

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: Q-16.
3. Zoning: PC
4. Gross Subdivision Acreage: 80.0000 Acres.
5. Total number of Lots/Tracts Created: Seven (7) Tracts.
6. 0.0044 Acres of additional public right-of-way created with this Plat.
7. Date of Survey: February, 2014.
8. Plat is located within Sections 15 & 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 all of Tract lettered "D" of the Bulk Land Plat for Mesa Del Sol, Innovation Park II, being a replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, Mesa Del Sol and Tracts 2-A, 2-B, 3, 4, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3 & OS-6, Mesa del Sol Innovation Park, as the same is shown and designated on the plat thereof recorded in the real property records of Bernalillo County, New Mexico, on August 7, 2008, as Document Number 2008089615, in Plat Book 2008-C, Page 175 into Seven (7) Tracts and to grant easements and dedicate right of way.

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 located within Sections 15 & 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "D" of the Bulk Land Plat for Mesa Del Sol, Innovation Park II, being a replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, Mesa Del Sol and Tracts 2-A, 2-B, 3, 4, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3 & OS-6, Mesa del Sol Innovation Park, as the same is shown and designated on the plat thereof recorded in the real property records of Bernalillo County, New Mexico, on August 7, 2008, as Document Number 2008089615, in Plat Book 2008-C, Page 175.

Tract contains 80.0000 acres of land, 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 grant all Easements as may be shown on this plat and dedicate right of way to the City of Albuquerque in Fee Simple with Warranty Covenants. Access easements are permanent.

SCHOTT Solar CSP, LLC,
a Delaware limited liability company

By: Dore P. Brasse

Name: Dore P. Brasse

Title: Agent

State of New Mexico

County of Bernalillo

This instrument was acknowledged before me on 15th day of April, 2017, by Dore P. Brasse

Agent for Schott Solar CSP, LLC, a Delaware Limited Liability Company

My Commission Expires: 6-12-17

Fort Adams
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum). Basis of Bearings: Inverse between City of Albuquerque survey Monuments "3-Q16" and "1-R16" Bearing = S12°18'08"W
2. Distances are ground distances.
3. Record bearings and distances are the same as shown on the Bulk Land Plat for Mesa Del Sol Innovation Park II, Albuquerque, New Mexico, recorded August 7, 2008 in Book 2008C, Page 175 as Document No. 2008089615.
4. Record Easements were taken from Title Commitment issued by Stewart Title Guaranty Company, Commitment No. 01147-7866, Effective Date: February 1, 2016.
5. Tracts D-1 thru D-7 are subject to a private blanket drainage easement granted with the filing of this plat.
6. 20' Permanent Private Utility Easement granted with the filing of this plat and to be maintained by owners of Tracts D-1 thru D-7.
7. 30' Permanent Private Access Easement granted with the filing of this plat and to be maintained by owners of Tracts D-1, D-3, D-4, D-5, D-6 & D-7.
8. 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."
9. All interior tract corners to be monumented by a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", or a nail and washer stamped "Gromatzky PS 16469".
10. Crik Avenue SE and Hawking Drive SE are public rights-of-way in fee simple to the City of Albuquerque as dedicated by the plat filed on August 7, 2008 in Book 2008C, page 175 as Document No. 2008089615.

SURVEYOR'S CERTIFICATION

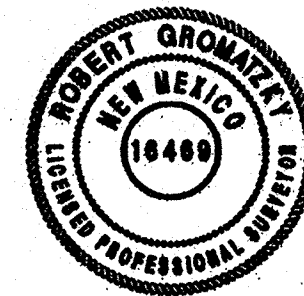
I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other 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
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: APRIL 13, 2016

DOCH 2017124120

12/29/2017 10:25 AM Page: 1 of 3
PLAT R:\$25.00 B: 2017C P: 0159 Linda Stover, Bernalillo County



**PLAT OF
TRACTS D-1 THRU D-7
MESA DEL SOL
INNOVATION PARK II**

(A SUBDIVISION OF TRACT D
MESA DEL SOL INNOVATION PARK II)

SECTIONS 15 & 22,
TOWNSHIP 9 NORTH, RANGE 3 EAST, NMPM,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2016

PROJECT NUMBER 1006201

APPLICATION NUMBER 17DRB-70318

UTILITY APPROVALS:

