

Vicinity Map
Zone Atlas R-16-Z & S-16-Z

N.T.S.

Documents

1. PLAT OF RECORD FOR MESA DEL SOL, INNOVATION PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 11, 2011, IN VOLUME 2011C, FOLIO 66.
2. PLAT OF RECORD FOR MESA DEL SOL MONTAGE, UNIT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 13, 2015, IN VOLUME 2015C, FOLIO 26.
3. WARRANTY DEED FOR TRACT B, MESA DEL SOL MONTAGE, UNIT 3A, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE ON MARCH 8, 2019 AS DOCUMENT NO. 2019017881.
4. SPECIAL WARRANTY DEED FOR TRACT A-6-B, MESA DEL SOL, INNOVATION PARK, FILED IN THE SANDOVAL COUNTY CLERKS OFFICE ON SEPTEMBER 14, 2018 AS DOCUMENT NO. 2018080908.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

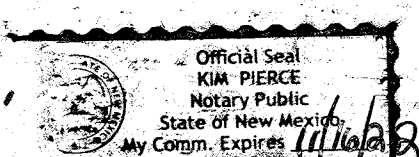
W. Michael Fietz, Managing Member
Corazon Del Mesa 3B, LLC
Date: 8/8/2019

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Aug. 8, 2019
BY: W. Michael Fietz, Managing Member, Corazon Del Mesa 3B, LLC

By: Kim Pierce
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 16, 2022



Indexing Information

Sections 22 & 27, Township 9 North, Range 3 East, N.M.P.M.
Subdivision: Mesa Del Sol, Innovation Park & Mesa Del Sol Montage, Unit 3A
Owner: Corazon Del Mesa 3B, LLC
UPC #: 101605012448220120 (Tract A-6-B)
UPC #: 101605017750620110 (Tract B)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY, AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 32.3104 ACRES
ZONE ATLAS PAGE NO. R-16-Z & S-16-Z
NUMBER OF EXISTING TRACTS. 2
NUMBER OF TRACTS CREATED. 11
NUMBER OF LOTS CREATED. 137
MILES OF FULL-WIDTH STREETS. 0.193 MILES
MILES OF HALF-WIDTH STREETS. 0.028 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 13.53 ACRES
DATE OF SURVEY. JULY 2019

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. ALL ALLEYS ARE PRIVATE.
6. COVENANTS SHALL PROHIBIT PARKING IN ALLEYS.
7. TRACTS A, B, D, AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Legal Description

TRACT A-6-B, OF MESA DEL SOL INNOVATION PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 11, 2011, IN VOLUME 2011C, FOLIO 66.

AND

TRACT B, OF MESA DEL SOL MONTAGE, UNIT 3A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 2015, IN VOLUME 2015C, FOLIO 26.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC: 101605012448220120
101605017750620110

PROPERTY OWNER OF RECORD

Land Advisors Organization LLC

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 9-27-19

Plat for
Mesa Del Sol
Montage Unit 3B
Being Comprised of
Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
August 2019

Project Number: PR-2019-001531

Application Number: SD-2019-00122

Plat Approvals:

- PNM Electric Services: 9-6-19
- Don Pinales: 9/11/19
- Qwest Corp. d/b/a CenturyLink QC: 9/4/19
- New Mexico Gas Company: 9/6/19
- Comcast

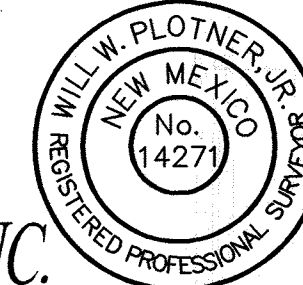
City Approvals:

- Joren A. Rinckover P.S.: 8/13/19 (City Surveyor)
- 8/14/19 (Traffic Engineer)
- 08-14-19 (ABCWUA)
- 8-14-19 (Code Enforcement)
- 9/4/19 (Diana H. G. AMAFCA)
- 9/27/19 (City Engineer)
- 9-27-19 (DRB Chairperson, Planning Department)
- 9-27-19 (for Parks and Recreation)

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER 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.

Will Plotner Jr. 8/8/19
Date
N.M.R.P.S. No. 14271

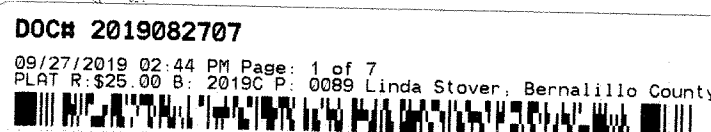


CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

2019C-89

(11)



**Plat for
Mesa Del Sol
Montage Unit 3B
Being Comprised of
Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
September 2019**

Note

TRACTS F, G, H, J, K AND L ARE ALL PRIVATE ALLEYS.

TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOA.

