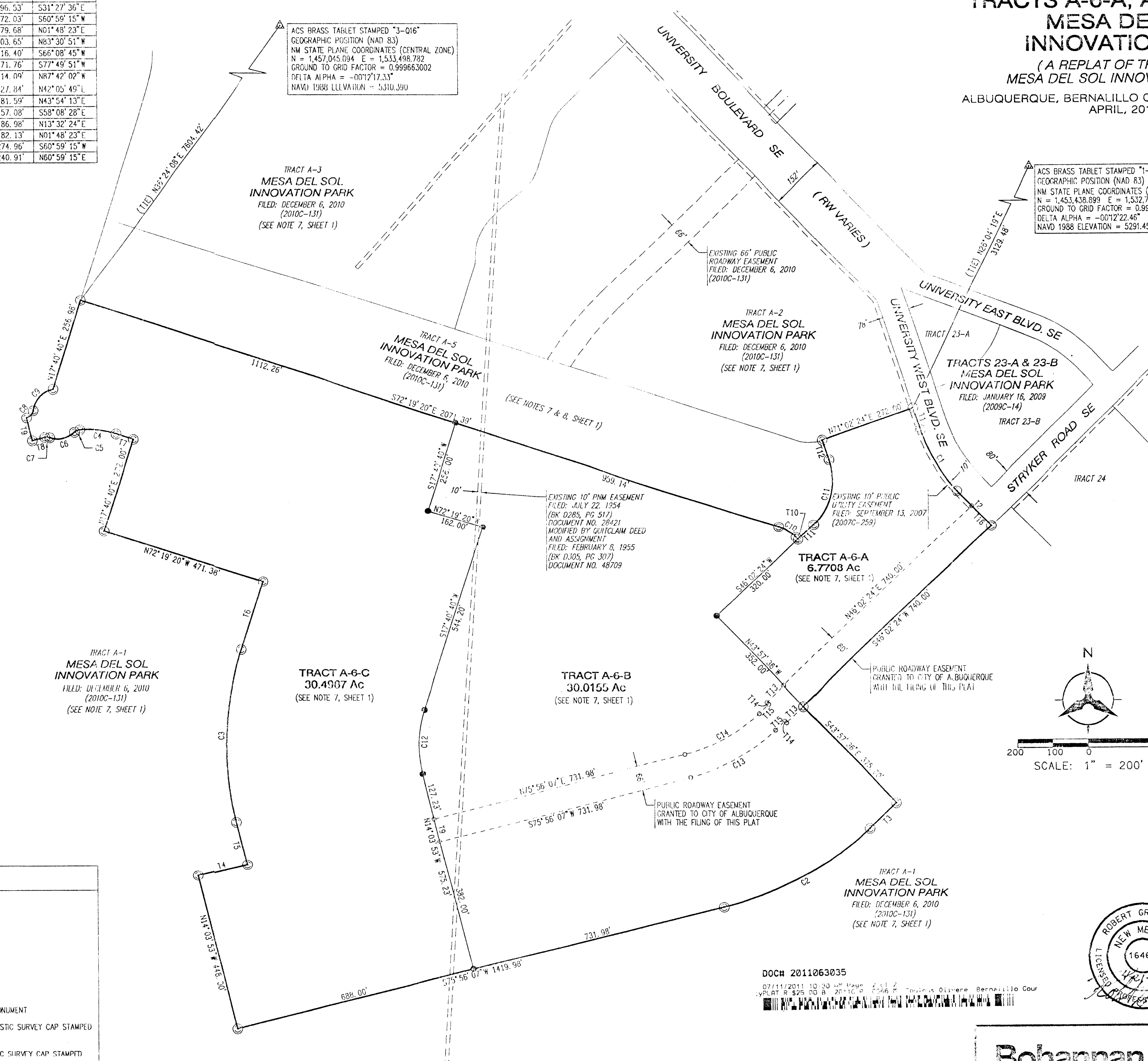
PLAT OF
TRACTS A-6-A, A-6-B & A-6-C
MESA DEL SOL
INNOVATION PARK
 (A REPLAT OF TRACT A-6
 MESA DEL SOL INNOVATION PARK)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2011

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	100.85'	198.09'	454.00'	196.53'	S31°27'36"E
C2	29°53'43"	244.28'	477.42'	915.00'	472.03'	S60°59'15"W
C3	31°44'33"	249.34'	485.87'	877.00'	479.68'	N01°48'23"E
C4	22°23'02"	52.83'	104.31'	267.00'	103.65'	N83°30'51"W
C5	38°17'46"	8.68'	16.71'	25.00'	16.40'	S66°08'45"W
C6	61°39'57"	41.78'	75.34'	70.00'	71.76'	S77°49'51"W
C7	32°43'42"	7.34'	14.28'	25.00'	14.09'	N87°42'02"W
C8	61°40'31"	16.76'	29.53'	25.00'	27.84'	N42°05'49"E
C9	71°17'38"	56.26'	87.10'	70.00'	81.59'	N43°54'13"E
C10	28°21'44"	29.44'	57.67'	116.50'	57.08'	S58°08'28"E
C11	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C12	31°44'33"	94.68'	184.49'	333.00'	182.13'	N01°48'23"E
C13	29°53'44"	142.30'	278.11'	533.00'	274.96'	S60°59'15"W
C14	29°53'44"	124.65'	243.67'	467.00'	240.91'	N60°59'15"E

ID	BEARING	DISTANCE
T1	S18°57'36"E	64.40'
T2	S43°57'36"E	140.00'
T3	S46°02'24"W	104.38'
T4	N75°56'07"E	144.00'
T5	N14°03'53"W	127.23'
T6	N17°40'40"E	206.20'
T7	N72°19'20"W	50.89'
T8	S75°56'07"W	36.50'
T9	N14°03'53"W	66.00'
T10	S43°57'36"E	8.67'
T11	N46°02'24"E	60.96'
T12	N18°57'36"W	58.17'
T13	S46°02'24"W	66.00'
T14	N43°57'36"W	7.00'
T15	S46°02'24"W	37.36'
T16	S43°57'36"E	80.00'

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

ACS BRASS TABLET STAMPED "1-116"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N = 1,453,438.899 E = 1,532,715.669
 GROUND TO GRID FACTOR = 0.999664099
 DELTA ALPHA = -00°12'22.46"
 NAVD 1988 ELEVATION = 5291.451

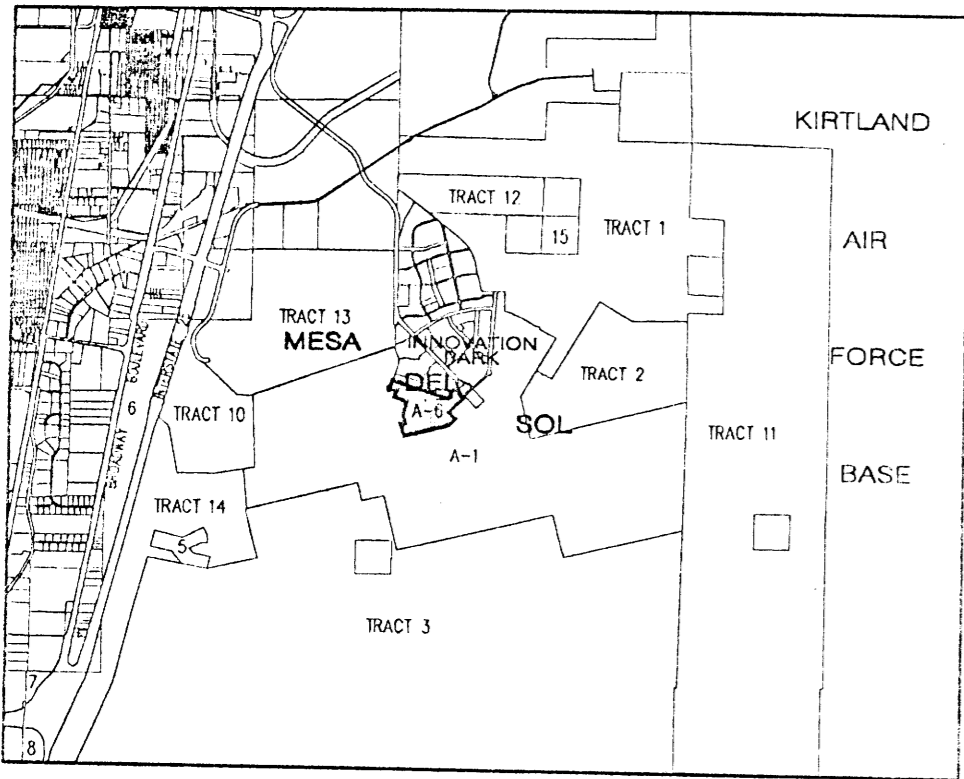


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 PEBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	"#1" #5 PEBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

DOCH 2011063035
 07/11/2011 10:30 AM Page 2 of 2
 PLAT R \$25.00 B 201106 0566 M Travis Oliver, Bernalillo Cour



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



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. R-15, R-16 & S-16
NOT TO SCALE

SUBDIVISION DATA

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

DISCLOSURE STATEMENT

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

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or sun surface), 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 Sections 21, 22 and 27 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.

Tract contains 67.2830 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

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

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

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

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

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "1116 and "1117. Bearing = N12°15'06"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421.
3. Distances are ground distances.
4. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
5. The location of pipelines, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."
7. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park, filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, page 1052 as Document No. 2006-091310, records of Bernalillo County, New Mexico.
8. Tract A-6 is subject to an existing blanket Public Storm Drain Easement granted by plat filed December 6, 2010 in Book 2010C, page 131 as Document No. 2010123421. This easement to be continued and further defined by future platting action.

FREE CONSENT AND DEDICATION

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

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

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

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

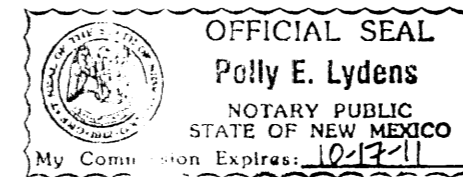
By: Forest City Commercial Group, Inc., an Ohio corporation, Sole Member

By: Michael D. Daly
President

State of New Mexico)
County of Bernalillo)

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

My Commission Expires: Oct 17, 2011



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

PROJECT NUMBER 1006008

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

	06-30-11
QWEST TELECOMMUNICATIONS	DATE
	06-24-11
COMCAST	DATE
	6-22-11
FERNANDO VIGIL	DATE
	6-22-2011
NEW MEXICO GAS COMPANY	DATE

CITY APPROVALS:

	4-21-11
CITY SURVEYOR	DATE
	05-18-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	05/18/11
ALLAN PATER	DATE
	5/18/11
ALLAN PATER	DATE
	5-18-11
A.M.A.F.C.A.	DATE
	5-18-11
CITY ENGINEER	DATE
	7-11-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

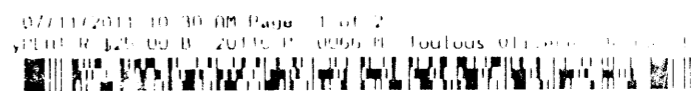
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

10160502482801

PROPERTY OWNER OF RECORD MESA DEL SOL, LLC

BERNALILLO COUNTY TREASURER'S OFFICE

DOCH 2011063035



SURVEYOR'S CERTIFICATION

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

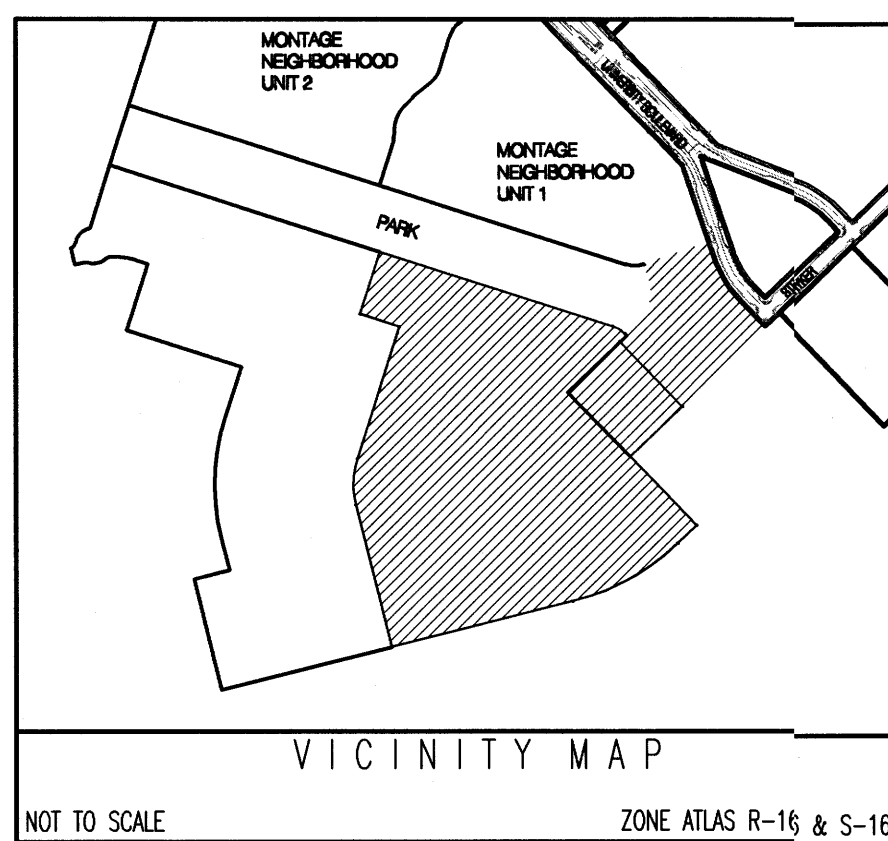
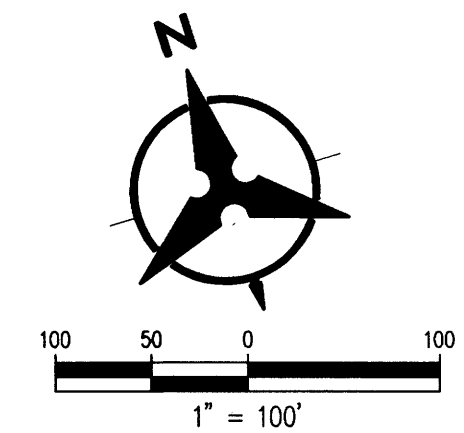
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 4-21-11



PRELIMINARY PLAT OF
**MESA DEL SOL
MONTAGE UNIT 3B**

A REPLAT OF TRACTS A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2014



MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 2
RECORDED: 01-09-2013
BK: 2013C, P: 0002 M

MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 1
RECORDED: 12-15-2011
BK: 2011C, P: 0136 M

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
RECORDED: 01-16-2009
(2009C-14)

PORTION OF TRACT A-6-A
MESA DEL SOL
INNOVATION PARK
REC: 07-11-2011 BK: 2011C,
P: 0066 M
(TO BE KNOWN AS UNIT 3A)

TRACT A-5
MESA DEL SOL, INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67°	116.50'	28°21'44"	29.44'
C4	477.42°	915.00'	29°53'43"	244.28'
C5	184.49°	333.00'	31°44'33"	94.68'

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"W	284.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

TRACT A-6-C
MESA DEL SOL
INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

TRACT A-1
MESA DEL SOL
INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

LEGAL DESCRIPTION

TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: RC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS; INCLUDING 6 ALLEY TRACTS
PROPOSED GROSS DENSITY: 4.15 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC. TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE. WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL 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 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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
- 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 NAD83 CENTRAL ZONE.
- BASE 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.