<u>[Signature]</u> QWEST CORPORATION d/b/a CENTURYLINK QC	DATE <u>9/11/2017</u>
<u>[Signature]</u> COMCAST CABLE	DATE <u>2/1/17</u>
<u>[Signature]</u> PNM ELECTRIC SERVICES	DATE <u>1-31-17</u>
<u>[Signature]</u> NEW MEXICO GAS COMPANY	DATE <u>1-3-17</u>

CITY APPROVALS:

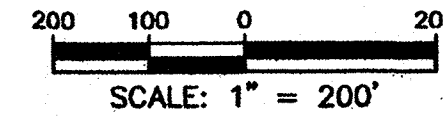
<u>[Signature]</u> CITY SURVEYOR	DATE <u>4/15/16</u>
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE <u>1/13/17</u>
<u>[Signature]</u> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE <u>10-27-17</u>
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	DATE <u>11/09/17</u>
<u>[Signature]</u> CITY ENGINEER	DATE <u>1-18-17</u>
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE <u>1-18-17 H-21-2017</u>
<u>[Signature]</u> REAL PROPERTY DIVISION	DATE <u>1-20-17</u>

TAX CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101605231210840210
PROPERTY OWNER OF RECORD: Gold Mesa Investments LLC
[Signature] 12/29/17
BERNALILLO COUNTY TREASURER'S OFFICE DATE

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APRIL, 2016

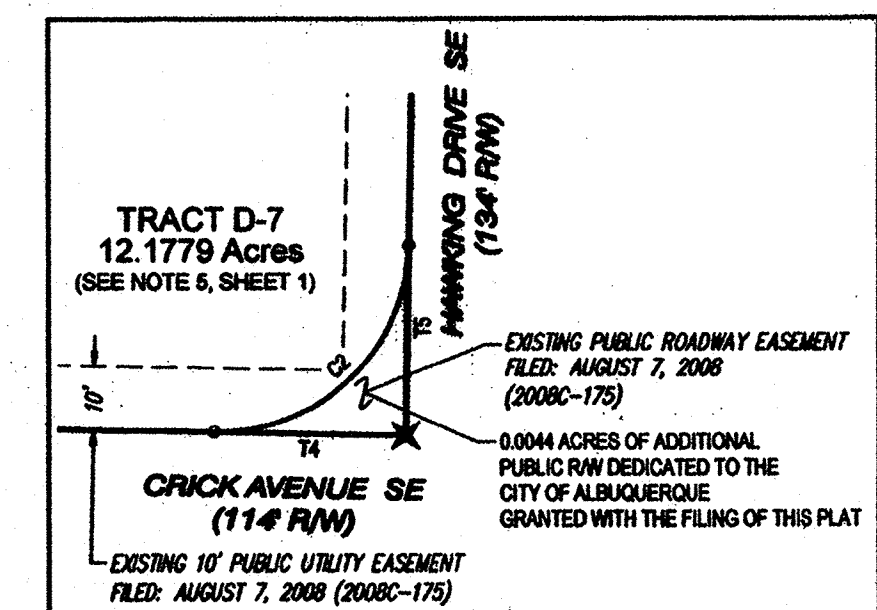


LEGEND

- BOUNDARY LINE
- LOT LINE
- - - 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 16468"
- ✕ FOUND CHISELED "X" IN CONCRETE
- PUE PUBLIC UTILITY EASEMENT

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	41°39'00"	58.90'	108.78'	150.00'	108.41'	N70°18'32"E
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	N46°08'00"E

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N88°54'58"W	178.27'
T2	N88°54'58"W	50.00'
T3	N88°54'58"W	114.21'
T4	N88°54'58"W	30.00'
T5	S01°06'02"W	30.00'



DETAIL 'A'
1"=30'



TRACT B
**MESA DEL SOL
INNOVATION PARK II**
FILED: AUGUST 7, 2008 (2008C-175)

TRACT D-2
3.7860 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-1
16.4161 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-3
12.0217 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-4
7.0003 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-7
12.1779 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-6
23.7954 Acres
(SEE NOTE 5, SHEET 1)

TRACT D-5
4.8182 Acres
(SEE NOTE 5, SHEET 1)

**MESA DEL SOL
INNOVATION PARK II**
FILED: AUGUST 7, 2008 (2008C-175)

TRACT K
**MESA DEL SOL
INNOVATION PARK II**
FILED: AUGUST 7, 2008 (2008C-175)