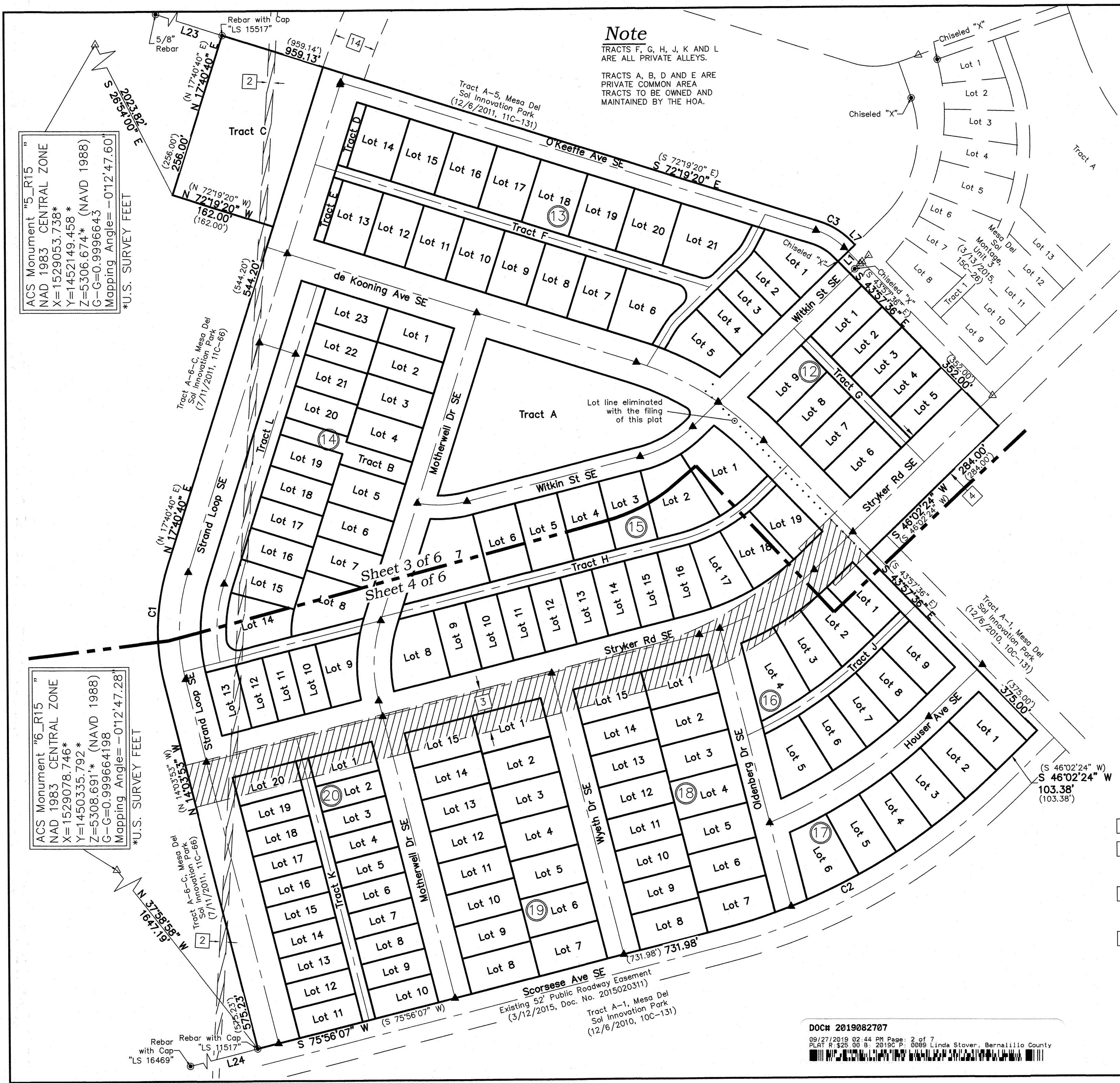
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/11/2011, 11C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/13/2015, 15C-26)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 16469" AS INDICATED



ACS Monument "5_R15"
NAD 1983 CENTRAL ZONE
X=1529053.738*
Y=1452149.458*
Z=5306.674* (NAVD 1988)
G-G=0.9996643
Mapping Angle=-0°12'47.60"
*U.S. SURVEY FEET

ACS Monument "6_R15"
NAD 1983 CENTRAL ZONE
X=1529078.746*
Y=1450335.792*
Z=5308.691* (NAVD 1988)
G-G=0.999664198
Mapping Angle=-0°12'47.28"
*U.S. SURVEY FEET



Easement Notes (See Sheet 7 for Additional Easements)

- 1 INTENTIONALLY OMITTED
- 2 PORTION OF EXISTING 10' PNM EASEMENT (7/22/1954, BK. D285, PG. 517) VACATED WITH THE FILING OF THIS PLAT PER SD-2018-00077, SHOWN HEREON AS [diagonal hatching]
- 3 EXISTING PUBLIC ROADWAY EASEMENT (7/11/2011, 11C-66) TO BE VACATED WITH THE FILING OF THIS PLAT PER SD-2018-00077, SHOWN HEREON AS [diagonal hatching]
- 4 EXISTING 80' PUBLIC ROADWAY EASEMENT (7/11/2011, 11C-66) VACATED WITH THE FILING OF THIS PLAT PER SD-2018-00077, WITH PORTIONS BEING GRANTED AS PUBLIC RIGHT-OF-WAY WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [diagonal hatching]

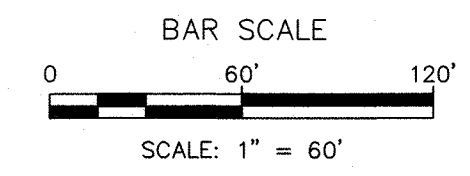
DOC# 2019082707
09/27/2019 02:44 PM Page: 2 of 7
PLAT # 2019C-89 B. 2019C-89
Linda Stover, Bernalillo County
wplotnerjr@gmail.com

CSI-CARTESIAN SURVEYS INC.
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2019C-89