APPROVED

D. P. Acker 5-2-14
CITY SURVEYOR DATE

B. Fennelly 5-1-14
Brian Fennelly, Authorized Signatory, DATE
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT DATE

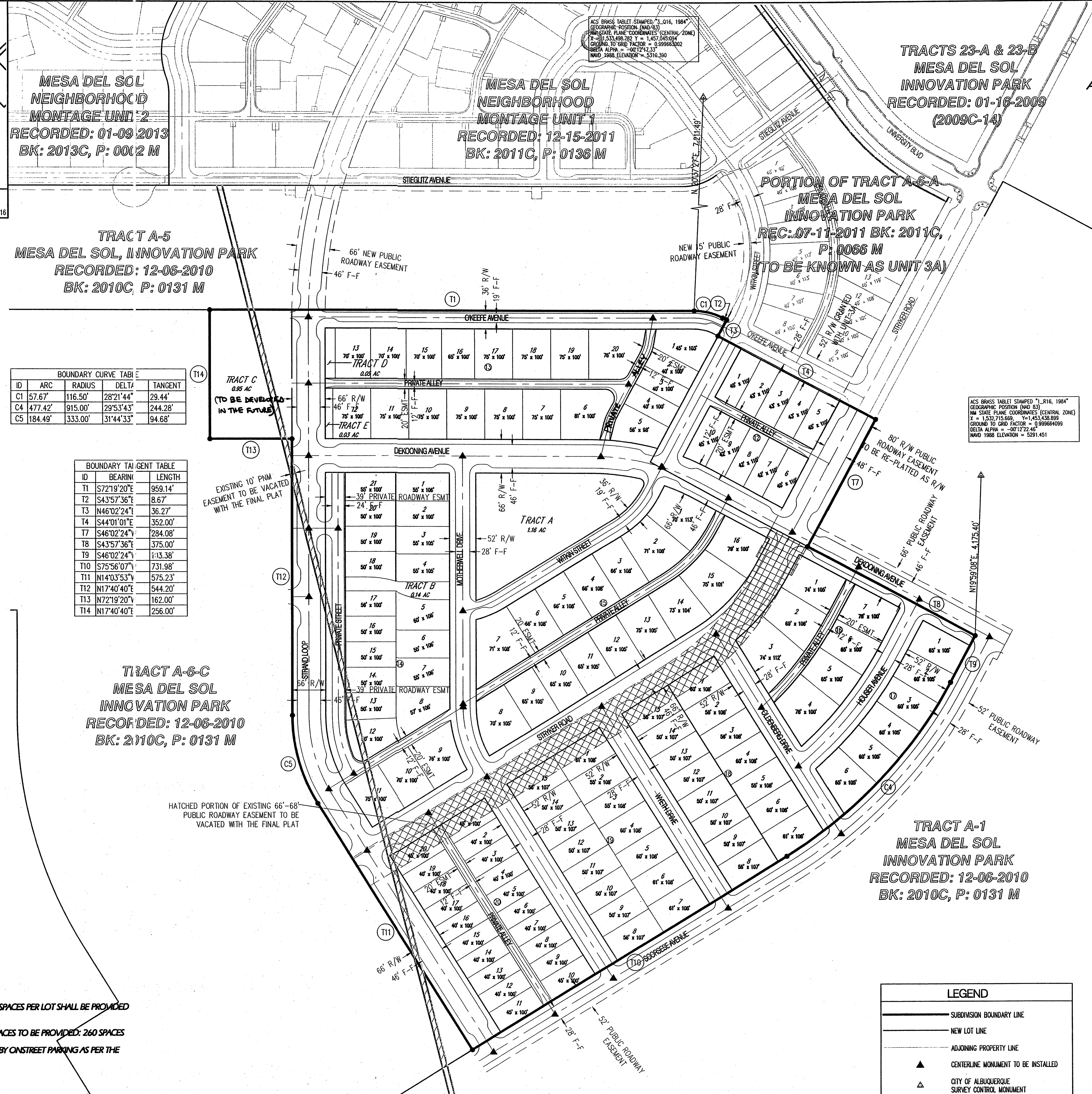
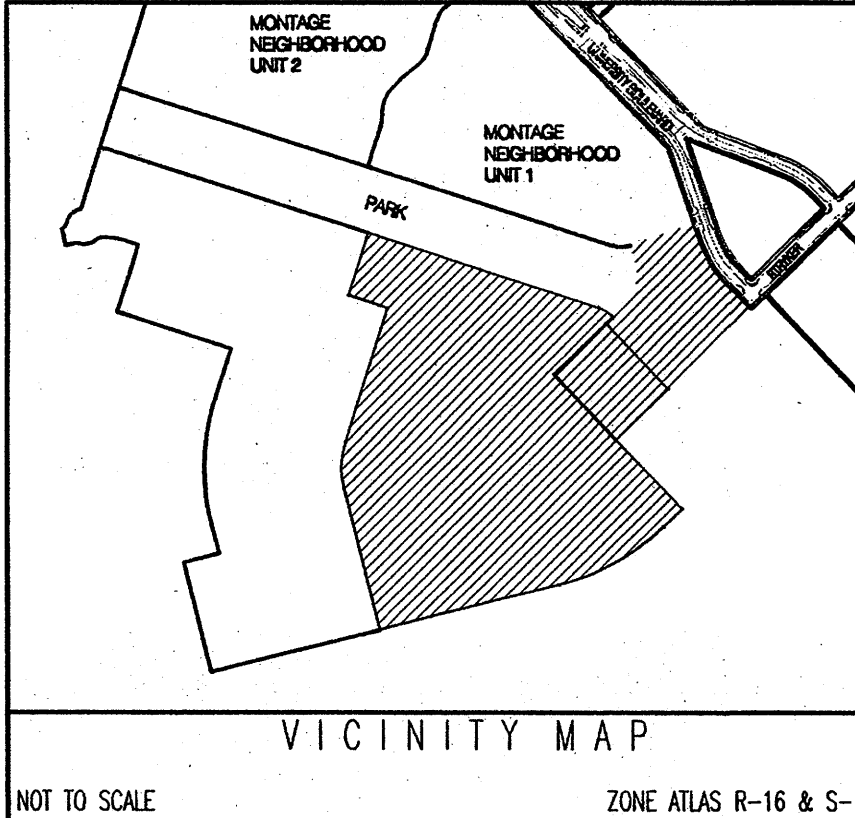
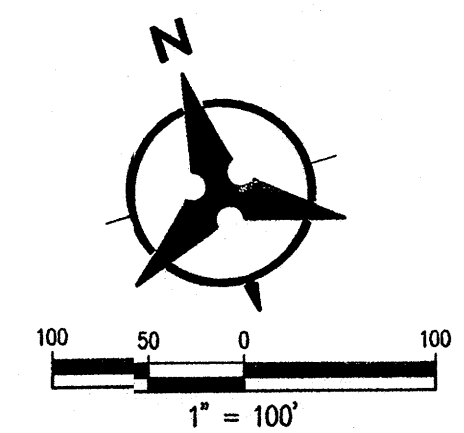
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

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: 260 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

PRELIMINARY PLAT OF
**MESA DEL SOL
 MONTAGE UNIT 3B**

A REPLAT OF TRACTS A-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014



BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67'	116.50'	28°21'44"	29.44'
C4	477.42'	915.00'	29°53'43"	244.28'
C5	184.49'	333.00'	31°44'33"	94.68'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"E	294.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"E	113.38'
T10	S75°56'07"E	731.98'
T11	N14°03'53"E	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"E	162.00'
T14	N17°40'40"E	256.00'

PARKING REQUIREMENTS

1. 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: 260 SPACES

2. ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
 TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

LEGAL DESCRIPTION

TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: RC
 PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 Acres
 TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS; INCLUDING 6 ALLEY TRACTS
 PROPOSED GROSS DENSITY: 4.15 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE, WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL 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 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PLU, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- 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 P.C.S., P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALLUMINUM 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 NAD83 CENTRAL ZONE.
- BASES 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.

APPROVED

D. P. Astor 5-2-14
 CITY SURVEYOR DATE

B. Fennelly 5-1-14
 Brian Fennelly, Authorized Signatory, DATE
 MESA DEL SOL, LLC
 A Limited Liability Company

SOLID WASTE DEPT DATE

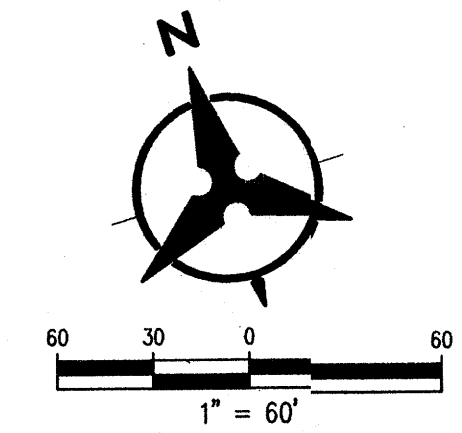
LEGEND

—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 3A

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014



LEGAL DESCRIPTION

TRACT "A-6-A" OF TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK
FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 6.77 ACES
TOTAL NUMBER OF LOTS/TRACTS: 13 LOTS; INCLUDING TRACTS A-C, 1 ALLEY TRACTS
PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- 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 & S-16
- TRACTS A & C ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS ENCLUMBERED BY A BLANKET P.U.E. AND PUBLIC ACCESS EASEMENT.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET P.U.E., PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- 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 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 NAD83 CENTRAL ZONE.
- 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.

APPROVED

Dail P. Acosta 4-25-14
CITY SURVEYOR DATE

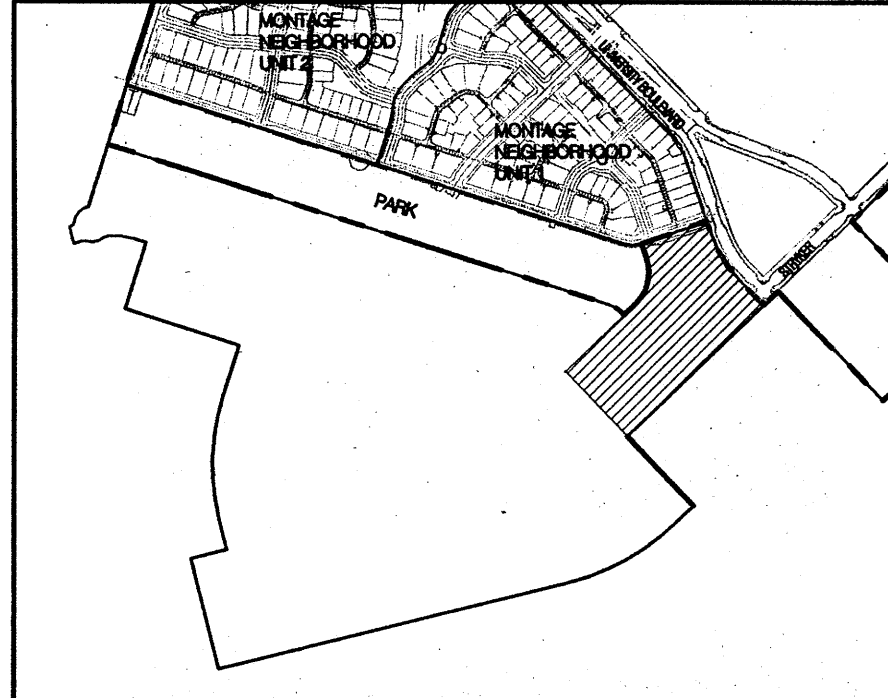
Brian Fennelly 4-23-14
Brian Fennelly, Authorized Signatory DATE
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT DATE

