

LOCATION MAP  
NOT TO SCALE

COA ZONE ATLAS PAGE:  
R-15, R-16, S-15, S-16, S-17, T-16, T-17

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index Nos.: R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 AND T-17.
3. Gross Subdivision Acreage: 1,779.7457 Acres
4. Number of Existing Tracts: 2, Tracts Created: 6 Tracts
5. No full width public right-of-way created
6. Plat is located within Sections 21, 22, 23, 26, 27 28 and 26,T9N, R3 N.M.P.M. Bernalillo County, New Mexico
7. No public streets were created.
8. Zoning: PC
9. Date of Survey: September 2019

**PURPOSE OF PLAT**

The purpose of this Plat is to Subdivide Tract A-1-A as the same is shown and designated on the plat thereof filed 5/25/2018, as Document No. 2018045772, and Tract A-6-C as the same is shown and designated on the plat thereof filed 07/11/2011 in Book 2011C, Page 0066 as Document No. 2011063035, into six (6) tracts. Grant easements as shown.

**DOCUMENTS**

1. Plats of record as noted hereon.
2. Special Warranty deed for Tract A-6-C, Mesa Del Sol Innovation Park, filed in the Bernalillo County Clerks office on 19th of June, 2019 as Document No. 2019050848.

**LEGAL DESCRIPTION**

Tract A-1-A of the Bulk Land Plat for Mesa Del Sol Innovation Park, Albuquerque, 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 September 13, 2007 in Book 2007C, page 259 as Document No 2007131551 and Tract A-6-C as the same is shown and designated on the plat thereof filed 07/11/2011 in Book 2011C, Page 0066 as Document No. 2011063035.

Tract contains 1,779.7457 acres more or less.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "1\_R16 and 3\_Q16" Bearing = N12°15'07"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
3. Distances are ground distances "US SURVEY FOOT".
4. Record easements taken from record data as shown hereon.
5. 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 of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

**LANDFILL DISCLOSURE STATEMENT**

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

DOCH 2019111900

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PLAT R: \$25.00 B: 2019C P: 0146 Linda Stover, Bernalillo County

**BULK LAND VARIANCE NOTE**

Future subdivision of the 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 and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

**FREE CONSENT AND DEDICATION**

The replat 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 Bernalillo County, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

Steve B. Chavez October 8, 2019  
Steve B. Chavez, Date  
MDS INVESTMENSTS, LLC a New Mexico limited liability company

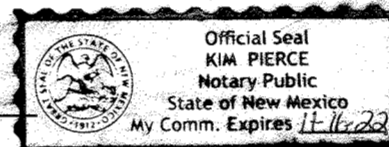
State of New Mexico )

County of Bernalillo )

This instrument was acknowledged before me on 8th day of October 2019

by Steve B. Chavez, MDS INVESTMENSTS, LLC

My Commission Expires: Nov. 16, 2022 Kim Pierce  
Notary Public



W. Michael Fietz October 7, 2019  
W. Michael Fietz, as Managing Member Date  
Corazon Del Mesa 4 LLC, a New Mexico limited liability company

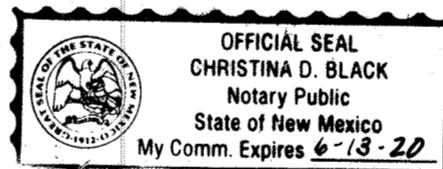
State of New Mexico )

County of Bernalillo )

This instrument was acknowledged before me on 7th day of October 2019,

by W. Michael Fietz, as Managing Member, Corazon Del Mesa 4 LLC,

My Commission Expires: 6-13-20 Christina D. Black  
Notary Public



**JURISDICTIONAL AFFIDAVIT**

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips  
Barry S. Phillips  
New Mexico Professional Surveyor 15517

**SURVEYOR'S CERTIFICATION:**

I, BARRY S. PHILLIPS 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 is true and accurate to the best of my knowledge and belief.