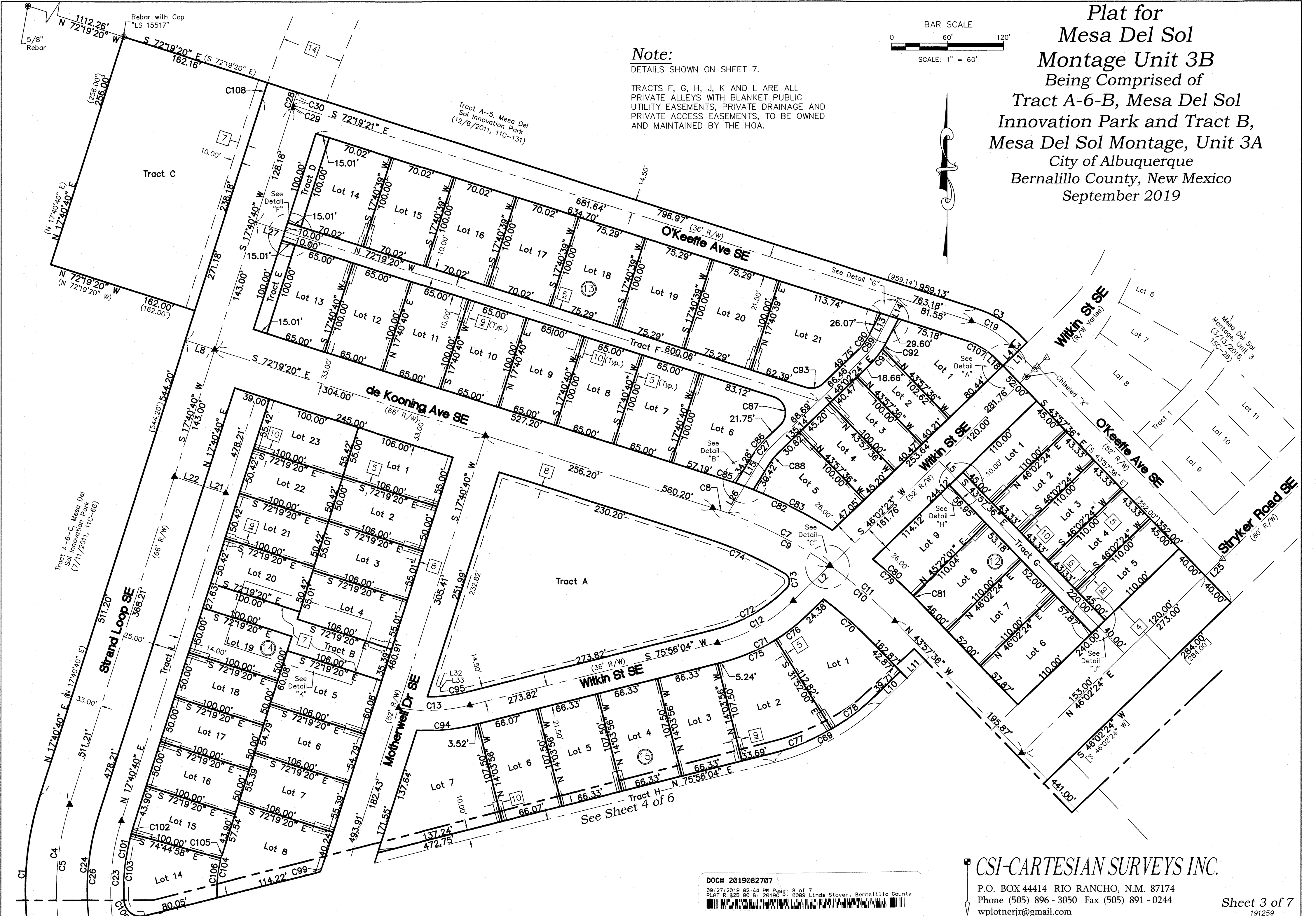
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**Plat for
Mesa Del Sol
Montage Unit 3B**
Being Comprised of
**Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A**
City of Albuquerque
Bernalillo County, New Mexico
September 2019



Note:
DETAILS SHOWN ON SHEET 7.

TRACTS F, G, H, J, K AND L ARE ALL PRIVATE ALLEYS WITH BLANKET PUBLIC UTILITY EASEMENTS, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS, TO BE OWNED AND MAINTAINED BY THE HOA.



Tract A-6-C, Mesa Del Sol Innovation Park (7/11/2011, TIC-66)

Tract A-5, Mesa Del Sol Innovation Park (12/6/2011, TIC-131)

Mesa Del Sol Montage, Unit 3 (3/13/2015, TIC-26)

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09/27/2019 02:44 PM Page: 3 of 7
PLAT R: \$25.00 B: 2019C P: 0088 Linda Stover, Bernalillo County

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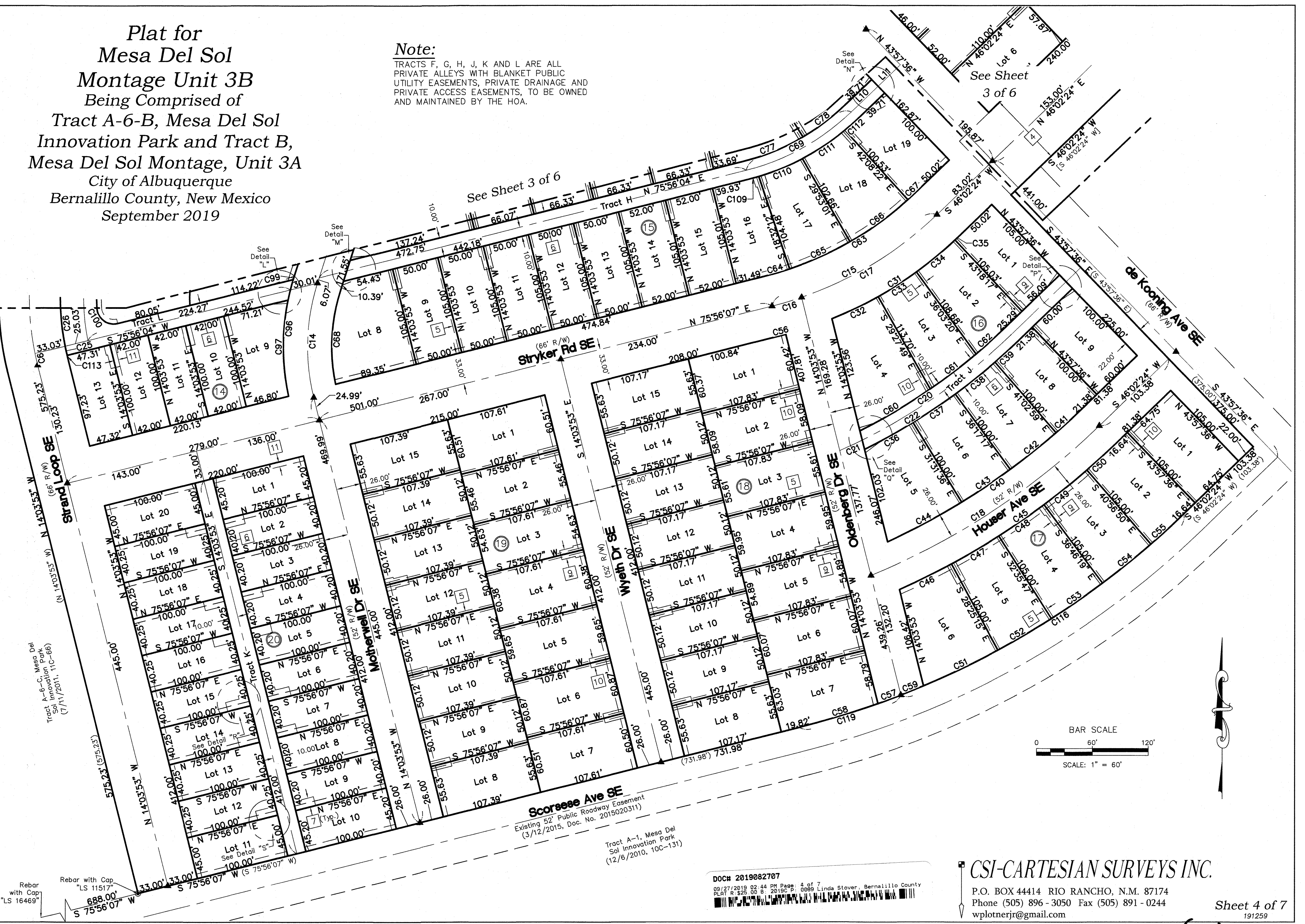
Sheet 3 of 7
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2019C-89

