

ALTA / NSPS LAND TITLE SURVEY MESA FILM STUDIOS LEASE TRACT 2 OF TRACT A-1 DOUBLE EAGLE II AIRPORT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2024

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS
TRACT L-1, PARCEL 1, PLAT OF TRACT A-1 & TRACT L-1
PARCELS 1-5, DOUBLE EAGLE AIRPORT, FILED 11/13/2006,
AS DOC. NO. 2006171918, PLAT BOOK 2006C, PAGE 351

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS
TRACT L-1, PARCEL 2, PLAT OF TRACT A-1 & TRACT L-1
PARCELS 1-5, DOUBLE EAGLE AIRPORT, FILED 11/13/2006,
AS DOC. NO. 2006171918, PLAT BOOK 2006C, PAGE 351

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS
TRACT L-1, PARCEL 3, PLAT OF TRACT A-1 & TRACT L-1
PARCELS 1-5, DOUBLE EAGLE AIRPORT, FILED 11/13/2006,
AS DOC. NO. 2006171918, PLAT BOOK 2006C, PAGE 351

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS
TRACT L-1, PARCEL 4, PLAT OF TRACT A-1 & TRACT L-1
PARCELS 1-5, DOUBLE EAGLE AIRPORT, FILED 11/13/2006,
AS DOC. NO. 2006171918, PLAT BOOK 2006C, PAGE 351

STATE OF NEW MEXICO COMMISSIONER OF PUBLIC LANDS
TRACT L-1, PARCEL 5, PLAT OF TRACT A-1 & TRACT L-1
PARCELS 1-5, DOUBLE EAGLE AIRPORT, FILED 11/13/2006,
AS DOC. NO. 2006171918, PLAT BOOK 2006C, PAGE 351

CITY OF ALBUQUERQUE
TRACT G, BULK LAND PLAT OF
DOUBLE EAGLE II AIRPORT
AND ADJACENT LANDS, FILED
07/10/2002, AS DOC. NO.
2002087308, PLAT BOOK
2002C, PAGE 228

S89°59'41"E 1390.73'

S89°59'51"E 1316.97'

S89°59'37"E 1258.80'

S89°59'51"E 1260.10'

N90°00'00"E 745.57'

FLOOD ZONE LINE
TRANSCRIBED FROM
FIRM 35001C0095H

ZONE A

PROPOSED LEASE
TRACT 1
± 41.9421 Ac.
(±1,827,000 Sq.Ft.)

PROPOSED
MESA FILM STUDIOS
LEASE TRACT 2
± 60.3783 Ac.
(±2,630,079 Sq.Ft.)

PROPOSED LEASE
TRACT 3A
± 13.5734 Ac.
(±591,259 Sq.Ft.)

PROPOSED LEASE
TRACT 3B
± 13.5708 Ac.
(±591,144 Sq.Ft.)

156' WIDE PUBLIC ACCESS EASEMENT
GRANTED BY PLAT FILED 07/10/2002
AS DOCUMENT NO. 2002087308, PLAT
BOOK 2002C, PAGE 228
(ATRISCO VISTA BOULEVARD NW)

20' OFFSET FROM FIELD
LOCATED WATER LINE

DESCRIPTION - PROPOSED MESA FILM STUDIOS LEASE TRACT 2, PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5, DOUBLE EAGLE II AIRPORT

A certain parcel of land being a portion of Tract A-1, PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 2006, in Plat Book 2006C, Page 351, as Document No. 2006171918, and being more particularly described by New Mexico State Plane Grid Bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at the southeasterly corner said LEASE TRACT 2, **WHENCE** Albuquerque Geodetic Reference Station Brass Cap stamped "2-F6" bears South 05° 07' 55" East a distance of 11,741.98 feet;

THENCE North 89° 59' 48" West a distance of 2000.00 feet to the southwesterly corner of said LEASE TRACT 2;

THENCE North 00° 00' 12" East a distance of 1260.00 feet to the northwesterly corner of said LEASE TRACT 2;

THENCE South 89° 59' 48" East a distance of 2000.00 feet to the northeasterly corner of said LEASE TRACT 2, **WHENCE**, as a tie, the southeasterly corner of Tract L-1 Parcel 5, as shown on said plat filed in Plat Book 2006C, Page 351 bears North 41° 51' 11" East a distance of 1124.53 feet;

THENCE South 00° 00' 12" West a distance of 580.00 feet to an angle point;

THENCE South 89° 59' 48" East a distance of 1088.82 feet to an angle point, said point being a point on the westerly easement line of a 156' Wide Public Access Easement granted by plat filed 07/10/2002, Plat Book 2002C, Page 228;

THENCE South 13° 27' 24" East a distance of 102.82 feet along said easement line to an angle point;

THENCE North 89° 59' 48" West a distance of 1112.76 feet to an angle point

THENCE South 00° 00' 12" West a distance of 580.00 feet to the **POINT OF BEGINNING**.

Said parcel contains ± 60.3783 Acres (2,630,079 Sq. Ft.) more or less

KEYED NOTES
1. INSURE CURB SET PER DETAIL ON THIS SHEET
2. INSTALL AREA DRAIN
3. INSTALL STORM DRAIN MANHOLE
4. GRADINGS CONTROL BENCH TO BE CONSTRUCTED
5. INSTALL STORM DRAIN CHUTE UNDER FIRM "C"
6. INSTALL 6" x 6" END SECTION INTO THE POND

LEGEND
DRAINAGE CANAL
EXISTING AREA DRAINAGE
PROPOSED AREA DRAINAGE
PROPOSED AREA DRAINAGE
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN

NOTE: SEE PLAN FOR DIMENSIONS ON THIS SHEET

ALBUQUERQUE GEODETIC REFERENCE STATION "EAGLEAIR"
3.25" ALUMINUM CAP STAMPED 2-F6# 1993
GEOGRAPHIC POSITION (NAD 1983) NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,505,530.05 USFT E = 1,480,100.107 USFT
GROUND TO GRID FACTOR = 0.999655360
DELTA ALPHA = -00°18'31.37"
NAVD 1988 ELEVATION = 5800.543 USFT

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3.25" ALUMINUM CAP STAMPED 2-F6# 1993
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