TRACT B
**MESA DEL SOL
INNOVATION PARK II**
FILED: AUGUST 7, 2008 (2008C-175)

DOCH 2017124120

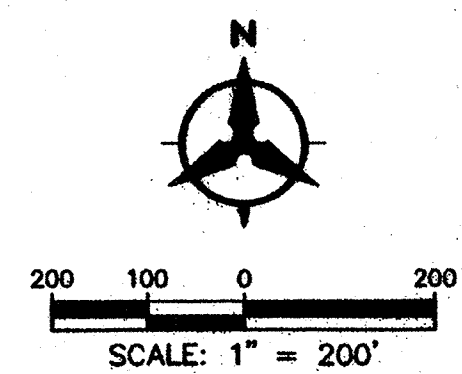
12/29/2017 10:25 AM Page: 2 of 3
PLAT R: 525.00 S: 2017C P: 0159 Linda Stover, Bernalillo County

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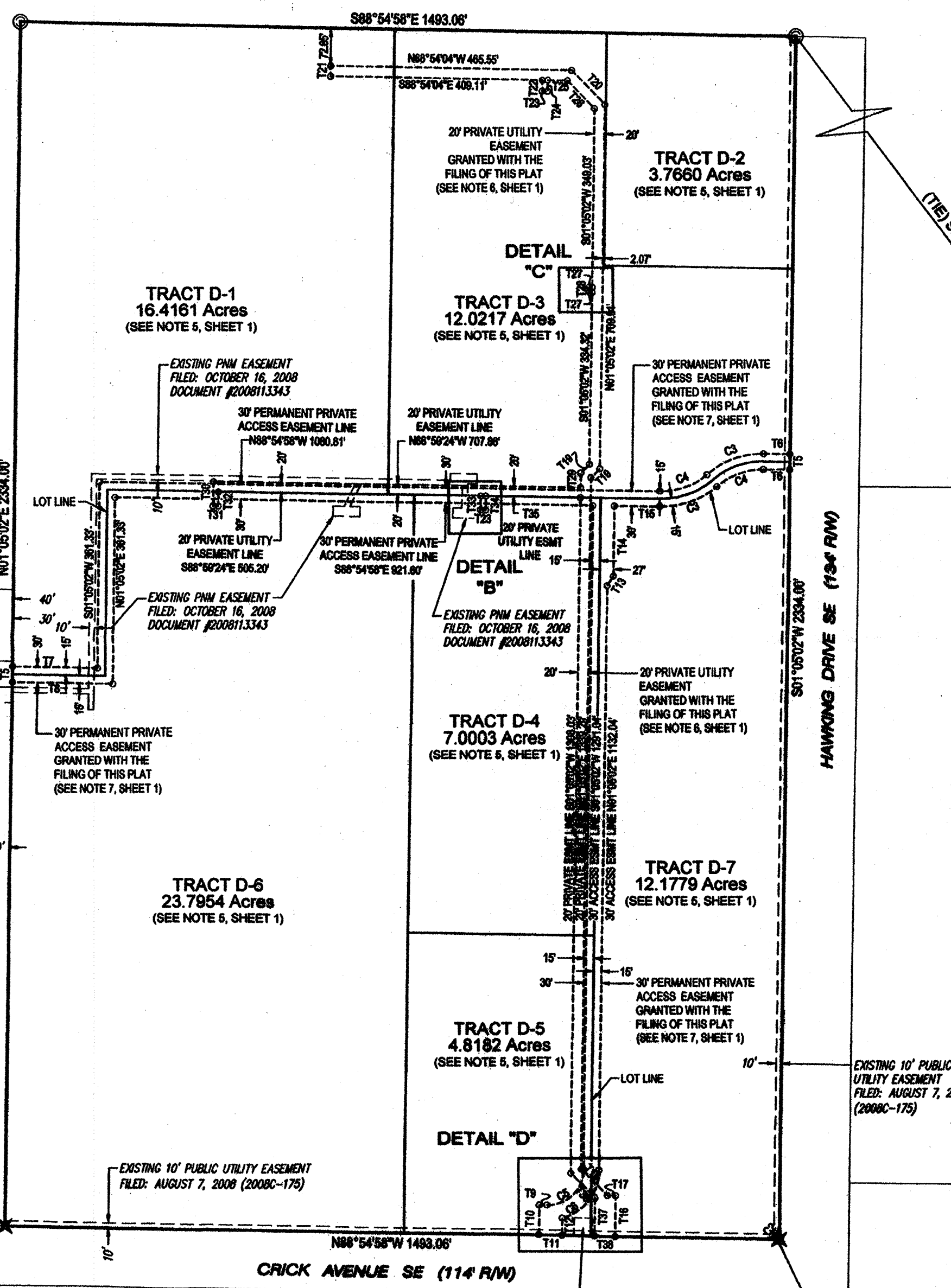
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SECTIONS 15 & 22,
TOWNSHIP 9 NORTH, RANGE 3 EAST, NMPM,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2016