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Plat for
Mesa Del Sol
Montage Unit 3B
 Being Comprised of
 Tract A-6-B, Mesa Del Sol
 Innovation Park and Tract B,
 Mesa Del Sol Montage, Unit 3A
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2019

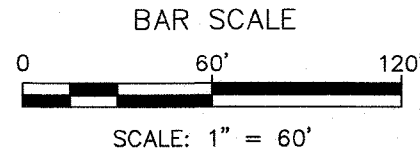
Note:
 TRACTS F, G, H, J, K AND L ARE ALL
 PRIVATE ALLEYS WITH BLANKET PUBLIC
 UTILITY EASEMENTS, PRIVATE DRAINAGE AND
 PRIVATE ACCESS EASEMENTS, TO BE OWNED
 AND MAINTAINED BY THE HOA.



Tract A-6-C, Mesa Del Sol Innovation Park (7/11/2011, 11C-66)

Existing 52' Public Roadway Easement (3/12/2015, Doc. No. 2015020311)

Tract A-1, Mesa Del Sol Innovation Park (12/6/2010, 10C-131)



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 09/27/2019 02:44 PM Page: 4 of 7
 PLAT R \$25.00 B 2019C P 0089 Linda Stover, Bernalillo County

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2019C-89

(4)

**Plat for
Mesa Del Sol
Montage Unit 3B
Being Comprised of
Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
September 2019**

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 12	0.1136	4,950
Lot 2	Block 12	0.1094	4,767
Lot 3	Block 12	0.1094	4,767
Lot 4	Block 12	0.1094	4,767
Lot 5	Block 12	0.1136	4,950
Lot 6	Block 12	0.1461	6,366
Lot 7	Block 12	0.1313	5,720
Lot 8	Block 12	0.1327	5,778
Lot 9	Block 12	0.1475	6,424
Tract G	Block 12	0.1010	4,400

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 13	0.1608	7,005
Lot 2	Block 13	0.0927	4,040
Lot 3	Block 13	0.0929	4,047
Lot 4	Block 13	0.1038	4,520
Lot 5	Block 13	0.1391	6,060
Lot 6	Block 13	0.2001	8,715
Lot 7	Block 13	0.1492	6,500
Lot 8	Block 13	0.1492	6,500
Lot 9	Block 13	0.1492	6,500
Lot 10	Block 13	0.1492	6,500
Lot 11	Block 13	0.1492	6,500
Lot 12	Block 13	0.1492	6,500
Lot 13	Block 13	0.1492	6,500
Lot 14	Block 13	0.1607	7,002
Lot 15	Block 13	0.1607	7,002
Lot 16	Block 13	0.1607	7,002
Lot 17	Block 13	0.1607	7,002
Lot 18	Block 13	0.1729	7,529
Lot 19	Block 13	0.1729	7,529
Lot 20	Block 13	0.1729	7,529
Lot 21	Block 13	0.2236	9,741
Tract D	Block 13	0.0345	1,501
Tract E	Block 13	0.0345	1,501
Tract F	Block 13	0.3863	16,825

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 14	0.1338	5,830
Lot 2	Block 14	0.1217	5,300
Lot 3	Block 14	0.1339	5,831
Lot 4	Block 14	0.1339	5,831
Lot 5	Block 14	0.1462	6,368
Lot 6	Block 14	0.1333	5,807
Lot 7	Block 14	0.1348	5,872
Lot 8	Block 14	0.1841	8,018
Lot 14	Block 14	0.1542	6,716
Lot 15	Block 14	0.1182	5,151
Lot 16	Block 14	0.1148	5,000
Lot 17	Block 14	0.1148	5,000
Lot 18	Block 14	0.1148	5,000
Lot 19	Block 14	0.1148	5,000
Lot 20	Block 14	0.1158	5,042
Lot 21	Block 14	0.1158	5,042
Lot 22	Block 14	0.1158	5,042
Lot 23	Block 14	0.1272	5,542
Tract B	Block 14	0.1495	6,514

