

ZONE ATLAS PAGES R-15, R16, R17, S14, S15, S16, S-17, T-16, T-17

**BULK LAND VARIANCE NOTE:**

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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 or Site Development Plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

**LEGAL DESCRIPTION:**

A certain tract of land comprising all of Tract A-1 of the Bulk Land Plat of Mesa Del Sol Innovation Park, Albuquerque, Bernalillo County, 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.

**FREE CONSENT:**

The undersigned owner(s) hereby consent to the platting of the property shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicates the public street right of way as shown hereon, in fee simple, with warranty covenants. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

LAND ADVISORS ORGANIZATION, LLC  
d/b/a New Mexico Land Advisors, LLC,  
a New Mexico limited liability company

By: \_\_\_\_\_  
Richard T. Bressan, Agent,  
As Court Appointed Receiver for Mesa del Sol, LLC,  
a New Mexico limited liability company, in Bernalillo  
County District Court Cause No. D-202-CV-2015-05944

**ACKNOWLEDGEMENT**

State of New Mexico )  
County of Bernalillo )ss

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

BY: Richard T. Bressan \_\_\_\_\_

My Commission expires: \_\_\_\_\_  
Notary Public

**SURVEYOR'S CERTIFICATE:**

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

February 1, 2018  
Gary E. Gritsko, N.M.P.S. No. 8686 Date



COUNTY CLERK RECORDING STAMP

**BULK LAND PLAT**  
**Tracts 28 & A-1-A**  
**MESA DEL SOL INNOVATION PARK**  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2018

**PURPOSE OF PLAT:**

The purpose of this plat is to subdivide one existing tract into two lots.

**CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:**

PROJECT NO. 1006539 APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

TRAFFIC ENGINEERING DATE

CITY SURVEYOR DATE

**BERNALILLO COUNTY TREASURER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer Date

**UTILITY APPROVALS:**

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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.

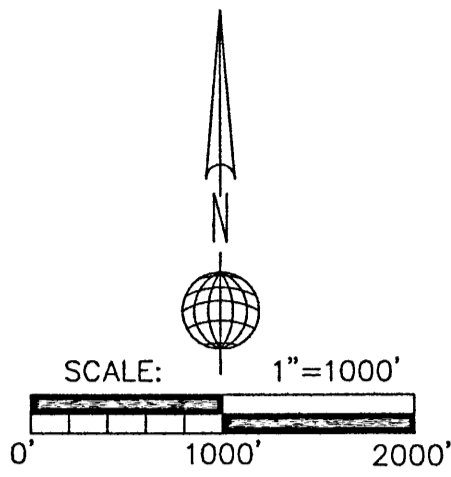
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