TRACT B
MESA DEL SOL
INNOVATION PARK II
FILED: AUGUST 7, 2008 (2008C-175)



ACS BRASS TABLE "3-016"
GEOGRAPHIC POSITION (MAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,457,045.004 E=1,533,498.782
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -0°12'17.33"
NAVD 1988 ELEVATION = 5310.390

LEGEND

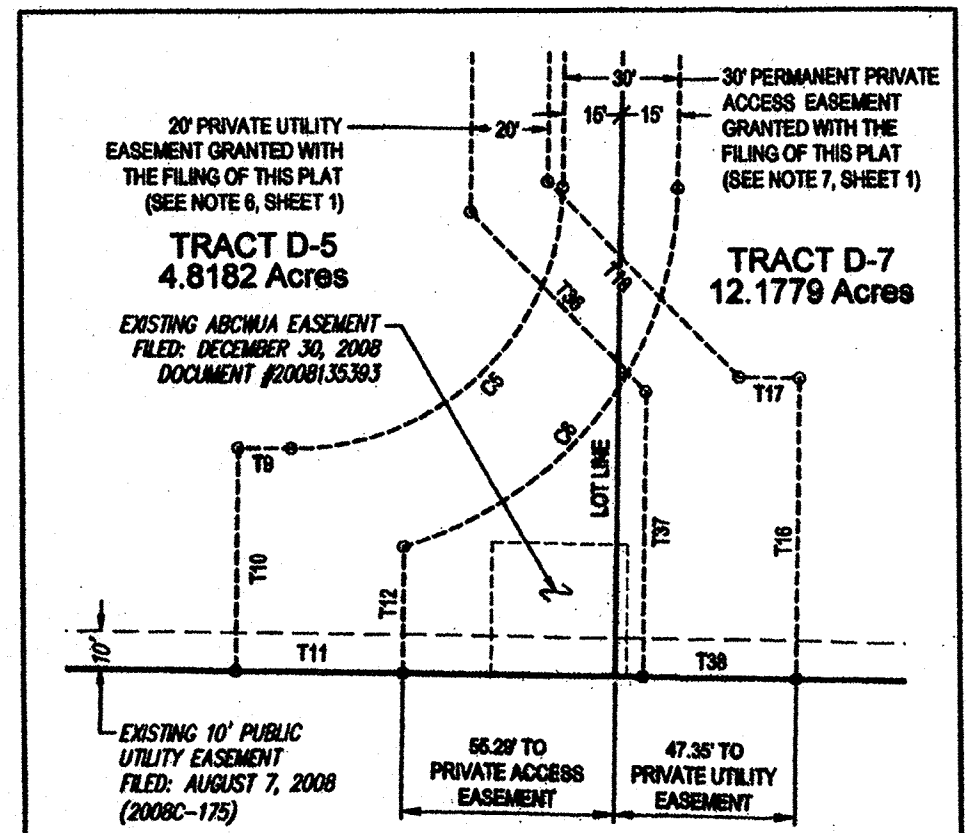
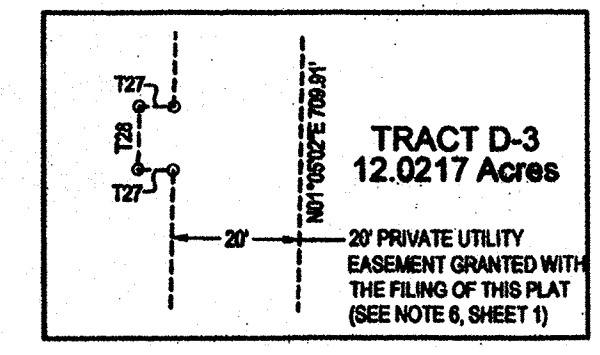
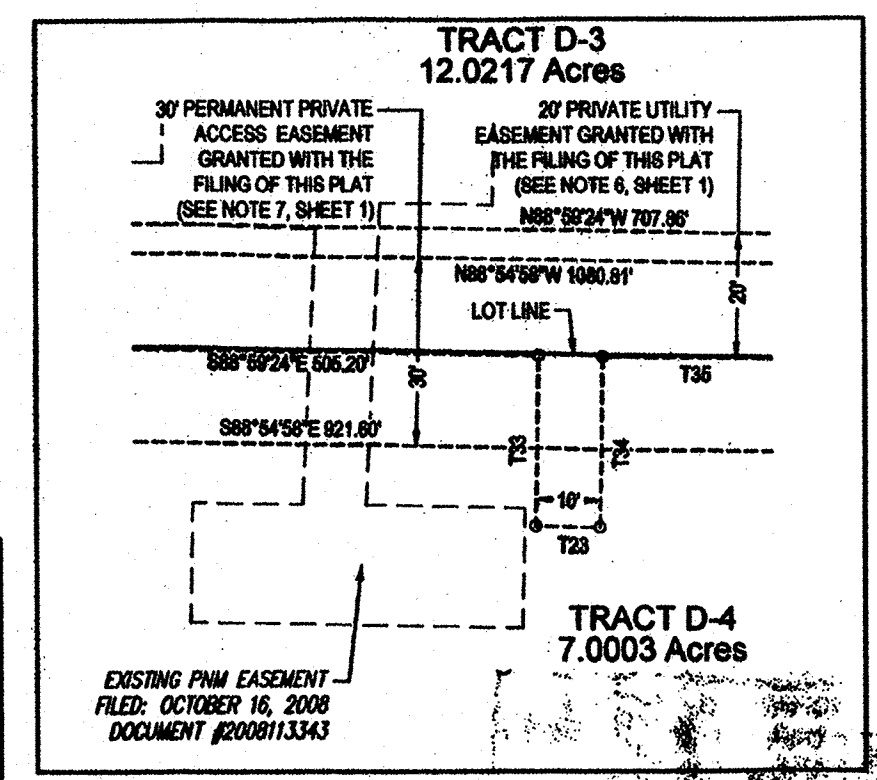
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- PROPOSED EASEMENT LINE
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- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #6 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND CHISELED "X" IN CONCRETE
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C3	41°33'00"	62.90'	119.96'	165.90'	117.05'	S70°18'32"W
C4	41°39'00"	51.21'	97.90'	135.00'	95.77'	S70°18'32"W
C5	90°00'00"	70.00'	108.96'	70.00'	98.99'	S46°09'02"W
C6	72°43'00"	73.61'	126.91'	100.00'	118.57'	N37°29'32"E