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 14	0.1338	5,830
Lot 2	Block 14	0.1217	5,300
Lot 3	Block 14	0.1339	5,831
Lot 4	Block 14	0.1339	5,831
Lot 5	Block 14	0.1462	6,368
Lot 6	Block 14	0.1333	5,807
Lot 7	Block 14	0.1348	5,872
Lot 8	Block 14	0.1841	8,018
Lot 9	Block 14	0.1270	5,532
Lot 10	Block 14	0.0964	4,200
Lot 11	Block 14	0.0964	4,200
Lot 12	Block 14	0.0964	4,200
Lot 13	Block 14	0.1086	4,732
Lot 14	Block 14	0.1542	6,716
Lot 15	Block 14	0.1182	5,151
Lot 16	Block 14	0.1148	5,000
Lot 17	Block 14	0.1148	5,000
Lot 18	Block 14	0.1148	5,000
Lot 19	Block 14	0.1148	5,000
Lot 20	Block 14	0.1158	5,042
Lot 21	Block 14	0.1158	5,042
Lot 22	Block 14	0.1158	5,042
Lot 23	Block 14	0.1272	5,542
Tract B	Block 14	0.1495	6,514
Tract L	Block 14	0.6473	28,196

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 15	0.2156	9,393
Lot 2	Block 15	0.2147	9,352
Lot 3	Block 15	0.1637	7,131
Lot 4	Block 15	0.1637	7,131
Lot 5	Block 15	0.1637	7,131
Lot 6	Block 15	0.1630	7,102
Lot 7	Block 15	0.2617	11,400
Lot 8	Block 15	0.1864	8,118
Lot 9	Block 15	0.1205	5,250
Lot 10	Block 15	0.1205	5,250
Lot 11	Block 15	0.1205	5,250
Lot 12	Block 15	0.1205	5,250
Lot 13	Block 15	0.1205	5,250
Lot 14	Block 15	0.1254	5,460
Lot 15	Block 15	0.1254	5,460
Lot 16	Block 15	0.1335	5,814
Lot 17	Block 15	0.1447	6,302
Lot 18	Block 15	0.1538	6,698
Lot 19	Block 15	0.1375	5,988
Tract H	Block 15	0.2811	12,247

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 16	0.1337	5,826
Lot 2	Block 16	0.1480	6,448
Lot 3	Block 16	0.1410	6,142
Lot 4	Block 16	0.1921	8,369
Lot 5	Block 16	0.1718	7,483
Lot 6	Block 16	0.1351	5,884
Lot 7	Block 16	0.1351	5,884
Lot 8	Block 16	0.1316	5,734
Lot 9	Block 16	0.1377	6,000
Tract J	Block 16	0.1278	5,567

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 17	0.1561	6,798
Lot 2	Block 17	0.1494	6,509
Lot 3	Block 17	0.1515	6,600
Lot 4	Block 17	0.1515	6,600
Lot 5	Block 17	0.1515	6,600
Lot 6	Block 17	0.1819	7,925

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 18	0.1494	6,510
Lot 2	Block 18	0.1438	6,264
Lot 3	Block 18	0.1377	5,996
Lot 4	Block 18	0.1484	6,464
Lot 5	Block 18	0.1359	5,919
Lot 6	Block 18	0.1487	6,477
Lot 7	Block 18	0.1532	6,673
Lot 8	Block 18	0.1369	5,961
Lot 9	Block 18	0.1233	5,372
Lot 10	Block 18	0.1233	5,372
Lot 11	Block 18	0.1233	5,372
Lot 12	Block 18	0.1233	5,372
Lot 13	Block 18	0.1233	5,372
Lot 14	Block 18	0.1233	5,372
Lot 15	Block 18	0.1369	5,962

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Dedicated to the City of Albuquerque in Fee Simple	NA	9.87803	430,386
Tract A	NA	1.1627	50,647
Tract C	NA	0.9521	41,473

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 19	0.1495	6,511
Lot 2	Block 19	0.1370	5,968
Lot 3	Block 19	0.1350	5,879
Lot 4	Block 19	0.1491	6,497
Lot 5	Block 19	0.1474	6,419
Lot 6	Block 19	0.1504	6,549
Lot 7	Block 19	0.1495	6,511
Lot 8	Block 19	0.1371	5,974
Lot 9	Block 19	0.1236	5,383
Lot 10	Block 19	0.1236	5,383
Lot 11	Block 19	0.1236	5,383
Lot 12	Block 19	0.1236	5,383
Lot 13	Block 19	0.1236	5,383
Lot 14	Block 19	0.1236	5,383
Lot 15	Block 19	0.1372	5,974

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block 20	0.1038	4,520
Lot 2	Block 20	0.0923	4,020
Lot 3	Block 20	0.0923	4,020
Lot 4	Block 20	0.0923	4,020
Lot 5	Block 20	0.0923	4,020
Lot 6	Block 20	0.0923	4,020
Lot 7	Block 20	0.0923	4,020
Lot 8	Block 20	0.0923	4,020
Lot 9	Block 20	0.0923	4,020
Lot 10	Block 20	0.1038	4,520
Lot 11	Block 20	0.1033	4,500
Lot 12	Block 20	0.0924	4,025
Lot 13	Block 20	0.0924	4,025
Lot 14	Block 20	0.0924	4,025
Lot 15	Block 20	0.0924	4,025
Lot 16	Block 20	0.0924	4,025
Lot 17	Block 20	0.0924	4,025
Lot 18	Block 20	0.0924	4,025
Lot 19	Block 20	0.0924	4,025
Lot 20	Block 20	0.1033	4,500
Tract K	Block 20	0.1892	8,240

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 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 (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) 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.

DOCH 2019082707
09/27/2019 02:44 PM Page: 5 of 7
PLAT R: \$25.00 B: 2019C P: 0089 Linda Stover, Bernalillo County

CSI-CARTESIAN SURVEYS INC.