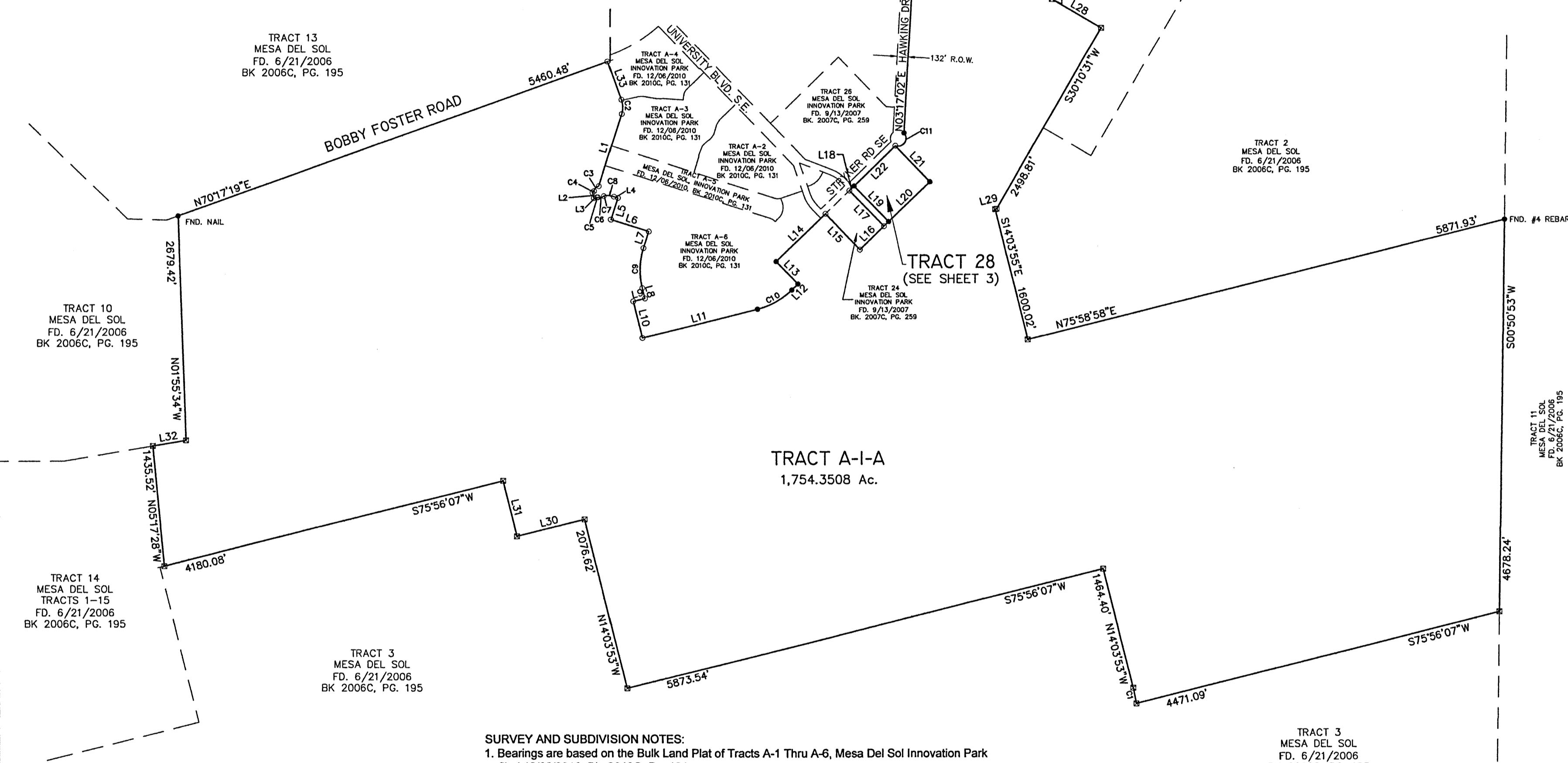
INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from and over said easements, with the right and privilege of 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 easment 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 transformers/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.

**BULK LAND PLAT**  
**Tracts 28 & A-1-A**  
**MESA DEL SOL INNOVATION PARK**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2018



AGRS STATION "1\_R16"  
 NM STATE PLANE COORDINATES  
 N=1453438.899, E=1532715.669  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999664099  
 MAPPING ANGLE: -0°12'22.46"  
 UNITS: US SURVEY FEET



- MONUMENT LEGEND**
- △ - FOUND CONTROL STATION AS NOTED
  - - FOUND #5 REBAR, PS 16469 CAP
  - ⊠ - FOUND #5 REBAR, PS 15700 CAP
  - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

LINE	LENGTH	BEARING
L1	903.57	S17°40'40"W
L2	66.00	S14°03'53"E
L3	36.52	N75°56'07"E
L4	50.89	S72°19'20"E
L5	272.00	S17°40'40"W
L6	471.38	S72°19'20"E
L7	206.20	S17°40'40"W
L8	127.23	S14°03'53"E
L9	144.00	S75°56'07"W
L10	448.00	S14°03'53"E
L11	1419.98	S75°56'07"W
L12	103.38	N46°02'24"E
L13	375.00	N43°57'36"W
L14	818.00	N46°02'24"E
L15	593.00	S43°57'36"E
L16	400.00	N46°02'24"E
L17	593.00	N43°57'36"W
L18	78.00	N46°02'24"E
L19	593.00	N43°57'36"W
L20	686.83	N46°02'24"E
L21	593.00	N43°57'36"W
L22	686.83	N46°02'24"E
L23	279.61	S89°38'05"E
L24	716.21	S00°02'06"E
L25	694.35	S59°49'29"E
L26	135.42	S89°47'27"E
L27	78.25	S00°00'22"E
L28	680.37	S59°49'29"E
L29	17.45	S75°56'04"W
L30	830.46	S75°56'07"W
L31	683.98	N14°03'53"W
L32	401.10	N80°27'33"E
L33	480.27	S19°42'41"E
L34	328.32	S64°05'21"W