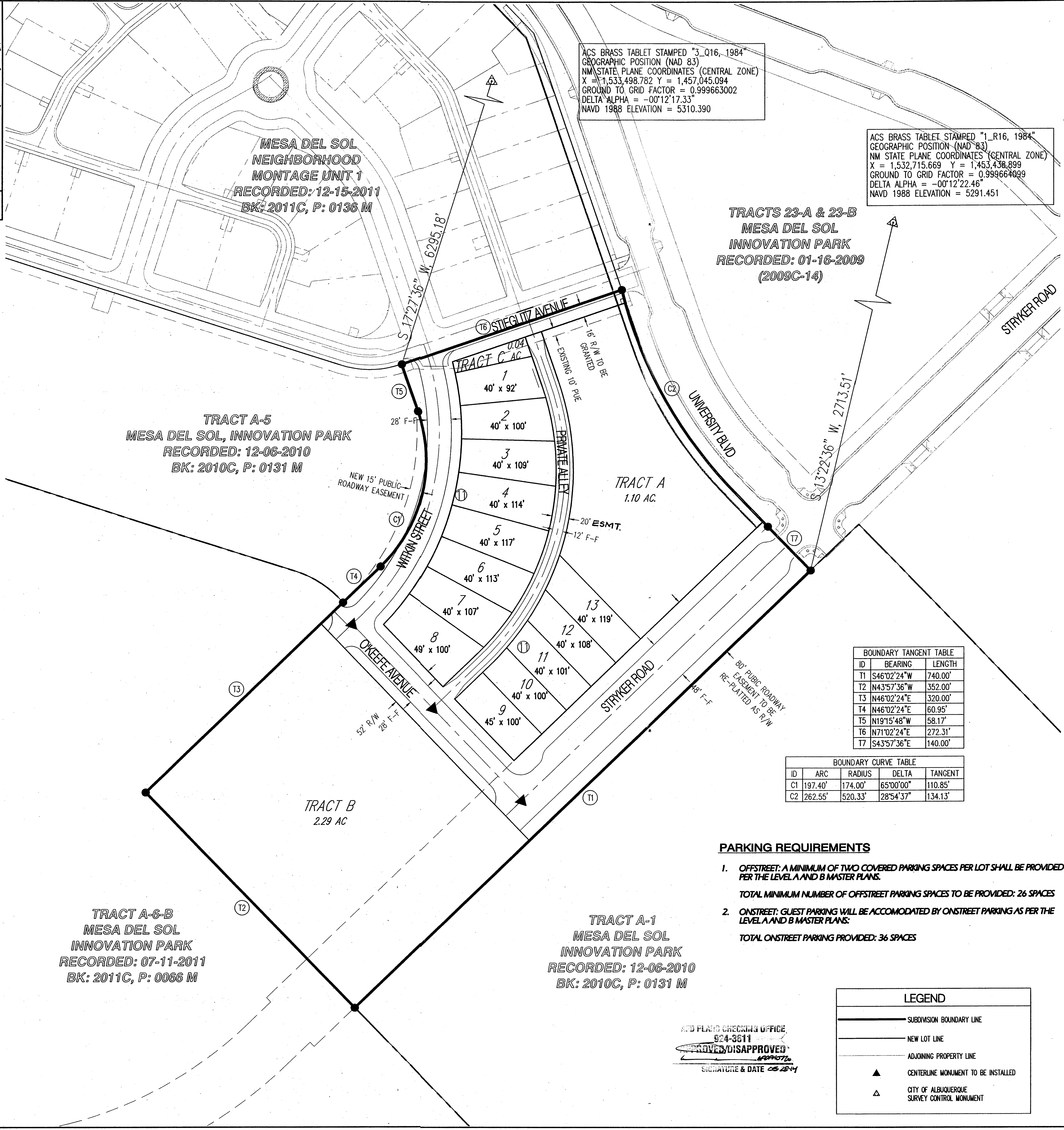
Bohannon & Huston
www.bhinc.com 800.877.5332

ACS BRASS TABLET STAMPED "3_016_1984"
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

ACS BRASS TABLET STAMPED "1_R16_1984"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,436.899
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451



VICINITY MAP
NOT TO SCALE ZONE ATLAS R-16 & S-16



ID	BEARING	LENGTH
T1	S46°02'24"W	740.00'
T2	N43°57'36"W	352.00'
T3	N46°02'24"E	320.00'
T4	N46°02'24"E	60.95'
T5	N19°15'48"W	58.17'
T6	N71°02'24"E	272.31'
T7	S43°57'36"E	140.00'

ID	ARC	RADIUS	DELTA	TANGENT
C1	197.40'	174.00'	65°00'00"	110.85'
C2	282.55'	520.33'	28°54'37"	134.13'

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: 26 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 36 SPACES

—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
⊙	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

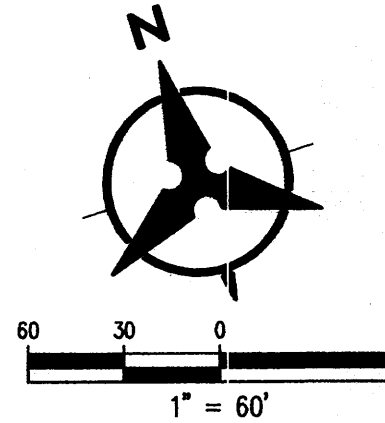
AND PLANS CHECKING OFFICE
924-3611
APPROVED
SIGNATURE & DATE 05/28/14

**PRELIMINARY PLAT OF
MESA DEL SOL
MONTAGE UNIT 3A**

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014

PROJECT #: 1006008
DATE: 5-21-14
APP#: 14-7019 (PP)
14-7020 (TDS)



LEGAL DESCRIPTION

TRACT "A-6-A" OF TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK
FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 6.77 Acres
TOTAL NUMBER OF LOTS/TRACTS: 13 LOTS, INCLUDING TRACTS A-C, 1 ALLEY TRACTS
PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- 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 & S-16
- TRACTS A & B ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS ENCLUMBERED BY A BLANKET P.U.E. AND PUBLIC ACCESS EASEMENT.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET P.U.E., PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- ALL LOT SIDYARDS 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 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 NAD83 CENTRAL ZONE.
- 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.

APPROVED

Dail P. Aelter 4-25-14
CITY SURVEYOR DATE

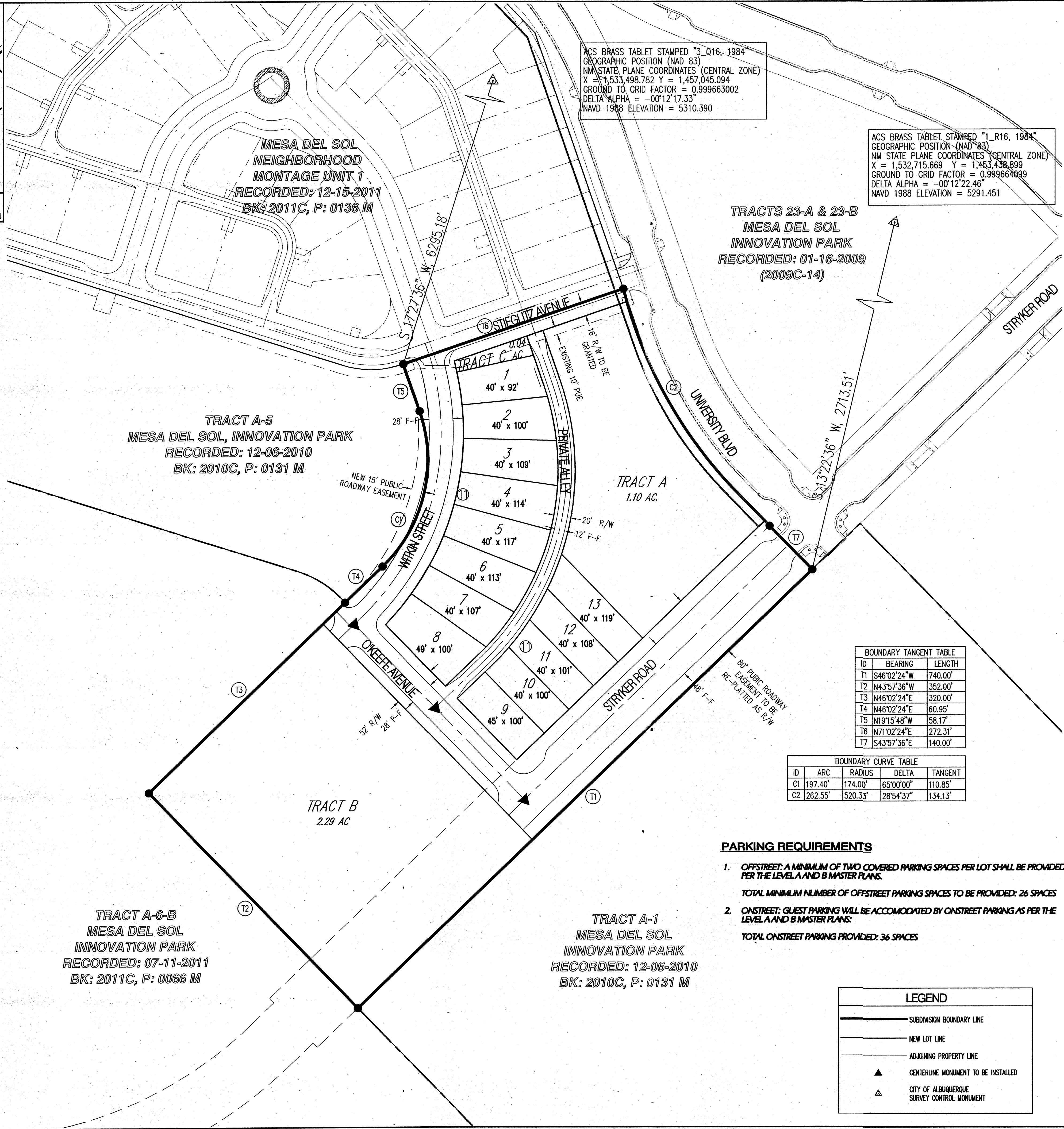
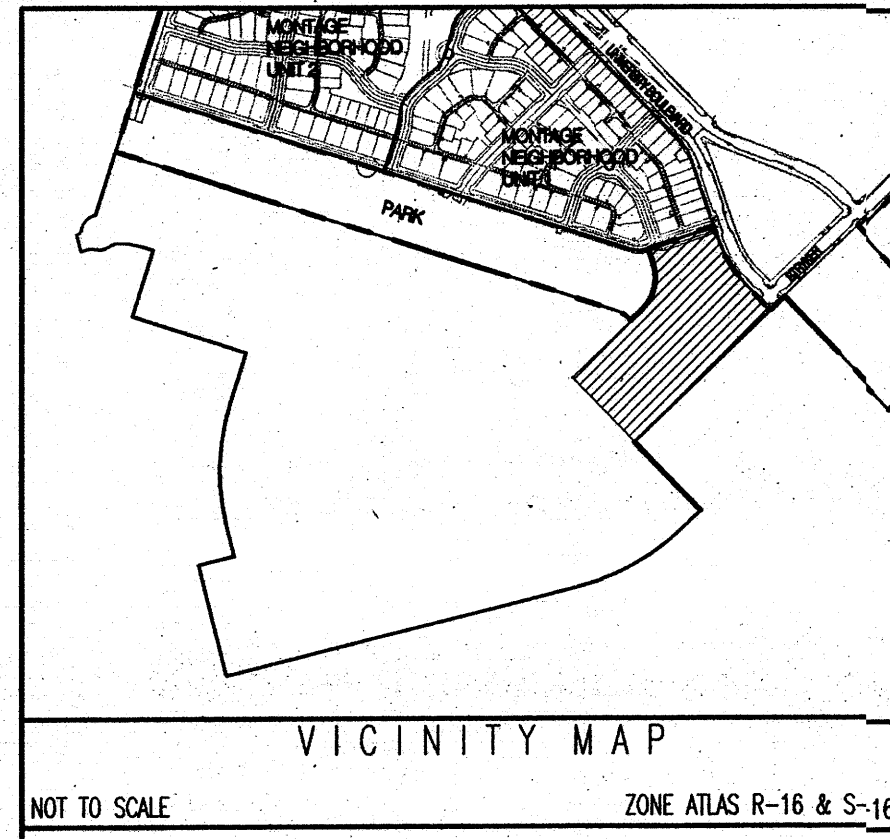
Brian Fenelly 4-23-14
Brian Fenelly, Authorized Signatory DATE
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

ACS BRASS TABLET STAMPED "3_Q16_1984"
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

ACS BRASS TABLET STAMPED "1_R16_1984"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664999
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451



ID	BEARING	LENGTH
T1	S46°02'24"W	740.00'
T2	N43°57'36"W	352.00'
T3	N46°02'24"E	320.00'
T4	N46°02'24"E	60.95'
T5	N19°15'48"W	58.17'
T6	N71°02'24"E	272.31'
T7	S43°57'36"E	140.00'

ID	ARC	RADIUS	DELTA	TANGENT
C1	197.40'	174.00'	65°00'00"	110.85'
C2	262.55'	520.33'	28°54'37"	134.13'

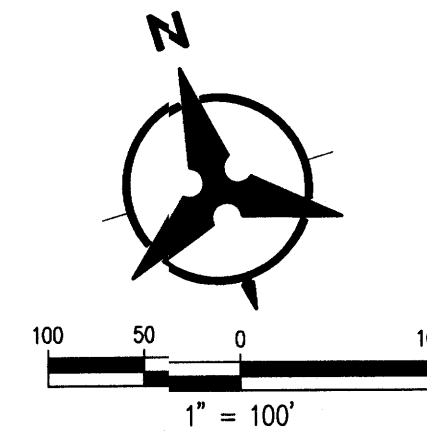
PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED FOR THE LEVEL A AND B MASTER PLANS.
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 26 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 36 SPACES

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

PRELIMINARY PLAT OF
**MESA DEL SOL
MONTAGE UNIT 3B**

A REPLAT OF TRACTS A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2014



LEGAL DESCRIPTION

TRACT A-6-B AND A PORTION OF TRACT A-6-A (TO BE KNOWN AS TRACT B, MONTAGE UNIT 3A) MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: RC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 Acres
TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS, INCLUDING 6 ALLEY TRACTS
PROPOSED GROSS DENSITY: 4.15 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE, WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL 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 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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
- 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 "GRC/MATZKY 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 NAD83 CENTRAL ZONE.
- 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.