TANGENT DATA

ID	BEARING	DISTANCE
T6	N88°54'58"W	50.00'
T7	N88°54'58"W	163.27'
T8	S88°54'58"E	193.27'
T9	N88°54'58"W	13.85'
T10	S01°05'02"W	69.00'
T11	S88°54'58"E	43.95'
T12	N81°09'02"E	33.52'
T13	N84°17'41"E	21.91'
T14	N01°05'02"E	136.67'
T15	S88°54'58"E	87.21'
T16	N81°09'02"E	79.82'
T17	N88°54'58"W	15.86'
T18	N43°54'58"W	71.40'
T19	N46°04'06"W	23.96'
T20	N43°54'58"W	91.62'
T21	S01°05'02"W	20.00'
T22	S01°05'02"W	21.51'
T23	S88°54'58"E	10.00'
T24	N01°05'02"E	21.50'
T25	S88°54'58"E	38.16'
T26	S43°54'58"E	75.88'
T27	N88°54'58"W	5.43'
T28	S01°05'02"W	10.00'
T29	S01°05'02"W	27.83'
T30	S01°18'54"W	47.58'
T31	S88°41'08"E	10.00'
T32	N01°18'54"E	27.83'
T33	S01°05'02"W	27.05'
T34	N01°05'02"E	27.05'
T35	S88°59'24"E	182.79'
T36	S43°54'58"E	68.59'
T37	S01°05'02"W	76.87'
T38	S88°54'58"E	48.00'



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO