

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: 5.4454 Acres.
5. Total number of Tracts Created: **Two (2)** Tracts.
6. No public right-of-way is created.
7. Date of Survey: October, 2013.
8. Plat is located within Section 22, 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 Tract 24 into two (2) tracts, Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, page 0259 as Document No. 2007131551, to vacate easements, 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), 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 shown on this plat

DESCRIPTION

A certain tract of land situate within the south half of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 24, Mesa Del Sol Innovation Park, Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, page 0259 as Document #2007131551.

Tract contains 5.4454 acres, more or less.

FREE CONSENT AND DEDICATION

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

MESA DEL SOL, LLC (Owner of Tract 24)

By: B. Fennelly
Brian Fennelly, Authorized Signatory

State of Colorado)
County of Denver)

This instrument was acknowledged before me on 11 day of October 2013,
by Brian Fennelly, Authorized Agent, Mesa Del Sol, LLC.

My Commission Expires: 4-4-2014 Samantha Young
Notary Public

SAMANTHA YOUNG
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 04/04/2014

PLAT OF
TRACTS 24-A & 24-B
MESA DEL SOL
INNOVATION PARK
(A REPLAT OF TRACT 24 MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2013

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

Dr. P. Acosta 10-21-13
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 # _____

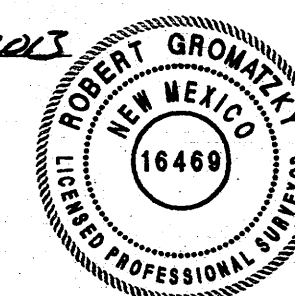
PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY 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.

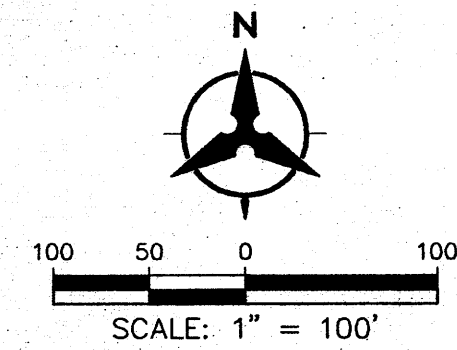
Robert Gromatzky October 9, 2013
Robert Gromatzky _____ Date: _____
New Mexico Professional Surveyor 16469



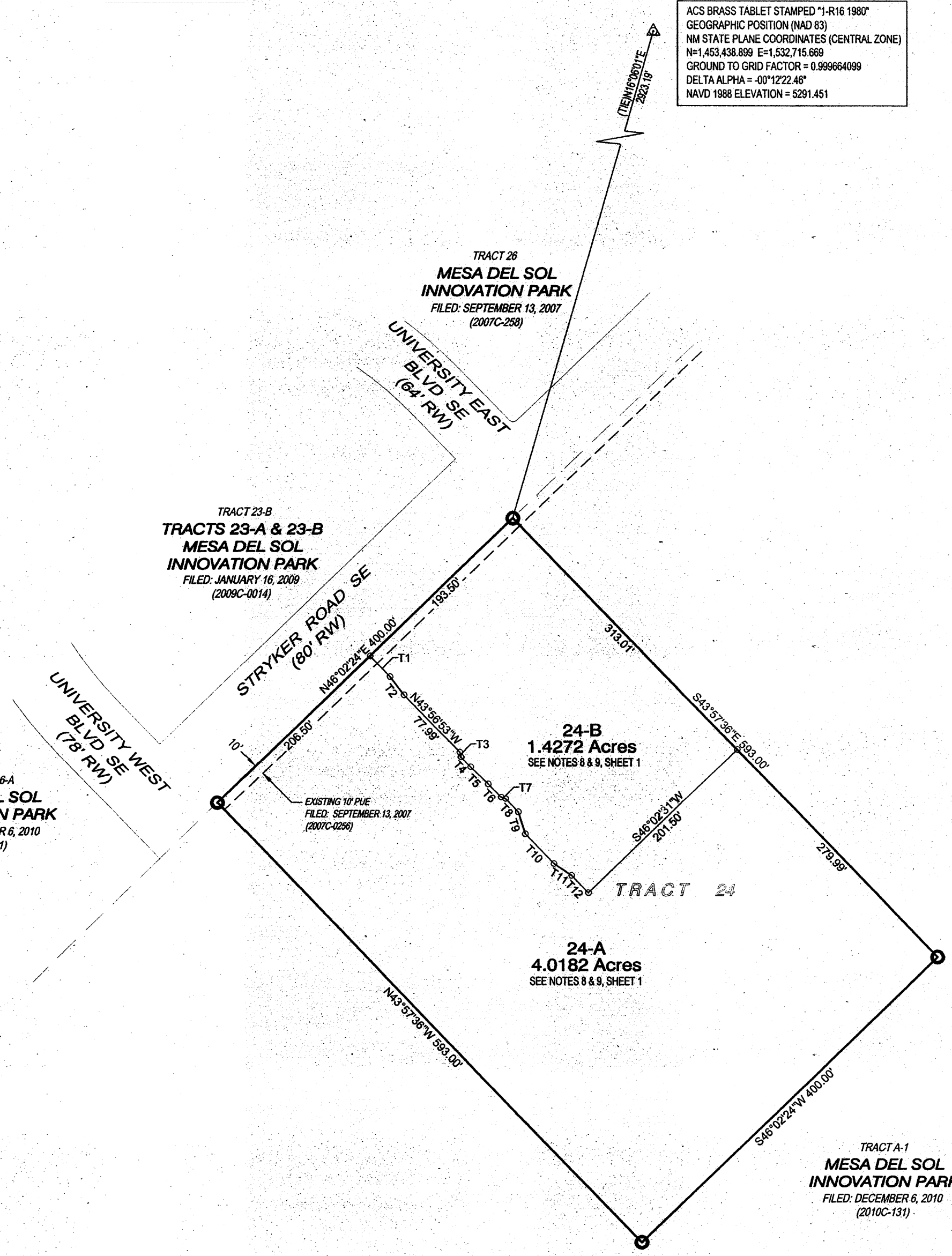
PROJECT # 1000009
10-30-13
13-70731 (UPRE)

**PLAT OF
TRACTS 24-A & 24-B
MESA DEL SOL
INNOVATION PARK**

(A REPLAT OF TRACT 24 MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2013



ACS BRASS TABLE STAMPED "1-R16 1980"
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



Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'44"W	28.00'
T2	N37°31'17"W	22.17'
T3	N11°56'40"W	4.72'
T4	N43°57'36"W	13.50'
T5	N45°09'13"W	24.00'
T6	N43°57'29"W	18.00'
T7	N70°31'45"W	4.47'
T8	N43°57'36"W	18.00'
T9	N17°23'43"W	22.36'
T10	N43°57'36"W	40.00'
T11	N56°38'14"W	20.50'
T12	N43°57'29"W	23.50'

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



SHEET 2 OF 2

Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\2014\2000 SURVEY\GRAPHICS\2014\2000 MDS TRACT 24 REPLAT.dwg
Thu, 10-Oct-2013 11:31:pm, Plotted by: TOMBALL