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Sheet 5 of 7
191259

2019C-89

(5)

**Plat for
Mesa Del Sol
Montage Unit 3B
Being Comprised of
Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
September 2019**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	184.49'(184.49')	333.00'(333.00')	31°44'36"	182.14'	S 01°48'25" W
C2	477.42'(477.42')	915.00'(915.00')	29°53'43"	472.02'	N 60°59'15" E
C3	57.67'(57.67')	116.50'(116.50')	28°21'46"	57.08'	N 58°08'27" W
C4	166.20'	300.00'	31°44'33"	164.09'	S 01°48'23" W
C5	153.43'	300.00'	29°18'13"	151.77'	S 03°01'33" W
C6	12.77'	300.00'	2°26'19"	12.77'	S 12°50'43" E
C7	123.76'	468.00'	15°09'05"	123.40'	N 62°38'23" W
C8	17.21'	468.00'	2°06'24"	17.21'	N 71°16'08" W
C9	139.95'	468.00'	17°08'01"	139.43'	N 63°45'20" W
C10	91.72'	468.00'	11°13'43"	91.57'	N 49°34'28" W
C11	90.70'	468.00'	11°06'14"	90.56'	N 49°30'43" W
C12	93.92'	180.00'	29°53'40"	92.85'	N 60°59'14" E
C13	76.81'	180.00'	24°27'00"	76.23'	N 88°09'34" E
C14	124.10'	224.00'	31°44'33"	122.52'	S 01°48'23" W
C15	204.53'	392.00'	29°53'43"	202.22'	N 60°59'15" E
C16	33.03'	392.00'	4°49'42"	33.02'	N 73°31'16" E
C17	171.50'	392.00'	25°04'01"	170.14'	N 58°34'24" E
C18	294.65'	784.00'	21°32'01"	292.92'	N 56°48'24" E
C19	51.23'	103.50'	28°21'44"	50.71'	N 58°08'29" W
C20	223.50'	648.00'	19°45'43"	222.40'	N 55°55'15" E
C21	26.52'	648.00'	2°20'40"	26.51'	N 64°37'46" E
C22	196.99'	648.00'	17°25'03"	196.23'	N 54°44'55" E
C23	121.30'	242.00'	28°43'07"	120.03'	S 03°19'06" W
C24	147.92'	267.00'	31°44'33"	146.04'	S 01°48'23" W
C25	10.00'	267.00'	2°08'49"	10.00'	S 12°23'52" E
C26	135.15'	267.00'	29°00'07"	133.71'	S 03°10'36" W
C27	20.30'	80.00'	14°32'10"	20.24'	S 38°46'19" W
C28	17.82'	967.00'	1°03'21"	17.82'	S 18°12'20" W
C29	3.32'	967.00'	0°11'48"	3.32'	S 17°46'34" W
C30	14.50'	967.00'	0°51'33"	14.50'	S 18°18'15" W
C31	162.57'	425.00'	21°54'58"	161.58'	N 56°59'53" E
C32	55.04'	425.00'	7°25'11"	55.00'	N 64°14'46" E
C33	48.90'	425.00'	6°35'30"	48.87'	N 57°14'25" E
C34	53.77'	425.00'	7°14'57"	53.74'	N 50°19'12" E
C35	4.86'	425.00'	0°39'20"	4.86'	N 46°22'04" E
C36	59.45'	658.00'	5°10'36"	59.43'	N 61°03'42" E
C37	54.68'	658.00'	4°45'41"	54.67'	N 56°05'33" E
C38	54.68'	658.00'	4°45'42"	54.67'	N 51°19'52" E
C39	33.42'	658.00'	2°54'37"	33.42'	N 47°29'42" E
C40	254.69'	758.00'	19°15'04"	253.49'	N 55°39'56" E
C41	38.50'	758.00'	2°54'37"	38.50'	N 47°29'42" E
C42	62.99'	758.00'	4°45'42"	62.98'	N 51°19'52" E
C43	62.99'	758.00'	4°45'41"	62.97'	N 56°05'33" E
C44	90.20'	758.00'	6°49'04"	90.14'	N 61°52'56" E
C45	281.92'	810.00'	19°56'30"	280.50'	N 56°00'39" E
C46	62.24'	810.00'	4°24'09"	62.22'	N 63°46'49" E
C47	59.03'	810.00'	4°10'32"	59.02'	N 59°29'29" E
C48	59.03'	810.00'	4°10'32"	59.02'	N 55°18'57" E
C49	59.03'	810.00'	4°10'32"	59.02'	N 51°08'25" E
C50	42.59'	810.00'	3°00'46"	42.59'	N 47°32'47" E
C51	88.70'	915.00'	5°33'16"	88.67'	N 64°21'23" E
C52	66.68'	915.00'	4°10'32"	66.67'	N 59°29'29" E
C53	66.68'	915.00'	4°10'32"	66.67'	N 55°18'57" E
C54	66.68'	915.00'	4°10'32"	66.67'	N 51°08'25" E
C55	48.11'	915.00'	3°00'45"	48.11'	N 47°32'47" E
C56	7.00'	425.00'	0°56'35"	7.00'	N 75°27'49" E
C57	26.16'	915.00'	1°38'17"	26.16'	N 69°35'48" E
C58	88.15'	915.00'	5°31'10"	88.11'	N 73°10'32" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C59	26.26'	915.00'	1°38'39"	26.25'	N 67°57'20" E
C60	87.78'	638.00'	7°53'00"	87.71'	N 59°19'00" E
C61	61.88'	638.00'	5°33'26"	61.86'	N 52°35'47" E
C62	42.07'	638.00'	3°46'40"	42.06'	N 47°55'44" E
C63	187.32'	359.00'	29°53'43"	185.20'	N 60°59'15" E
C64	28.02'	359.00'	4°28'19"	28.01'	N 73°41'58" E
C65	71.10'	359.00'	11°20'49"	70.98'	N 65°47'24" E
C66	76.79'	359.00'	12°15'21"	76.65'	N 53°59'19" E
C67	11.41'	359.00'	1°49'15"	11.41'	N 46°57'01" E
C68	101.69'	198.00'	29°25'31"	100.57'	S 02°57'55" W
C69	130.44'	250.00'	29°53'40"	128.96'	N 60°59'14" E
C70	69.93'	435.00'	9°12'40"	69.86'	N 48°33'56" W
C71	105.13'	201.50'	29°53'40"	103.95'	N 60°59'14" E
C72	90.55'	165.50'	31°20'48"	89.42'	N 60°15'39" E
C73	18.21'	10.00'	104°20'33"	15.80'	N 07°35'01" W
C74	95.41'	435.00'	12°34'03"	95.22'	N 66°02'19" W
C75	62.60'	201.50'	17°48'04"	62.35'	N 67°02'02" E
C76	42.53'	201.50'	12°05'36"	42.45'	N 52°05'12" E
C77	68.57'	240.00'	16°22'10"	68.33'	N 67°44'59" E
C78	56.65'	240.00'	13°31'30"	56.52'	N 52°48'09" E
C79	64.31'	501.00'	7°21'16"	64.26'	N 47°38'14" W
C80	58.42'	501.00'	6°40'53"	58.39'	N 47°58'26" W
C81	5.89'	501.00'	0°40'23"	5.89'	N 44°17'48" W
C82	130.80'	501.00'	14°57'33"	130.43'	N 64°50'34" W
C83	95.38'	501.00'	10°54'28"	95.24'	N 62°49'02" W
C84	10.17'	501.00'	1°09'45"	10.17'	N 68°51'09" W
C85	15.05'	501.00'	1°43'17"	15.05'	N 71°27'42" W
C86	22.83'	90.00'	14°32'10"	22.77'	S 38°46'19" W
C87	37.18'	18.00'	118°21'44"	30.92'	N 13°08'28" W
C88	17.76'	70.00'	14°32'10"	17.71'	S 38°46'19" W
C89	25.64'	80.00'	18°21'44"	25.53'	N 36°51'32" E
C90	22.43'	70.00'	18°21'44"	22.34'	N 36°51'32" E
C91	21.77'	90.00'	13°51'25"	21.71'	N 39°06'41" E
C92	7.08'	90.00'	4°30'19"	7.07'	N 29°55'49" E
C93	19.36'	18.00'	61°38'16"	18.44'	N 76°51'32" E
C94	62.29'	201.50'	17°42'47"	62.05'	N 84°47'27" E
C95	42.10'	165.50'	14°34'32"	41.99'	N 83°13'20" E
C96	130.50'	250.00'	29°54'26"	129.02'	S 02°43'27" W
C97	103.68'	250.00'	23°45'38"	102.93'	S 00°20'57" E
C98	11.49'	250.00'	2°37'59"	11.49'	S 15°25'02" W
C99	4.12'	250.00'	0°56'38"	4.12'	S 17°12'21" W
C100	31.79'	18.00'	101°11'41"	27.82'	S 53°28'06" E
C101	81.77'	228.00'	20°32'55"	81.33'	S 07°24'12" W
C102	9.73'	228.00'	2°26'39"	9.73'	S 16°27'20" W
C103	72.04'	228.00'	18°06'16"	71.75'	S 06°10'53" W
C104	48.02'	128.00'	21°29'47"	47.74'	S 06°55'46" W
C105	5.49'	128.00'	2°27'27"	5.49'	S 16°26'57" W
C106	42.53'	128.00'	19°02'21"	42.34'	S 05°42'03" W
C107	40.59'	82.00'	28°21'45"	40.18'	N 58°08'28" W
C108	17.82'	1000.00'	1°01'16"	17.82'	S 18°11'18" W
C109	11.40'	260.00'	2°30'46"	11.40'	N 74°40'41" E
C110	50.62'	260.00'	11°09'14"	50.54'	N 67°50'41" E
C111	55.10'	260.00'	12°08'31"	55.00'	N 56°11'48" E
C112	18.54'	260.00'	4°05'09"	18.54'	N 48°04'58" E
C113	2.77'	267.00'	0°35'36"	2.77'	S 13°46'05" E
C114	11.21'	250.00'	2°34'11"	11.21'	S 12°48'57" W
C115	10.21'	501.00'	1°10'02"	10.21'	N 70°01'02" W
C116	363.11'	915.00'	22°44'15"	360.73'	N 57°24'32" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C117	3.64'	1746.38'	0°07'09"	3.64'	S 70°47'57" E
C118	3.37'	311.87'	0°37'12"	3.37'	N 68°00'52" W
C119	114.31'	915.00'	7°09'28"	114.23'	N 72°21'23" E
C122	3.50'	326.33'	0°36'53"	3.50'	S 11°09'24" W
C123	20.61'	659.34'	1°47'26"	20.60'	N 62°45'13" E
C124	19.01'	639.02'	1°42'15"	19.01'	N 62°24'22" E