Barry S. Phillips 10-07-2019  
BARRY S. PHILLIPS Date:  
New Mexico Professional Surveyor 15517



**BULK LAND PLAT**  
**TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5**

(A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28 AND A-1-A, MESA DEL SOL INNOVATION PARK)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2019

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

<u>Ryo</u> PNM Electric Services	<u>12/31/19</u> Date
<u>W. F. H.</u> New Mexico Gas Company	<u>10/22/19</u> Date
<u>Don Duval</u> Century Link	<u>10/22/19</u> Date
<u>[Signature]</u> Comcast	<u>10/22/19</u> Date

**City Approvals:**

<u>Sam N. Richardson P.S.</u> City Surveyor	<u>10/8/19</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>11/13/19</u> Date
<u>Kristy Cash</u> ABCWUA	<u>12-31-19</u> Date
<u>Christina Black</u> Parks and Recreation Department	<u>11-13-2019</u> Date
<u>[Signature]</u> AMAFCA	<u>10/31/19</u> Date
<u>[Signature]</u> City Engineer/Hydrology	<u>11-13-19</u> Date
<u>[Signature]</u> Code Enforcement	<u>12-31-19</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>12-31-19</u> Date

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

TRACT A-1-A: UPC #101605026127520101  
TRACT A-6-C: UPC #101605004849020130

PROPERTY OWNER OF RECORD: TRACT A-1-A: MDS INVESTMENTS, LLC  
TRACT A-6-C CORAZON DEL MESA 4, LLC

[Signature] 12/31/19  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

2019C-146

DOC# 2019111900

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PLAT R: \$25.00 B: 2019C P: 0146 Linda Stover, Bernalillo County



# BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5

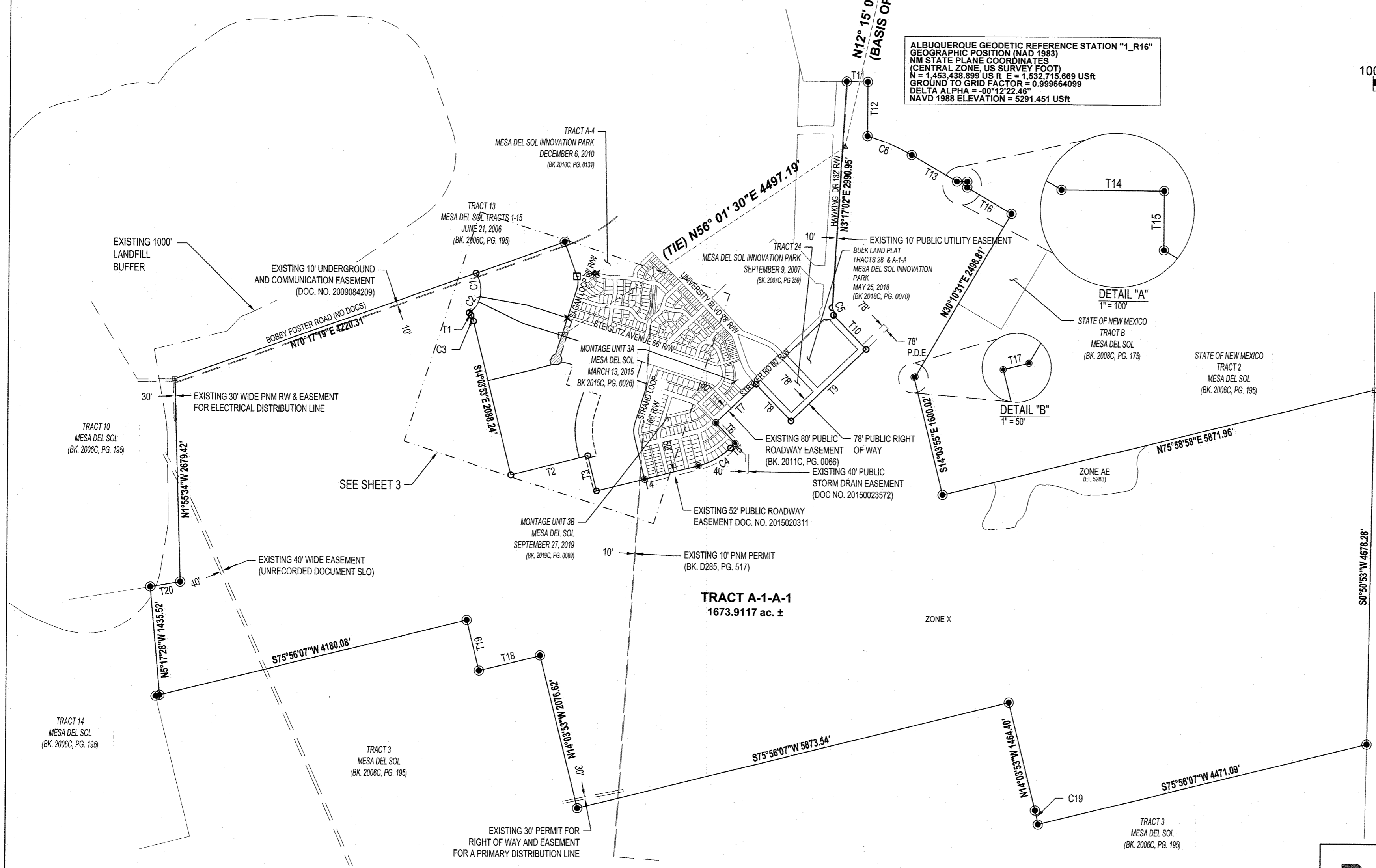
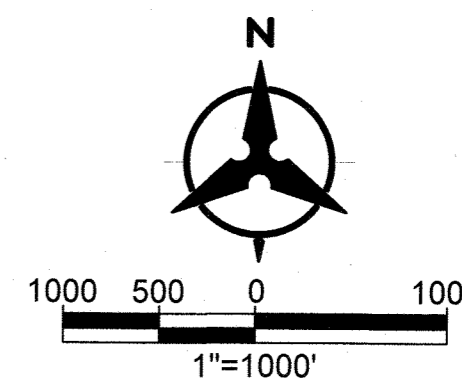
(A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C  
MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA  
DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28  
AND A-1-A, MESA DEL SOL INNOVATION PARK)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2019