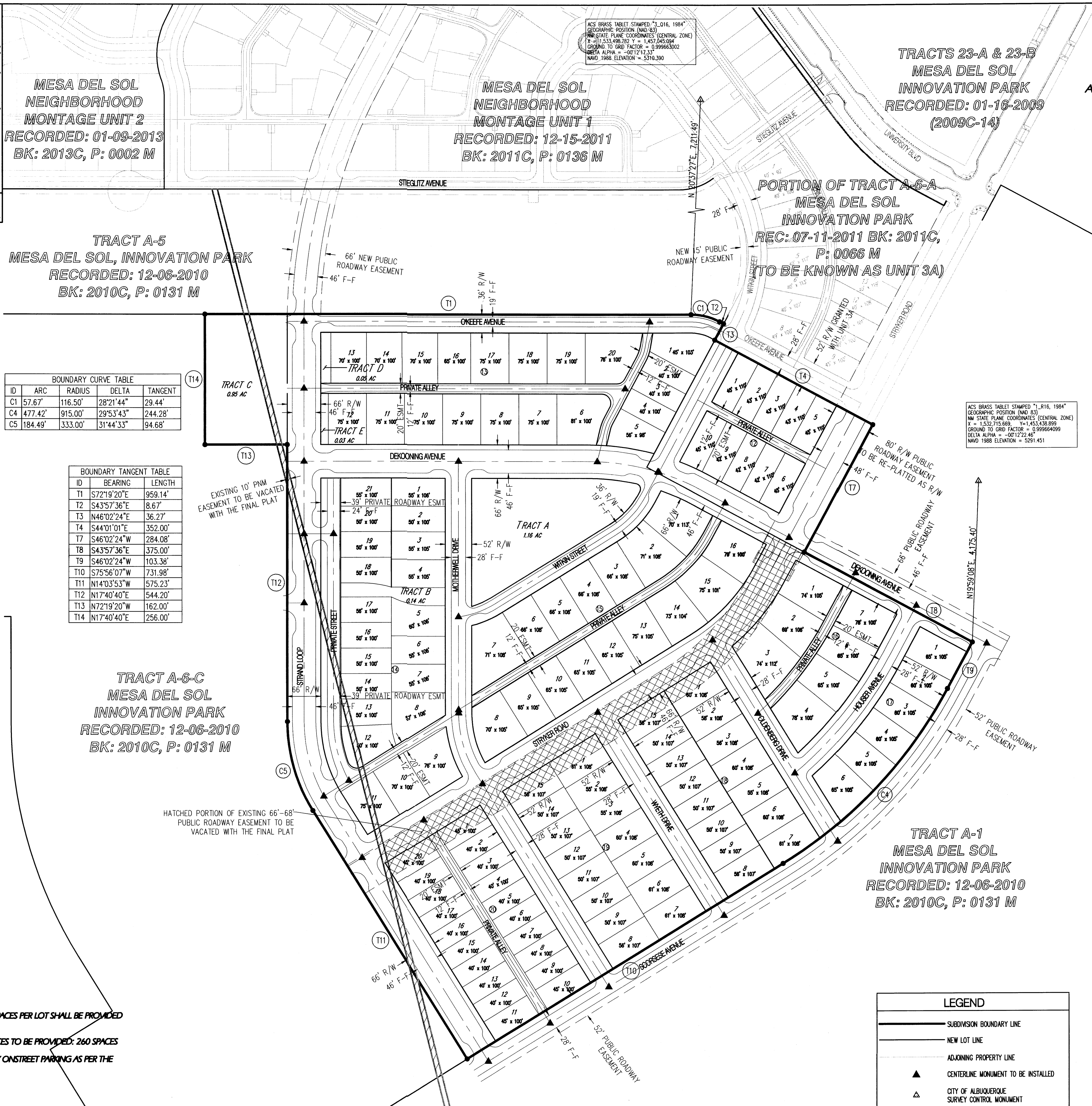
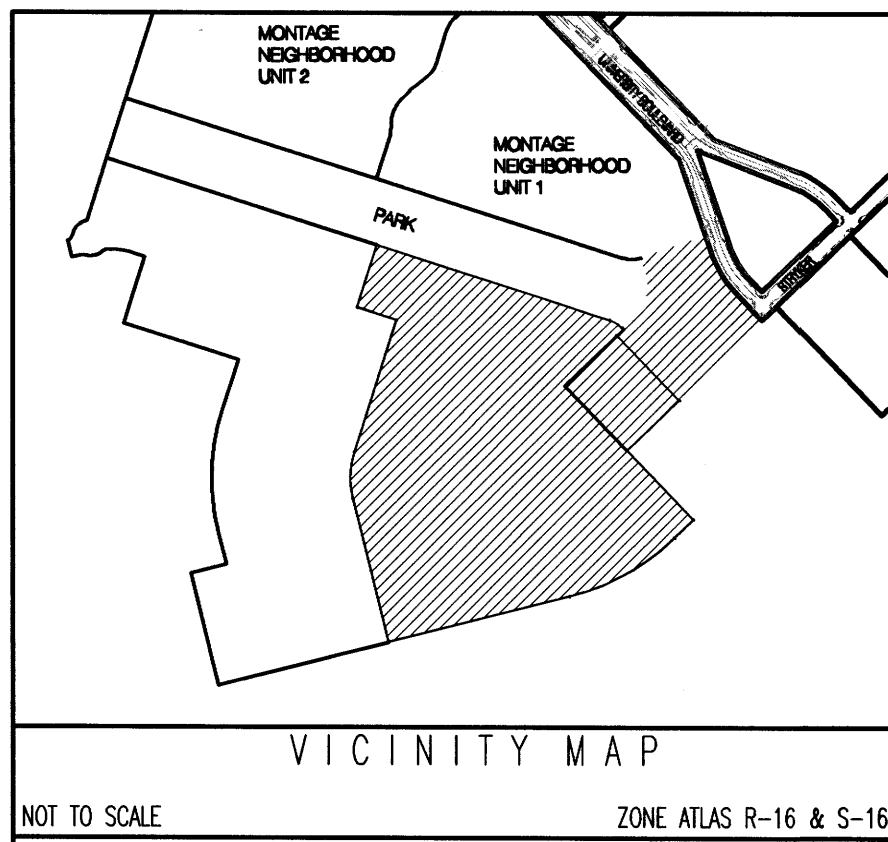
APPROVED

D. P. Acker 5-2-14
CITY SURVEYOR DATE

B. Fenley 5-1-14
Brian Fenley, Authorized Signatory, DATE
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT DATE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2
RECORDED: 01-09-2013
BK: 2013C, P: 0002 M

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
RECORDED: 12-15-2011
BK: 2011C, P: 0136 M

TRACTS 23-A & 23-B
MESA DEL SOL INNOVATION PARK
RECORDED: 01-16-2009
(2009C-14)

PORTION OF TRACT A-6-A
MESA DEL SOL INNOVATION PARK
REC: 07-11-2011 BK: 2011C,
P: 0066 M
(TO BE KNOWN AS UNIT 3A)

TRACT A-5
MESA DEL SOL, INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67°	116.50'	28°21'44"	29.44'
C4	477.42°	915.00'	29°53'43"	244.28'
C5	184.49°	333.00'	31°44'33"	94.68'

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"W	284.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

TRACT A-6-C
MESA DEL SOL INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

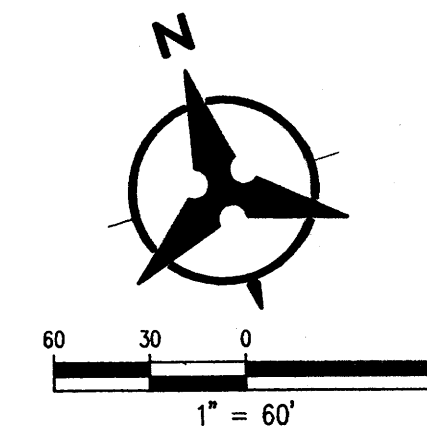
TRACT A-1
MESA DEL SOL INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

- 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: 260 SPACES
 - ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

**PRELIMINARY PLAT OF
MESA DEL SOL
MONTAGE UNIT 3A**

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

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014



LEGAL DESCRIPTION

TRACT "A-6-A" OF TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK
FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 6.77 ACES
TOTAL NUMBER OF LOTS/TRACTS: 13 LOTS, INCLUDING TRACTS A-C, 1 ALLEY TRACTS
PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- 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 & S-16
- TRACTS A & C ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS ENCLUMBERED BY A BLANKET P.U.E. AND PUBLIC ACCESS EASEMENT.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET P.U.E., PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- 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 NAD83 CENTRAL ZONE.
- BASES 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.

APPROVED

Dail P. Acosta 4-25-14
CITY SURVEYOR DATE

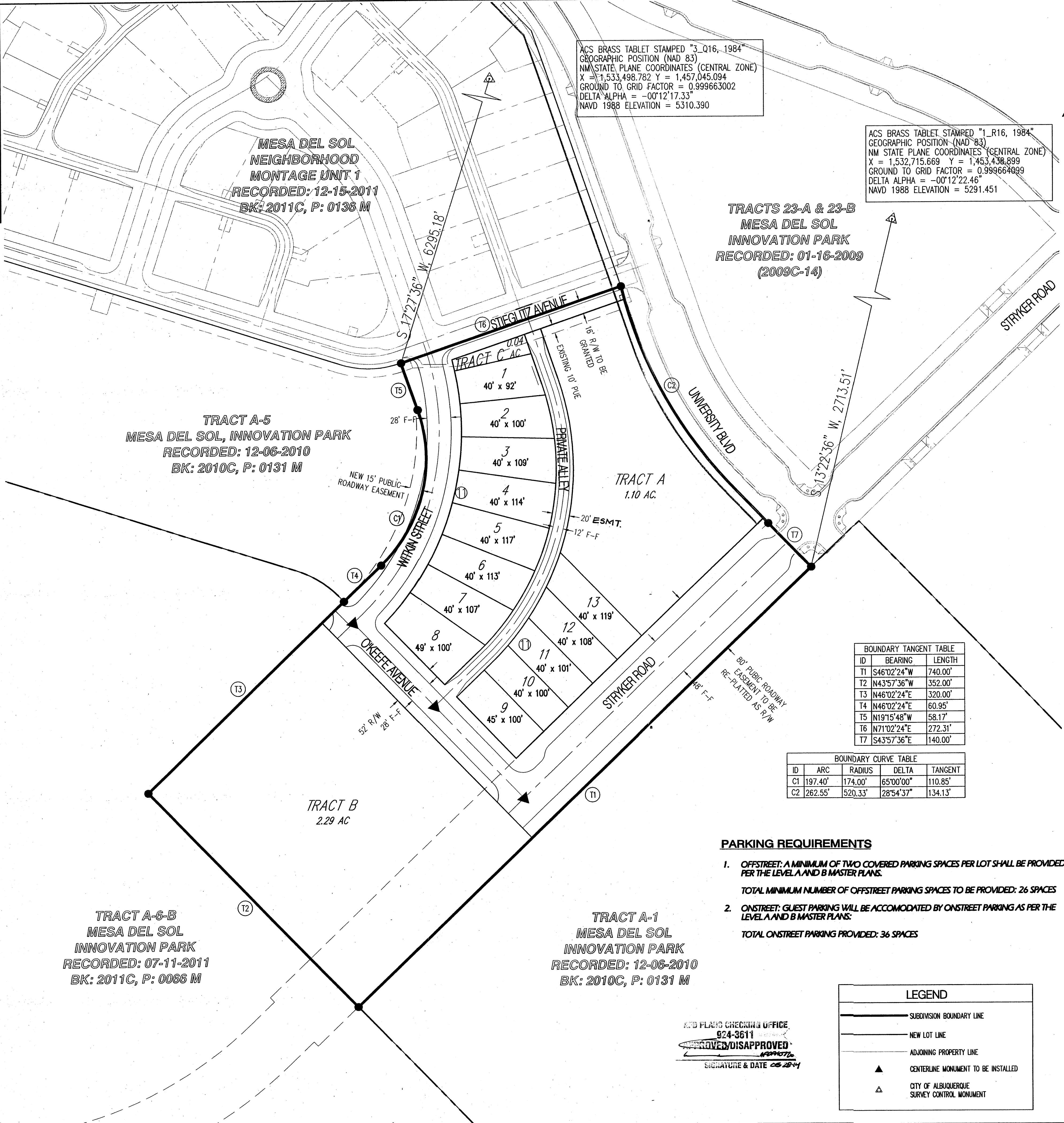
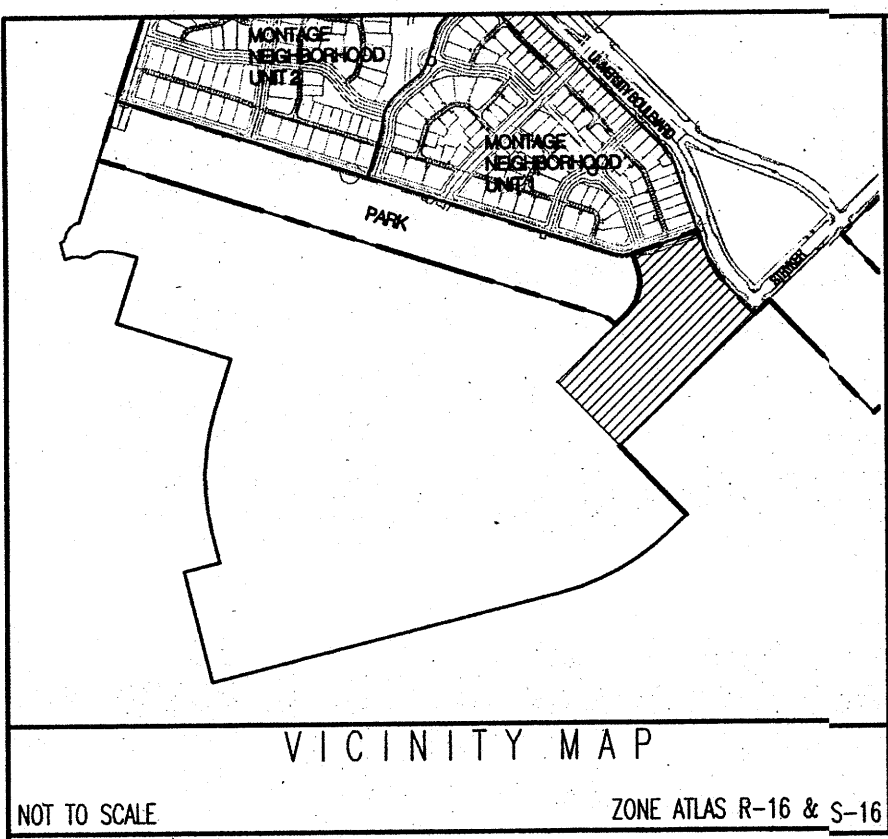
Brian Fennelly 4-23-14
Brian Fennelly, Authorized Signatory DATE
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