*C120 & C121 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L1	N 46°02'24" E [N 46°02'24" E]	36.00'
L2	S 46°02'24" W	54.03'
L3	S 43°57'36" E	8.79'
L4	N 46°02'22" E	36.27'
L5	S 43°57'36" E	26.00'
L7	S 43°57'36" E	8.67'
L8	S 72°19'20" E [S 43°57'36" E]	32.98'[8.67']
L9	N 43°57'36" W	10.00'
L10	N 46°02'24" E	39.71'
L11	N 46°02'24" E	33.00'
L12	N 43°57'36" W	10.00'
L13	N 27°40'40" E	27.83'
L14	N 27°40'40" E	21.83'
L15	N 31°30'14" E	32.25'
L16	S 17°40'40" W	11.76'
L17	S 17°40'40" W	11.76'
L18	S 43°57'36" E	8.79'
L19	N 72°19'21" W	10.15'
L20	N 72°19'21" W	10.15'
L21	S 72°19'20" E	25.00'
L22	S 72°19'20" E	33.00'
L23	S 72°19'20" E	1112.26'
L25	S 46°02'24" W	26.00'
L26	N 31°30'14" E	33.65'
L27	N 72°19'20" W	33.00'
L28	S 43°57'36" E	10.00'
L29	S 43°57'36" E	10.00'
L32	S 72°19'20" E	5.00'
L33	S 04°31'21" E	5.00'

*L24 INTENTIONALLY OMITTED

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Drainage Facilities

Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

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CSI-CARTESIAN SURVEYS INC.