LEGEND	
	FOUND PLASTIC CAP STAMPED *GROMATZKY 16469/ PHILLIPS 15517/BENHAM 15500*
	SET CHISELED MARK IN CONCRETE
	FOUND 5/8" REBAR
	FOUND BRASS CAP AS NOTED
	CALCULATED CORNER
	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
	PUBLIC DRAINAGE EASEMENT (P.D.E.)
	ELIMINATED TRACT LINE

ALBUQUERQUE GEODETIC REFERENCE STATION "3\_Q16"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N = 1,457,045.094 USft E = 1,533,498.782 USft  
GROUND TO GRID FACTOR = 0.999663002  
DELTA ALPHA = -00°12'17.33"  
NAVD 1988 ELEVATION = 5310.390 USft

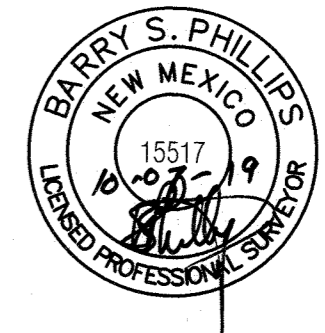
ALBUQUERQUE GEODETIC REFERENCE STATION "1\_R16"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N = 1,453,438.899 USft E = 1,532,715.668 USft  
GROUND TO GRID FACTOR = 0.999664099  
DELTA ALPHA = -00°12'22.46"  
NAVD 1988 ELEVATION = 5291.451 USft



DETAIL "A"  
1" = 100'

DETAIL "B"  
1" = 50'

TRACT A-1-A-1  
1673.9117 ac. ±



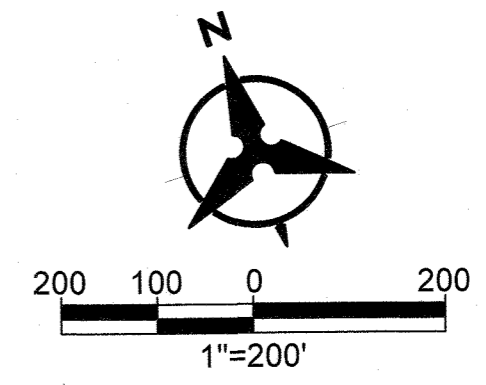
**Bohannon & Huston**  
www.bhinc.com 800.877.5332