ACS BRASS TABLET STAMPED "3_Q16, 1984"
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

ACS BRASS TABLET STAMPED "1_R16, 1984"
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



BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S46°02'24"W	740.00'
T2	N43°57'36"W	352.00'
T3	N46°02'24"E	320.00'
T4	N46°02'24"E	60.95'
T5	N19°15'48"W	58.17'
T6	N71°02'24"E	272.31'
T7	S43°57'36"E	140.00'

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	197.40'	174.00'	65°00'00"	110.85'
C2	262.55'	520.33'	28°54'37"	134.13'

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: 26 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 36 SPACES

LEGEND

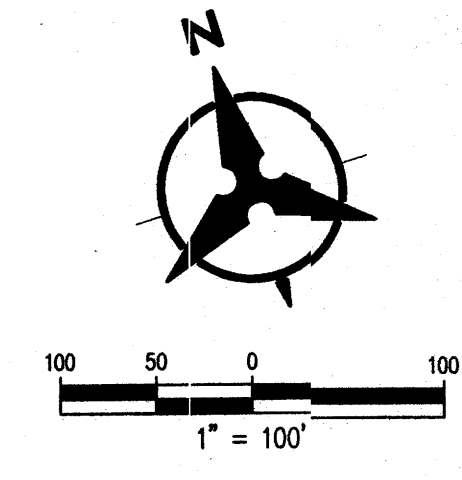
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

AND PLANS CHECKING OFFICE
924-3611
APPROVED
SIGNATURE & DATE *CS 2014*

PROJECT #: 100600B
 DATE: 5-21-14
 APP#: 14-7019 (PT)
 14-7020 (TDS)



- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
 - 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.
 - 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 SB, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.
 - ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLD.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - x 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 (TO BE BUILT BY HOME BUILDER)
 - PROPOSED GARDEN WALL CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - ↑ WALL DRAIN
 - - - GRADING PHASE BOUNDARY
- ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT "2-08"	DATE	NO.	BY	REMARKS	DATE
		GEOGRAPHIC POSITION (NAD 83)					
		N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					
		X = 1,493,615.357	Y = 1,515,761.743				
		GROUND-TO-GRID FACTOR = 0.999667790					
		RECORDED BY					
		NAD 1988 ELEVATION = 5441.396					



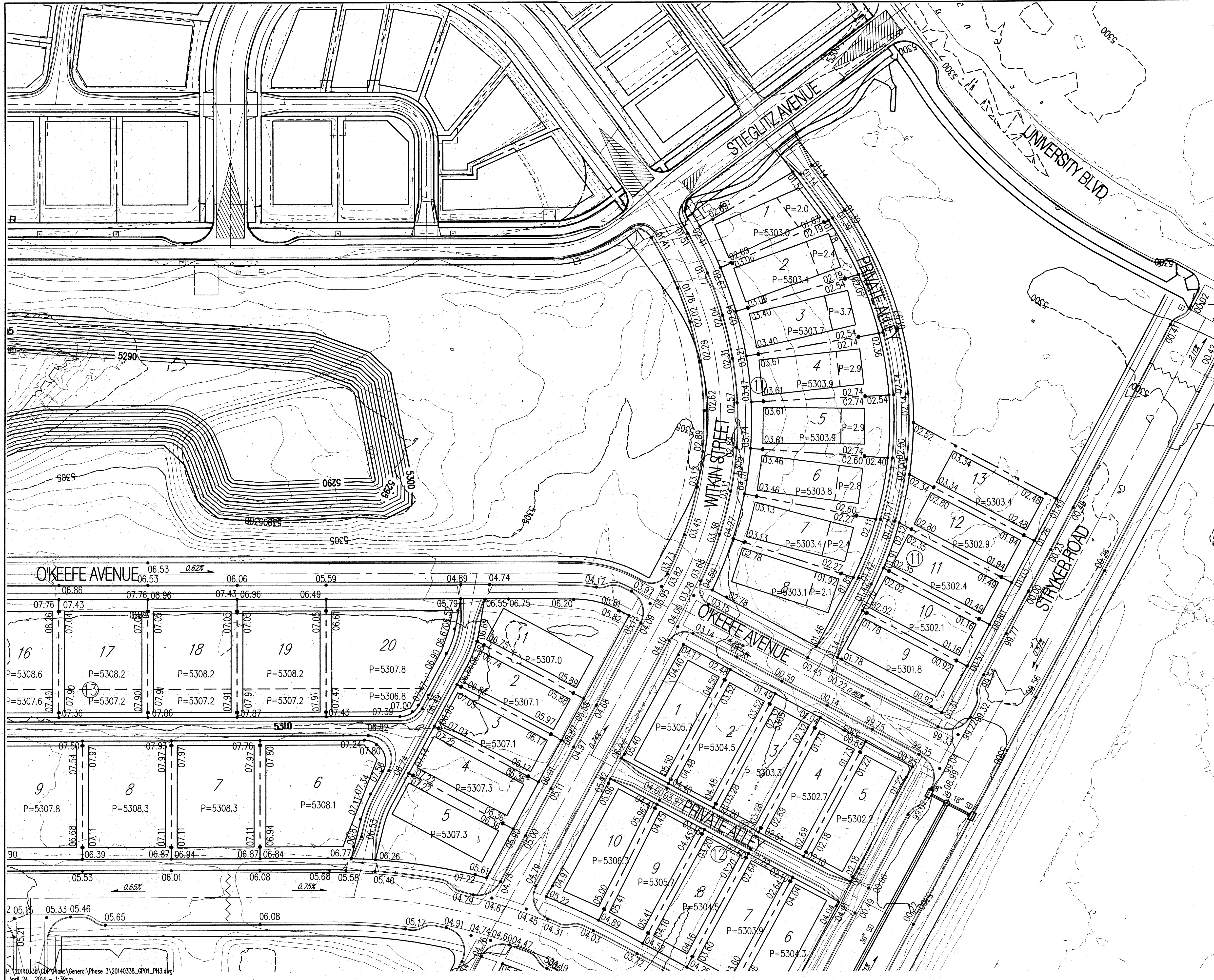
Bohannon & Huston
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

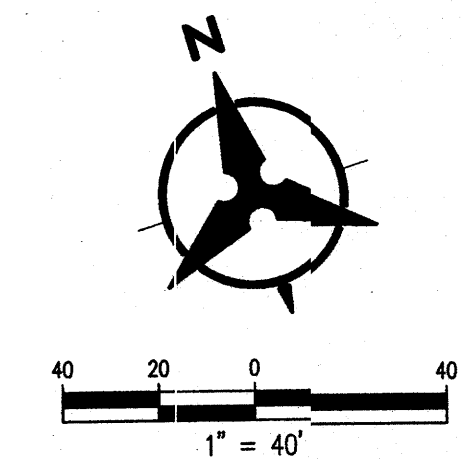
MESA DEL SOL MONTAGE UNIT 3 GRADING AND DRAINAGE PLAN OVERALL

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map No. R-15,16 S-15,16	Sheet 1 Of 6	

P:\20140339\CP\Phase\General\Phase 3\20146338_DP01_PH3.dwg
 April 24, 2014 - 1:38pm



- 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 3B, 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.
 8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TO)
 - ==== EXISTING CURB & GUTTER
 - ==== PROPOSED MOUNTABLE CURB & GUTTER
 - ==== PROPOSED STANDARD CURB & GUTTER
 - 470— EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - — — — PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
 - — — — 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
- ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

Bohannon & Huston
 www.bhinc.com 800.877.5332

<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</p>		<p>MESA DEL SOL MONTAGE UNIT 3 GRADING AND DRAINAGE PLAN</p>	
		<p>Design Review Committee</p>	<p>City Engineer Approval</p>
<p>City Project No.</p>	<p>Zone Map No.</p>	<p>Sheet</p>	<p>Of</p>
<p>XXXXXX</p>	<p>R-15,16 S-15,16</p>	<p>2</p>	<p>6</p>

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
APPROVED BY	DATE
MODIFIED BY	DATE
COMMITTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	NO.

BENCH MARKS	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
APPROVED BY	DATE
MODIFIED BY	DATE
COMMITTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
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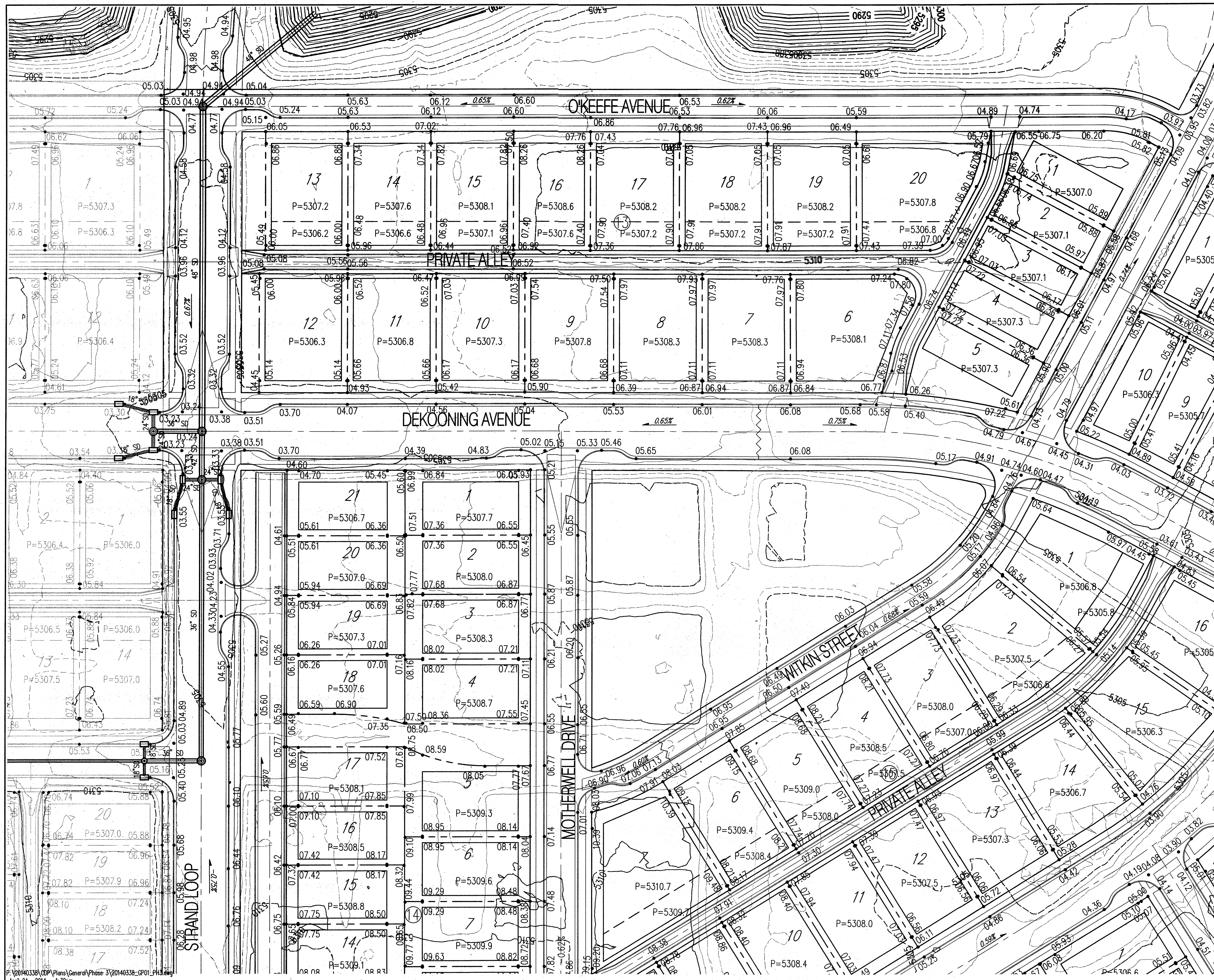
SURVEY INFORMATION	
DATE	BY
NO.	NO.