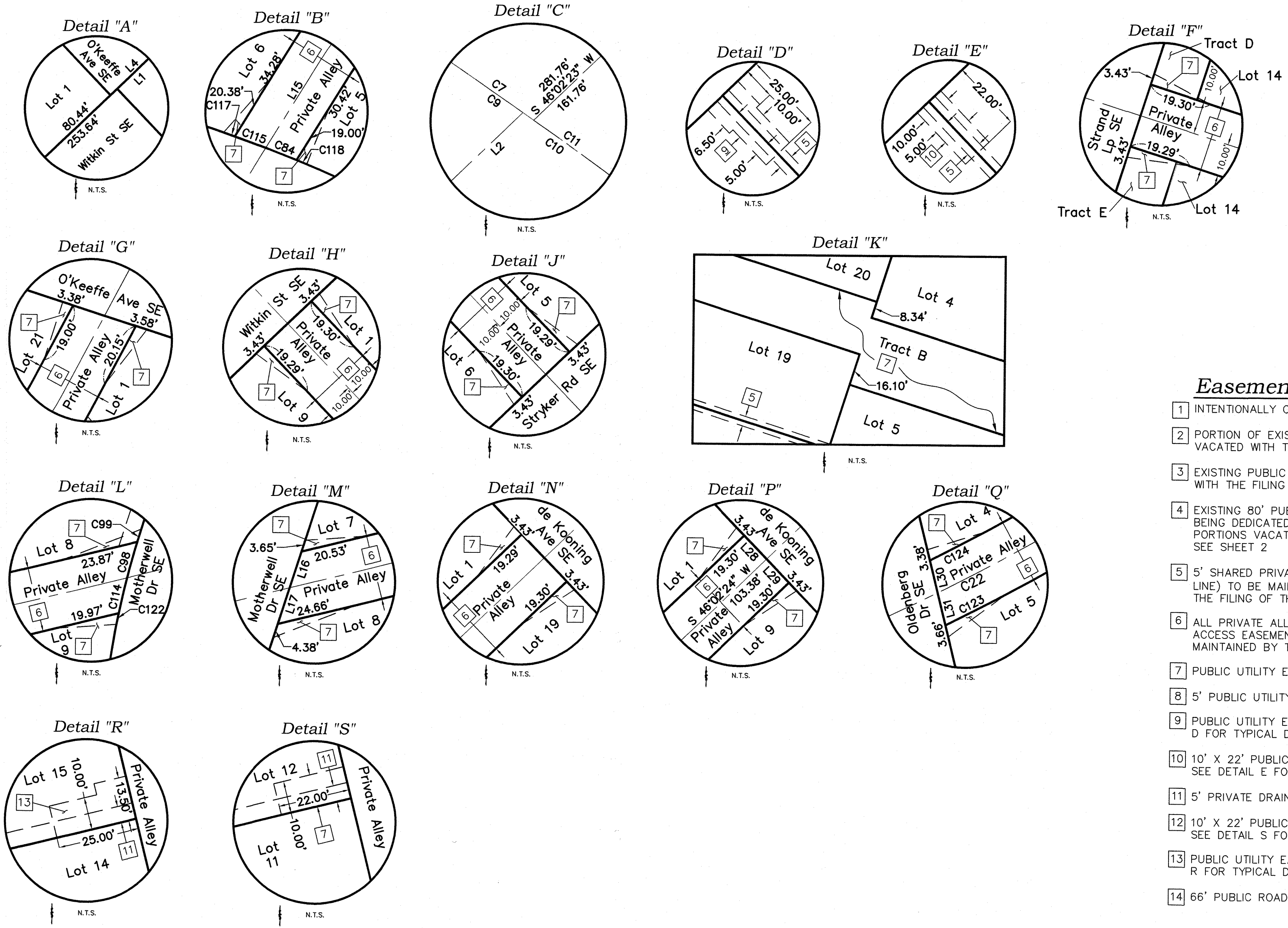
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6

**Plat for
Mesa Del Sol
Montage Unit 3B
Being Comprised of
Tract A-6-B, Mesa Del Sol
Innovation Park and Tract B,
Mesa Del Sol Montage, Unit 3A
City of Albuquerque
Bernalillo County, New Mexico
September 2019**



Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 PORTION OF EXISTING 10' PNM EASEMENT (7/22/1954, BK. D285, PG. 517) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [hatched symbol] SEE SHEET 2
- 3 EXISTING PUBLIC ROADWAY EASEMENT (7/11/2011, 11C-66) TO BE VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [hatched symbol] SEE SHEET 2
- 4 EXISTING 80' PUBLIC ROADWAY EASEMENT (7/11/2011, 11C-66) WITH PORTIONS BEING DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FILING OF THIS PLAT, PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [hatched symbol] SEE SHEET 2
- 5 5' SHARED PRIVATE DRAINAGE EASEMENT (2.5' ON EACH SIDE OF PROPERTY LINE) TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER GRANTED WITH THE FILING OF THIS PLAT
- 6 ALL PRIVATE ALLEYS ARE PRIVATE DRAINAGE, PUBLIC UTILITY AND PRIVATE ACCESS EASEMENTS BENEFITTING THE RESIDENTS OF MONTAGE UNIT 3B, TO BE MAINTAINED BY THE HOA, SEE NOTE 6 ON SHEET 1
- 7 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 8 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL D FOR TYPICAL DIMENSIONS
- 10 10' X 22' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL E FOR TYPICAL DIMENSIONS
- 11 5' PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 12 10' X 22' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL S FOR TYPICAL DIMENSIONS
- 13 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL R FOR TYPICAL DIMENSIONS
- 14 66' PUBLIC ROADWAY EASEMENT (3/12/2015, DOC. NO. 2015020312)

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PLAT R-825, 00 B: 2019C P: 0089 Linda Stover, Bernalillo County

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2019C-89

(7)