- SURVEY AND SUBDIVISION NOTES:**
- Bearings are based on the Bulk Land Plat of Tracts A-1 Thru A-6, Mesa Del Sol Innovation Park filed 12/06/2010, Bk. 2010C, Pg. 131
  - Distances are horizontal ground distances in US survey feet.
  - Dimensions shown in parenthesis ( ) are record dimensions, where record dimensions differ from actual measurements.
  - This plat shows all easements of record made known to this surveyor.
  - Gross subdivision area: 1764.76 acre, more or less
  - Number of existing lots: 1
  - Number of lots created: 2
  - Mileage of streets created: 0.112 mile
  - FLOOD NOTE:** The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0136G, effective date September 26, 2008.
  - Reference documents:
    - Bulk Land Plat of Tracts A-1 Thru A-6, Mesa Del Sol Innovation Park, fd. 12/06/2010, Bk. 2010C, Pg 131
    - Bulk Land Plat for Mesa Del Sol Innovation Park, fd. 9/13/2007, Bk. 2007C, Pg 259
    - Plat of Mesa Del Sol Innovation Park II, fd. 8/07/2008, Bk. 2008C, Pg 175
    - Plat of Mesa Del Sol Tracts 1-15, fd. 6/21/2006, Bk. 2006C, Pg. 195
  - EASEMENTS:**  
 Tract A-1-A is subject to all the easements affecting Tract A-1, as shown and noted on the plat of Tracts A-1 Thru A-6, Mesa del Sol Innovation Park, filed on December 6, 2010 in Plat Book 2010C, Page 131.

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	190.48	2544.00	N11°55'11"W	190.44	4°17'24"
C2	174.23	267.00	N01°01'00"W	171.16	37°23'20"
C3	87.10	70.00	S43°54'13"W	81.59	71°17'36"
C4	29.53	25.00	N42°05'49"E	27.84	67°40'10"
C5	14.28	25.00	N87°42'02"W	14.09	32°43'42"
C6	75.34	70.00	N77°49'51"E	71.76	61°39'57"
C7	16.71	25.00	S66°08'45"W	16.40	38°17'46"
C8	104.31	267.00	N83°30'51"W	103.65	22°23'02"
C9	485.87	877.00	S01°48'23"W	479.68	31°44'33"
C10	477.42	915.00	N60°59'15"E	472.02	29°53'43"
C11	255.07	95.00	N34°12'52"E	185.07	153°50'20"
C12	636.86	2413.20	N67°23'06"W	635.02	15°07'15"

AGRS STATION "1-R16"  
 NM STATE PLANE COORDINATES  
 N=1453438.899, E=1532715.669  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999664099  
 MAPPING ANGLE: -0°12'22.46"  
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**BULK LAND PLAT**  
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**MESA DEL SOL INNOVATION PARK**  
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 February 2018

**DETAIL OF TRACT 28**

TRACT 26  
 MESA DEL SOL  
 INNOVATION PARK  
 FD. 9/13/2007  
 BK. 2007C, PG. 259

TRACT 23-B  
 MESA DEL SOL  
 INNOVATION PARK  
 FD. 1/16/2009  
 BK. 2009C, PG. 14

TRACT 24  
 MESA DEL SOL  
 INNOVATION PARK  
 FD. 9/13/2007  
 BK. 2007C, PG. 259

**TRACT 28**  
 9.3501 Ac.

TRACT A-I-A

**LEGAL DESCRIPTION: Tract 28**  
 A tract of land being designated as a portion of Tract "A-1", MESA DEL SOL INNOVATION PARK, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the Bernalillo County Clerk on December 6, 2010 in Plat Book 2010C, Page 131. Said tract of land is more particularly described by metes and bounds survey as follows:  
**BEGINNING** at the Northeast corner of said tract, a point on the southerly right of way line of Stryker Road SE, whence the A.G.R.S. Control Station "1-R16" bears N.06°30'55"E., 2292.43 feet distant; Thence S.43°57'36"E., 593.00 feet to the Southeast corner of said tract; Thence S.46°02'24"W., 686.83 feet to the Southwest corner of said tract; Thence N.43°57'36"W., 593.00 feet to the Northwest corner of said tract, a point on the southerly right of way line of Stryker Road SE; Thence N.46°02'24"E., 686.83 feet to the point of beginning.

**EASEMENT NOTES:**  
 A. 50' wide Temporary Drainage Easements granted by this plat. Upon future development of Tract 28, these easements will be vacated and replaced.

**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

**SHEET 3 OF 3**

**ALPHA PRO SURVEYING LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM  
 DRAWN BY: GG FILE NO.:17-251