FIELD NOTES	
DATE	BY
NO.	NO.

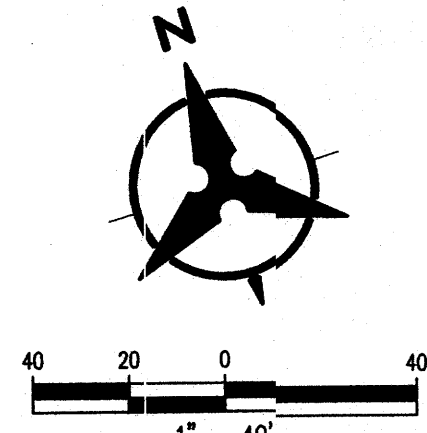
ENGINEER'S SEAL	
	<p>4-24-14</p>
<p>DESIGNED BY: CS</p>	<p>DATE: 04/26/2014</p>
<p>DRAWN BY: BJC</p>	<p>DATE: 04/26/2014</p>
<p>CHECKED BY: CS</p>	<p>DATE: 04/26/2014</p>

REVISIONS	
No.	Date

P:\20140338\CDP\Plans\General\Phase 3\20140338_CP01_PH13.dwg
 April 24, 2014 - 1:39pm



- ### 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 SPECIFICATIONS 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 3B, 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.
 8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLDG.



- ### 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
 - 5470 EXISTING CONTOUR W/ INDI. ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
 - PROPOSED GARDEN WALL CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED SATTLE GUARD INLET
 - WALL DRAIN
 - GRADING PHASE BOUNDARY
- ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

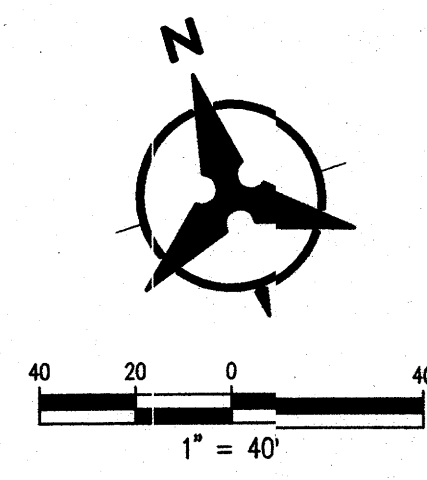
Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT MESA DEL SOL MONTAGE UNIT 3 GRADING AND DRAINAGE PLAN		Design Review Committee City Engineer Approval	
		Last Design Update	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map No. R-15,16 S-15,16	Sheet 3	Of 6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR DATE	DATE	ACS MONUMENT "2-09" DATE	DATE	NO.	BY		No. Date REVISIONS DESIGN
WORK BY DATE	DATE	GEOGRAPHIC POSITION (NAD 83) DATE	DATE	NO.	BY		
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X = 1,493,616.357 Y = 1,515,761.743		GROUND-TO-GRID FACTOR = 0.999667790		DATE: 04/25/2014		DESIGNED BY: CS	
MICROFILM INFORMATION RECORDED BY:		NAVD 1988 ELEVATION = 5441.396		DATE: 04/25/2014		DRAWN BY: BJC	
				DATE: 04/25/2014		CHECKED BY: CS	



- 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. BOUNDARIES 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.
 8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
 - EXISTING CURB & GUTTER
 - ==== PROPOSED MOUNTABLE CURB & GUTTER
 - ==== PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
 - 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

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

Bohannon & Huston
 www.bhinc.com 800.877.5332

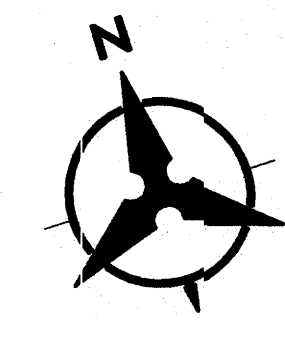
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT "2-D9"	DATE	NO.	BY		No. Date REMARKS REVISIONS DESIGN
SPRINKLER	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE				
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
FIELD DRAWN BY	DATE	X = 1,493,615.357 Y = 1,515,761.743	DATE				
MARKED BY	DATE	GROUND-TO-GRID FACTOR = 0.999667790	DATE				
RECORDED BY	DATE	Δm = -0'01"658.43"	DATE				
	DATE	NAVD 1988 ELEVATION = 5441.396	DATE				



- GENERAL NOTES**
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 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - ▬ WALL DRAIN
 - GRADING PHASE BOUNDARY

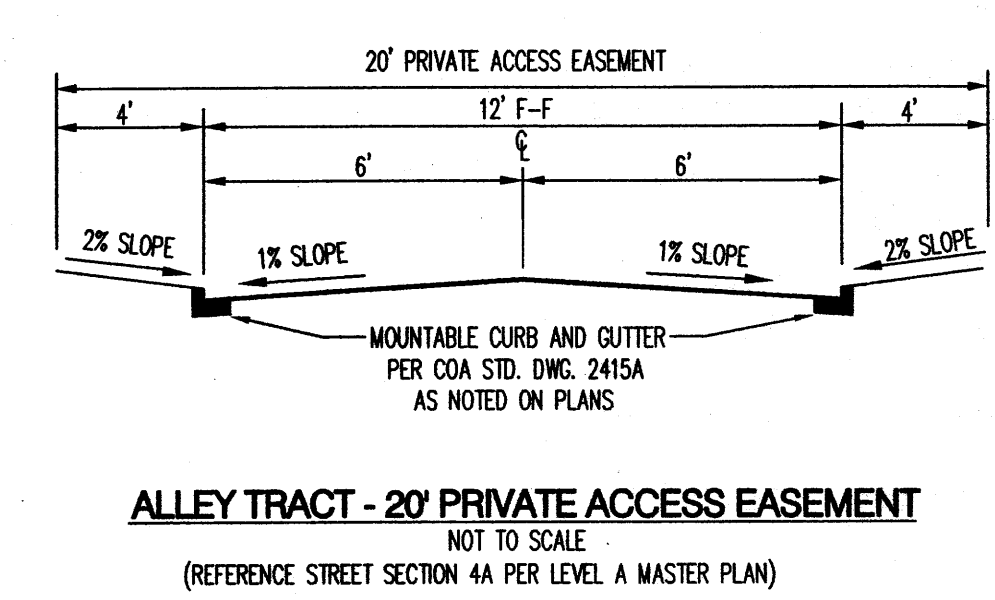
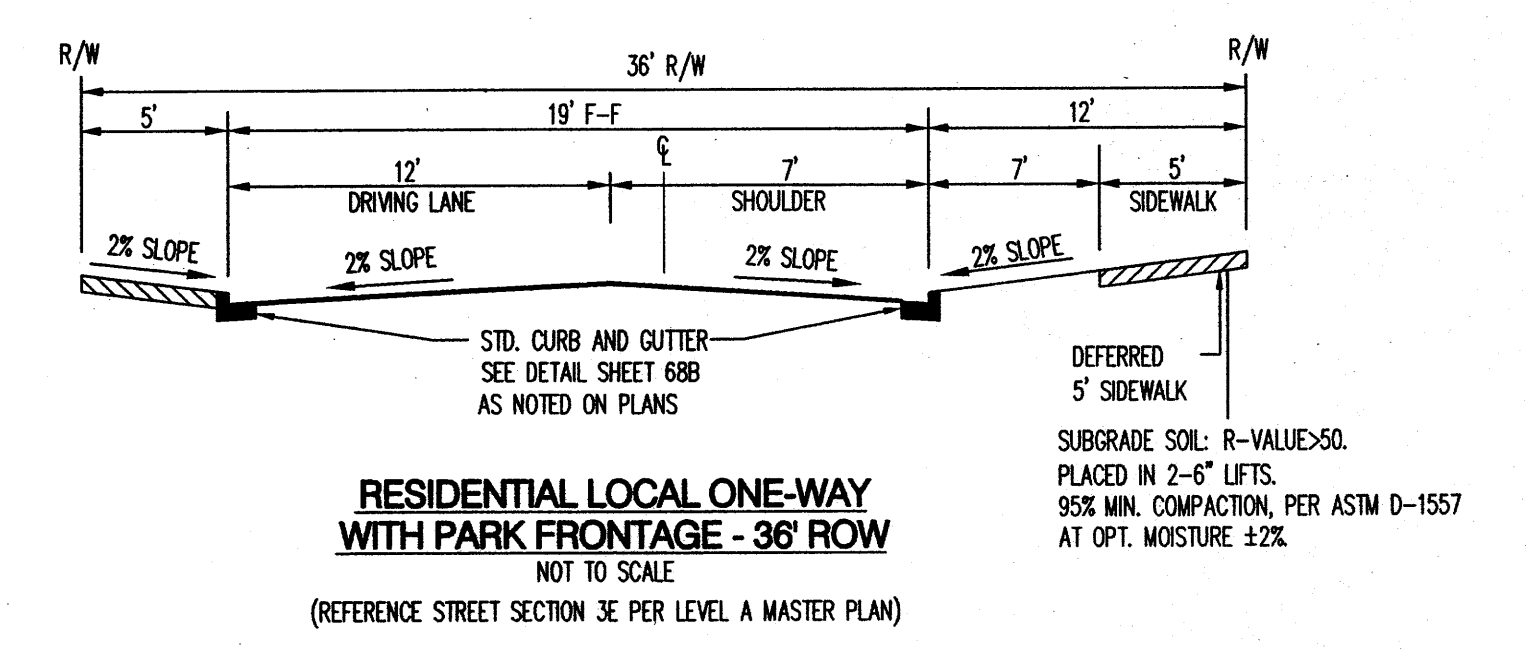
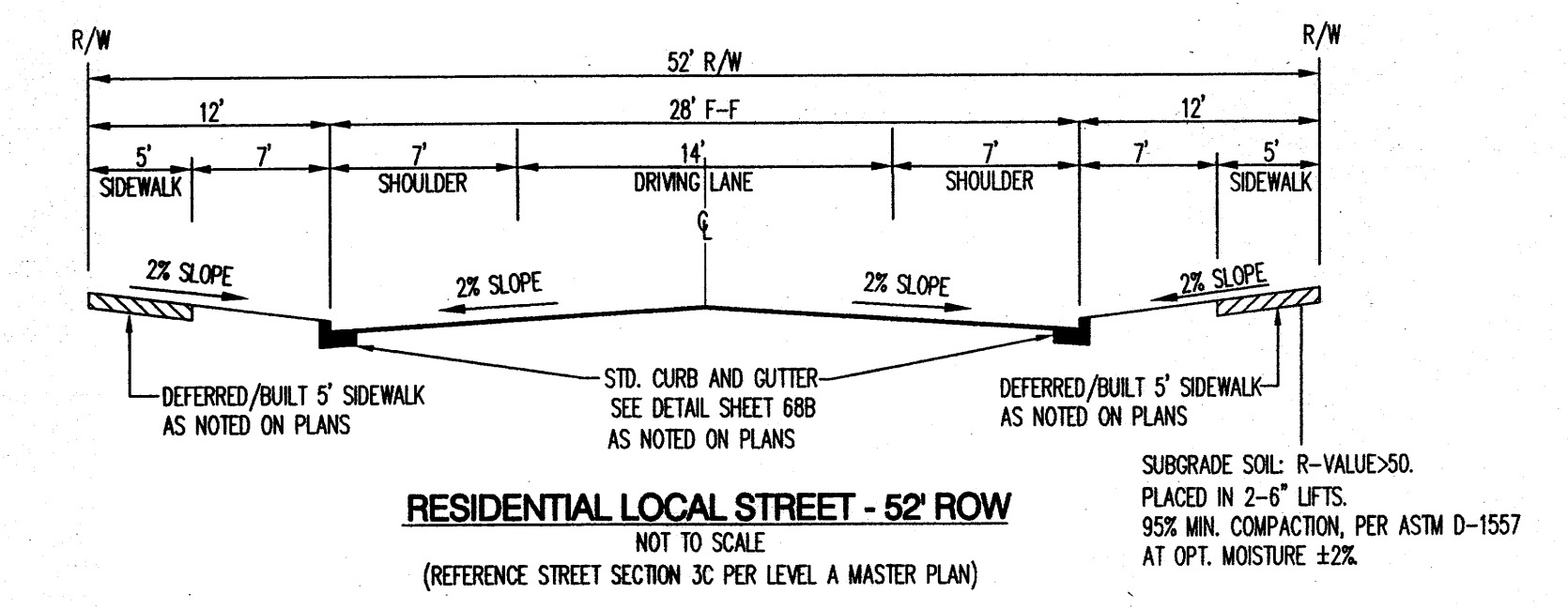
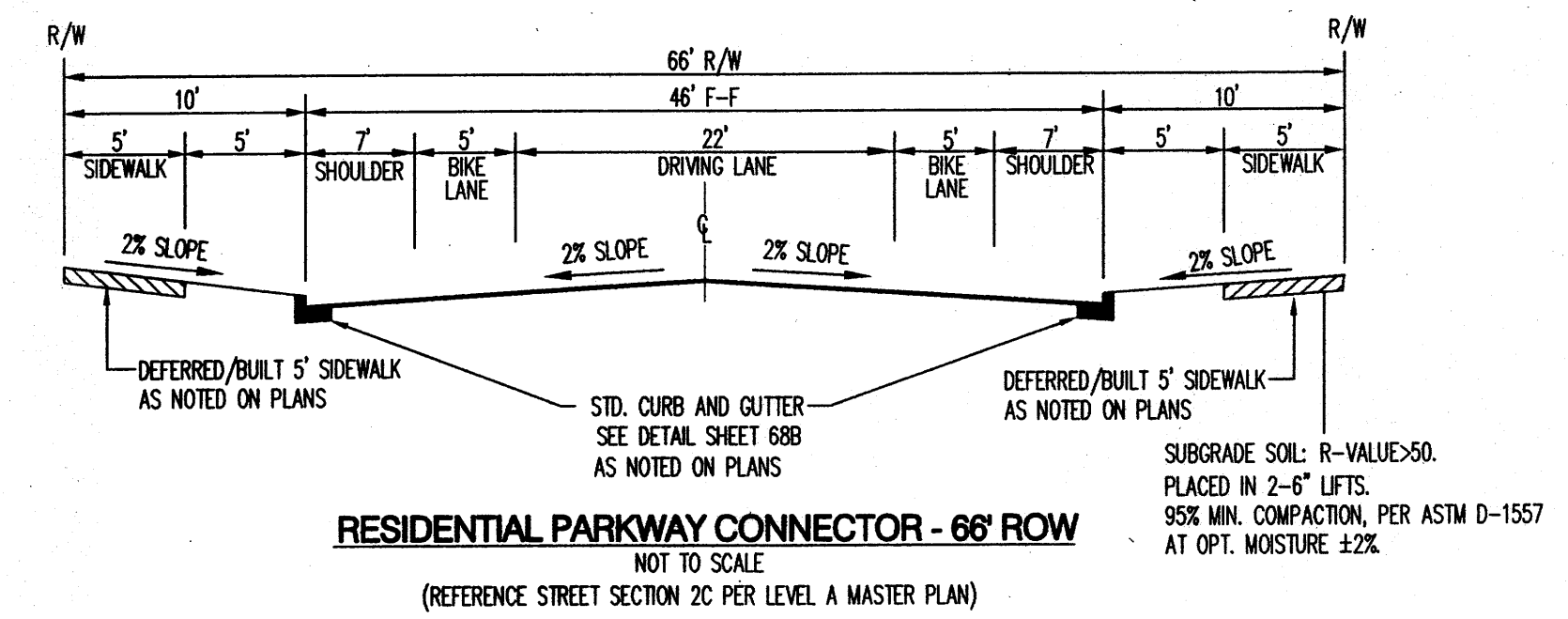
ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
MESA DEL SOL MONTAGE UNIT 3
GRADING AND DRAINAGE PLAN

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		A-24-1A No. Date REVISIONS DESIGN DATE: 04/25/2014 DATE: 04/25/2014 DATE: 04/25/2014
DESIGNED BY	DATE	ACCS MONUMENT "2-09"	DATE	DATE	DATE		
CHECKED BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	DATE	DATE		
FIELD SUPERVISOR	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
REVISIONS	DATE	X = 1,493,615.357 Y = 1,515,761.743	DATE				
		GROUND-TO-GRID FACTOR = 0.999667790	DATE				
		Δm = -00'16"58.43"	DATE				
		NAVD. 1988 ELEVATION = 5441.396	DATE				



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT "2-09"	DATE	NO.	BY	REVISIONS	DATE
STRUBB BY		GEOGRAPHIC POSITION (NAD 83)				DESIGN	DATE: 4/25/2014
INSPECTOR'S DATE		N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					DATE: 4/25/2014
FIELD DATE		X = 1,493,615.357 Y = 1,515,761.743					DATE: 4/25/2014
MODIFICATION BY		GROUND-TO-GRID FACTOR = 0.9999667790					DATE: 4/25/2014
CORRECTED BY		Δx = -001'6"58.43"					
MICROFILM INFORMATION		NAVD 1988 ELEVATION = 5441.396					
RECORDED BY							
NO.							



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

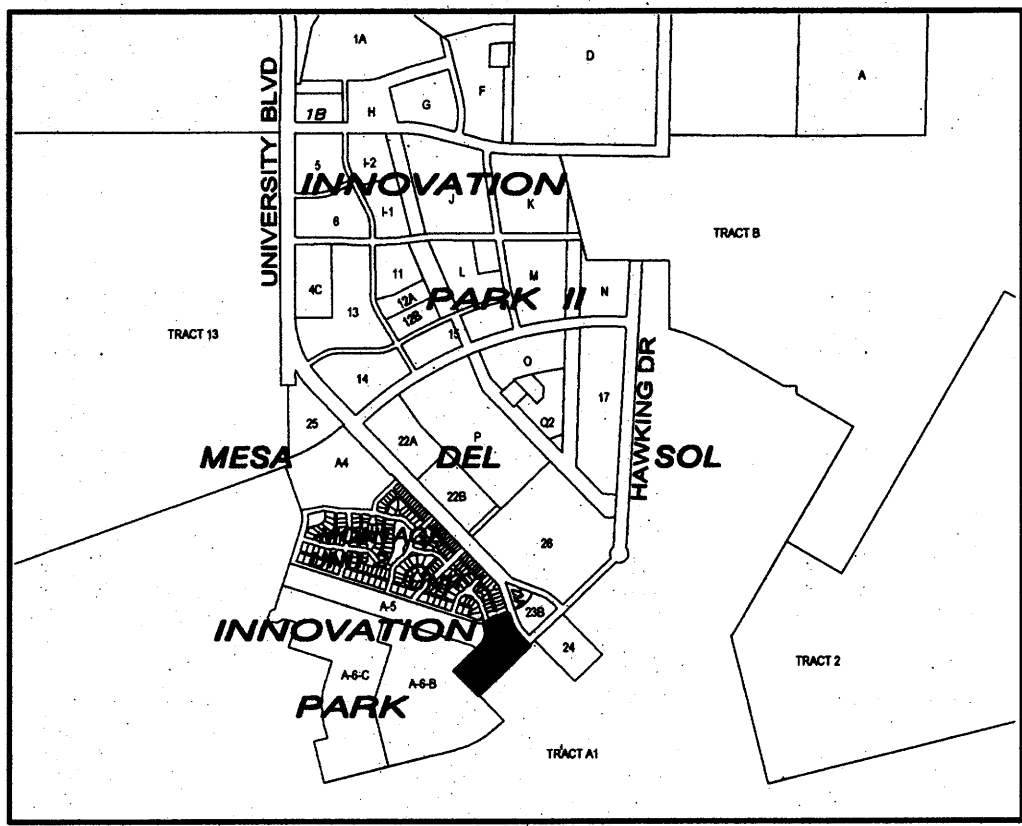
MESA DEL SOL MONTAGE UNIT 3

GRADING AND EROSION CONTROL PLAN DETAILS

Design Review Committee:	City Engineer Approval:	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update:			

City Project No. **XXXXXX** Zone Map No. **R-15,16 S-15,16** Sheet **6** Of **6**

PROJECT: 1006007
DATE: 2-18-15



LOCATION MAP
ZONE ATLAS R-16 & S-16
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index Number: R-16 & S-16.
3. Zoning: PC
4. Gross Subdivision Acreage: 6.7708 Acres.
5. Total number of Lots/Tracts Created: Thirteen (13) Lots and Four (4) Tracts.
6. 0.15 miles public street right-of-way created.
7. 0.10 miles private streets created.
8. Date of Survey: April, 2011.
9. Plat is located within Sections 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide all of Tract A-6-A of the Plat of Tracts A-6-A, A-6-B & A-6-C of the 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 July 11, 2011 in Book 2011C, Page 0066 as Document No. 2011063035 into Thirteen (13) lots, Four (4) Tracts, to grant 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 services.
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.

DESCRIPTION

A certain tract of land located within Sections 22 and 27, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract "A-6-A" of the Plat of Tracts A-6-A, A-6-B & A-6-C of the 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 July 11, 2011 in Book 2011C, Page 0066 as Document No. 2011063035.

Tract contains 6.7708 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with 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 dedicate right of way to the City of Albuquerque in fee simple with warranty covenants and grant easements as may be shown on this plat. Permanent access easements are granted for private alleys and streets.

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

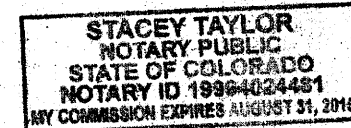
By:

Name: [Signature]
Title: Authorized Signatory

State of Colorado)
County of Denver)

This instrument was acknowledged before me on 15 day of December 2014 by Brian Fenally

My Commission Expires: 2/21/2015 [Signature] Notary Public



NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Monuments "1-R16" and "3-Q16". Bearing = N12°15'06"E
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Tracts A-6-A, A-6-B & A-6-C of the 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 July 11, 2011 in Book 2011C, Page 0066 as Document No. 2011063035.
4. Record easements taken from search and report File No. FT000058876 dated Monday, September 27, 2010 from Fidelity National Title.
5. All streets and drainage improvements are to be public, to be dedicated for maintenance to the City of Albuquerque.
6. Tract 1 (private alley) is subject to a blanket PUE, Private Access and Private Drainage Easements Granted with the filing of this plat and is private and should be maintained by the Homeowners Association. Covenants will Prohibit Parking in Alleys. Tract 1 (Private Alley) contains 0.2152 acres of land.
7. Tract C will be owned and maintained by the Homeowners Association and is encumbered by a blanket PUE and Public Access Easement granted with the filing of this Plat.
8. Tracts A-1 thru A-6 of the Bulk Land Plat of Tracts A-1 thru A-6 Mesa Del Sol Innovation Park filed December 6, 2010 in Book 2010C, Page 131 as Document No. 2010123421 are subject to an Easement Agreement filed June 21, 2006 in Book A-119, Page 1052 as Document No. 2006-091310, records of Bernalillo County, New Mexico. Easement terminates upon Tract A-6-A with the filing of this Plat.
9. Tract A-5 is subject to an existing blanket Public Storm Drain Easement granted by the plat filed December 6, 2010 in Book 2010C, Page 131 as Document No. 2010123421. This easement to be confined and further defined by future platting action.
10. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at
11. SOLAR NOTE - Pursuant to Section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
12. The front (adjacent to street) lot corner 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".
13. 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".

PLAT OF
MESA DEL SOL
MONTAGE UNIT 3A
(A REPLAT OF TRACT A-6-A MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

[Signatures and dates for utility approvals: QWEST CORPORATION d/b/a CENTURYLINK QC, COMCAST CABLE, PNM ELECTRIC SERVICES, NEW MEXICO GAS COMPANY]

CITY APPROVALS:

[Signature and date for City Surveyor: Loren M. Rainhorns P.S.]

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

TAX CERTIFICATION

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

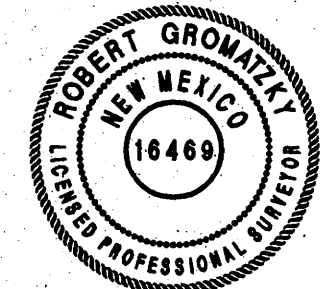
PROPERTY OWNER OF RECORD: _____

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 existing easements as shown on the plats 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 Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

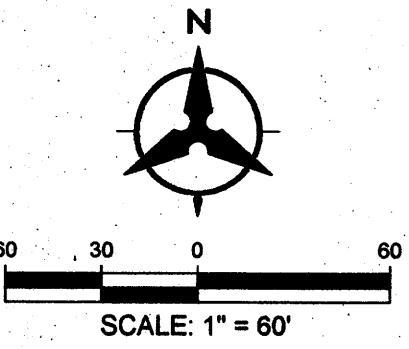
[Signature of Robert Gromatzky]
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: DECEMBER 11, 2014



Bohannon & Huston

7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

**PLAT OF
MESA DEL SOL
MONTAGE UNIT 3A**
(A REPLAT OF TRACT A-6-A MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015



ACS BRASS TABLE STAMPED "3-016"
GEOGRAPHIC POSITION (NAD 83)
NW STATE PLANE COORDINATES (CENTRAL ZONE)
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GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -0012'17.33"
NAVD 1988 ELEVATION = 5310.390

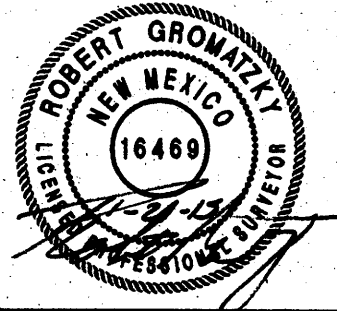
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DELTA ALPHA = -0012'22.46"
NAVD 1988 ELEVATION = 5291.451

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	65°00'00"	110.85'	197.40'	174.00'	186.98'	N13°32'24"E
C2	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C3	63°24'30"	185.31'	332.01'	300.00'	315.32'	N14°20'09"E
C4	58°36'12"	182.89'	333.34'	326.00'	319.01'	S14°36'50"W
C5	65°00'00"	191.12'	340.34'	300.00'	322.38'	N13°32'24"E
C6	65°00'00"	203.86'	363.03'	320.00'	343.87'	S13°32'24"W
C7	06°49'30"	19.44'	38.83'	326.00'	38.81'	N08°56'20"W
C8	02°36'28"	6.83'	13.66'	300.00'	13.65'	S17°39'22"E
C9	06°51'31"	19.54'	39.02'	326.00'	39.00'	N02°05'49"W
C10	08°58'49"	26.19'	52.28'	300.00'	52.19'	S11°21'43"E
C11	06°51'31"	19.54'	39.02'	326.00'	39.00'	N04°45'42"E
C12	10°04'04"	26.43'	52.71'	300.00'	52.65'	S01°20'16"E
C13	06°51'31"	19.54'	39.02'	326.00'	39.00'	N11°37'13"E
C14	10°07'04"	26.56'	52.98'	300.00'	52.91'	S08°45'18"W
C15	06°51'31"	19.54'	39.02'	326.00'	39.00'	N18°28'44"E
C16	10°07'54"	26.59'	53.05'	300.00'	52.96'	S18°52'47"W
C17	06°51'31"	19.54'	39.02'	326.00'	39.00'	N26°20'14"E
C18	10°06'32"	26.53'	52.93'	300.00'	52.86'	S29°00'00"W
C19	06°51'31"	19.54'	39.02'	326.00'	39.00'	N32°11'46"E
C20	10°02'56"	26.38'	52.62'	300.00'	52.55'	S38°04'46"W
C21	08°16'55"	23.60'	47.12'	326.00'	47.08'	N39°45'58"E
C22	01°58'08"	5.07'	10.14'	300.00'	10.13'	S45°04'19"W
C23	05°12'57"	14.58'	29.13'	320.00'	29.12'	N43°25'55"E
C24	07°15'41"	20.30'	40.56'	320.00'	40.53'	N37°11'36"E
C25	07°28'21"	20.90'	41.73'	320.00'	41.70'	N29°49'35"E
C26	07°50'50"	21.95'	43.83'	320.00'	43.79'	N22°09'56"E
C27	37°12'10"	107.70'	207.78'	320.00'	204.15'	N00°21'31"W
C28	02°19'42"	6.62'	13.25'	326.00'	13.25'	N13°30'55"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N18°57'36"W	58.17'
T2	S18°57'36"E	64.40'
T3	N43°57'36"W	25.00'
T4	N46°02'24"E	39.87'
T5	N18°57'36"W	48.40'
T6	N43°57'36"W	60.00'
T7	S46°02'24"W	56.00'
T8	N43°57'36"W	20.00'
T9	N18°57'36"W	61.07'
T10	N71°02'24"E	20.00'
T11	S46°02'24"W	10.96'
T12	N18°57'36"W	23.75'

NOTES

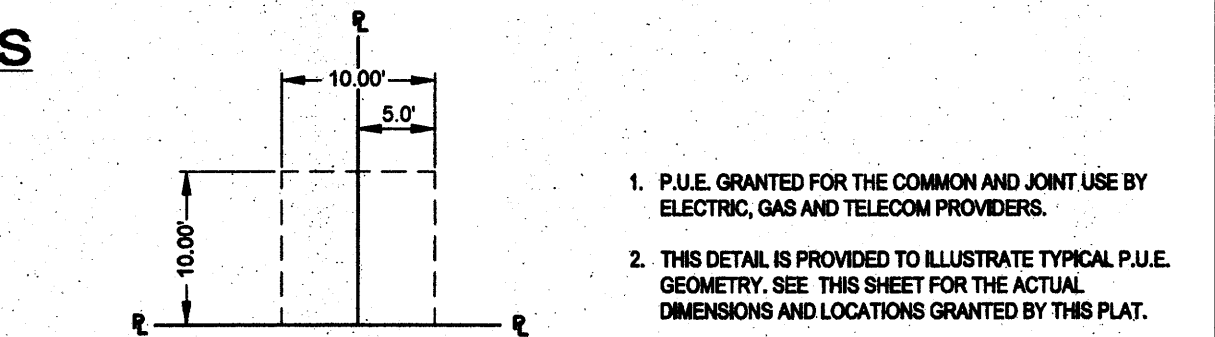
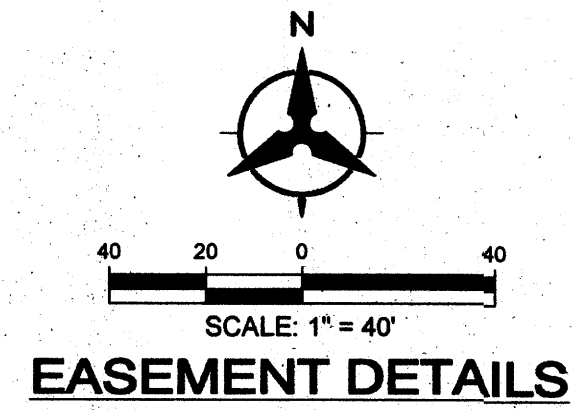
1. Tracts A & B are private common area tracts to be owned and maintained by the Homeowners Association.
2. All lot sideyards shall have a 5' shared private drainage easement centered on the lot line (2.5' on each side) granted with the filing of this plat.



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

LEGEND	
	BOUNDARY LINE
	LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #6 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATSKY PS 16469"
	CENTERLINE MONUMENT STAMPED "GROMATSKY PS 16469"
	BLOCK DESIGNATION

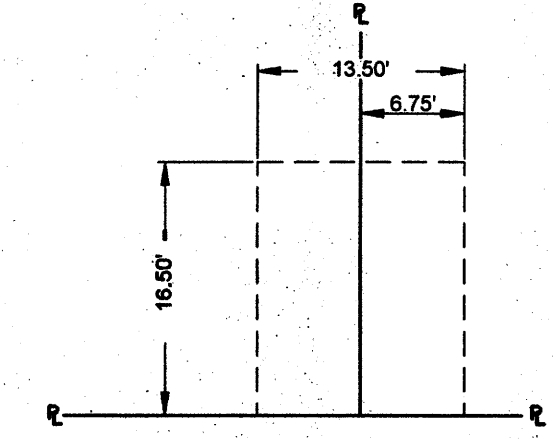
**PLAT OF
MESA DEL SOL
MONTAGE UNIT 3A**
(A REPLAT OF TRACT A-6-A MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015



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 THIS SHEET FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.

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

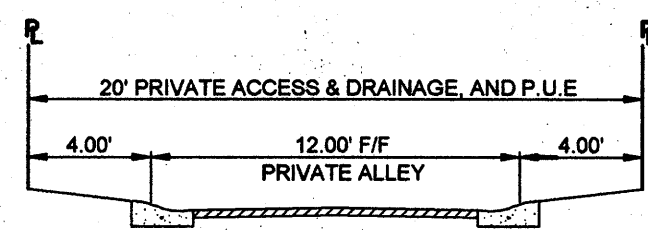
TYPICAL 10.0' X 10.0' P.U.E. (A)
NOT TO SCALE



1. P.U.E. GRANTED FOR THE COMMON AND JOINT USE BY ELECTRIC, GAS AND TELECOM PROVIDERS.
2. THIS 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 THIS SHEET FOR THE ACTUAL DIMENSIONS AND LOCATIONS GRANTED BY THIS PLAT.

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

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



1. BLANKET PRIVATE ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS ARE GRANTED PER NOTE 6, SHEET 1 OF THIS PLAT, PLEASE SEE SHEET 2 AND THIS SHEET 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.

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

NOTE: TABLES ARE FOR THIS SHEET ONLY

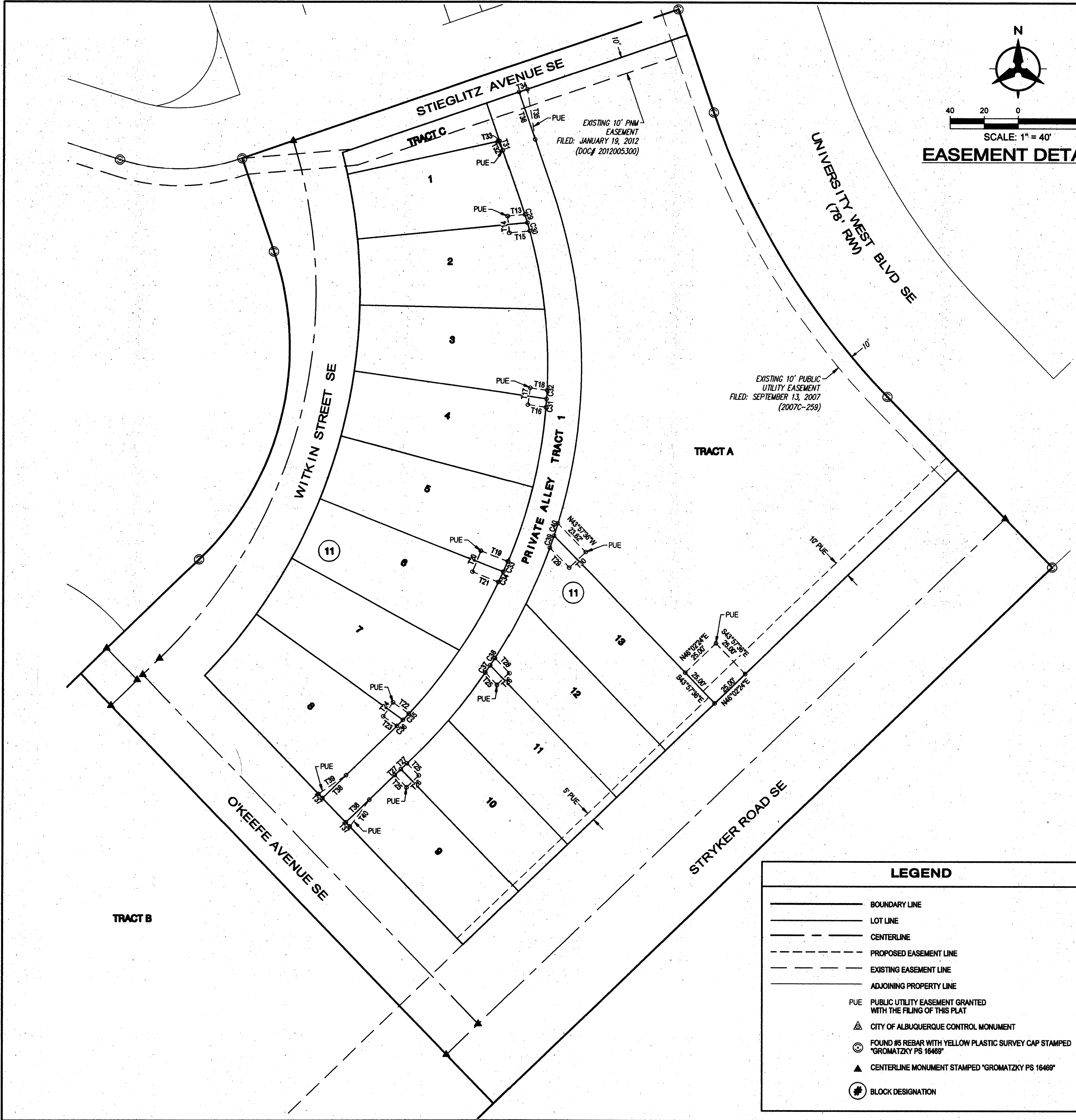
EASEMENT TANGENT DATA								
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T13	S84°28'26"W	10.00'	T22	S84°22'23"E	11.48'	T31	S18°57'36"E	5.84'
T14	S05°31'36"E	10.00'	T23	N54°22'28"W	10.00'	T32	N28°32'49"W	6.04'
T15	N84°28'25"E	11.91'	T24	N35°37'31"E	10.00'	T33	N77°38'56"E	1.01'
T16	N81°48'33"W	10.79'	T25	S43°57'36"E	10.00'	T34	N71°02'24"E	5.20'
T17	N08°11'27"E	10.00'	T26	S46°02'24"W	10.00'	T35	S08°59'07"E	30.04'
T18	S81°48'33"E	10.00'	T27	N46°02'24"E	5.00'	T36	N19°57'36"W	29.58'
T19	N68°05'31"W	16.98'	T28	N43°57'36"W	12.21'	T37	S43°57'36"E	3.43'
T20	S21°54'28"W	13.50'	T29	S43°57'36"E	16.50'	T38	N46°02'24"E	19.30'
T21	S68°05'31"E	16.50'	T30	N46°02'24"E	13.50'	T39	S66°06'45"W	19.60'
						T40	N35°58'03"E	19.60'

EASEMENT CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C29	00°58'26"	2.55'	5.10'	300.00'	5.10'	N16°50'20"W
C30	00°58'15"	2.54'	5.08'	300.00'	5.08'	N15°52'00"W
C31	00°57'26"	2.51'	5.01'	300.00'	5.01'	S04°10'29"W
C32	00°57'31"	2.51'	5.02'	300.00'	5.02'	S03°13'00"W
C33	01°17'22"	3.38'	6.75'	300.00'	6.75'	N23°18'02"E
C34	01°17'26"	3.38'	6.76'	300.00'	6.76'	N24°36'27"E
C35	00°57'52"	2.52'	5.05'	300.00'	5.05'	S43°37'19"W
C36	00°58'00"	2.53'	5.06'	300.00'	5.06'	S44°36'15"W
C37	00°54'55"	2.56'	5.11'	320.00'	5.11'	S34°01'13"W
C38	00°56'07"	2.57'	5.13'	320.00'	5.13'	S33°06'12"W
C39	01°21'28"	3.79'	7.58'	320.00'	7.58'	S18°58'18"W
C40	01°22'30"	3.84'	7.68'	320.00'	7.68'	S17°33'19"W



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

Bohannon & Huston
SHEET 3 OF 3
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO



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Fri, 16-Jan-2015 - 11:28 am, Plotted by: VRAMOS