2019C-146

Mon, 7-Oct-2019 - 1:32pm, Plotted by: RGAUNA  
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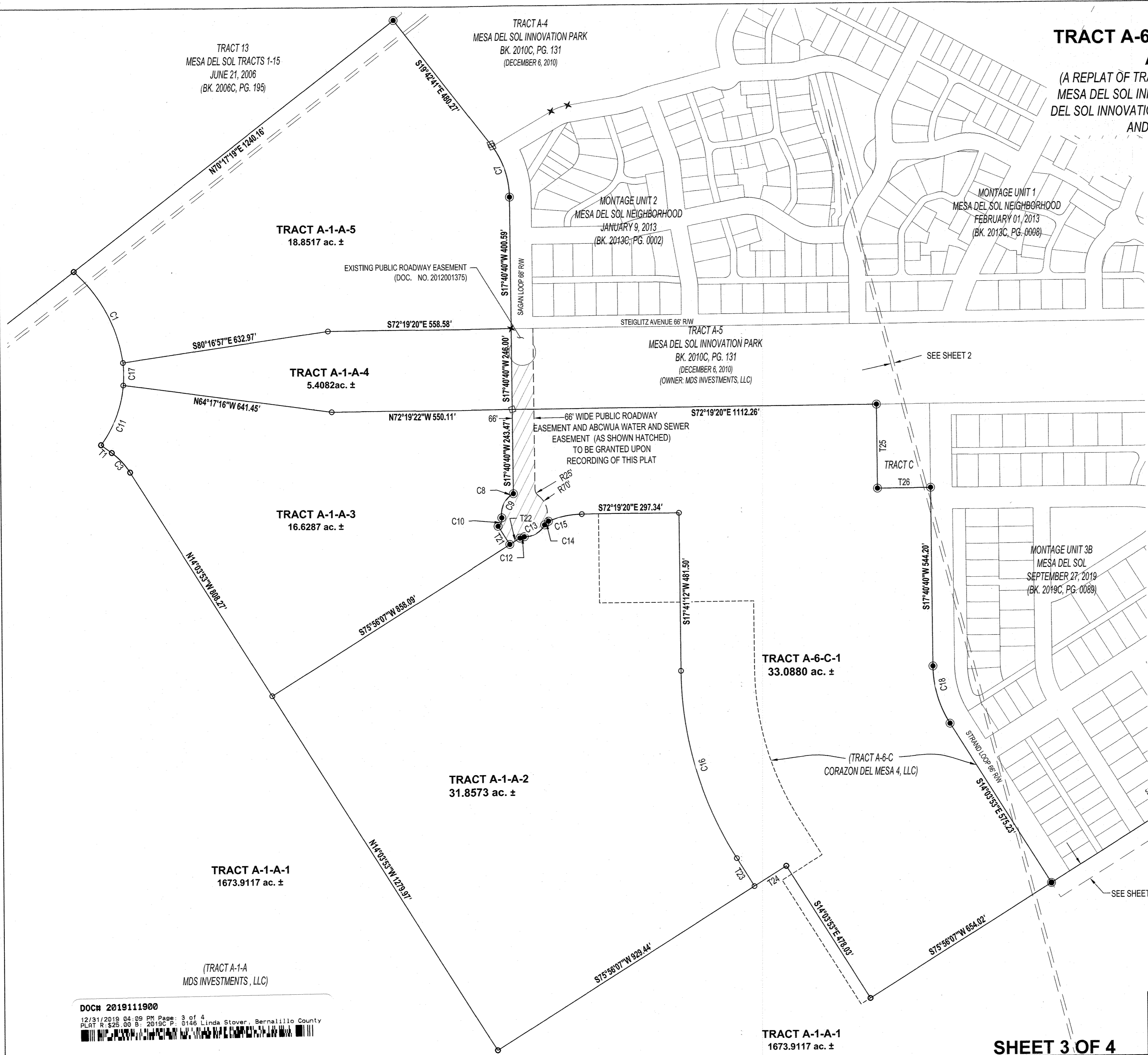
**BULK LAND PLAT**  
**TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,**  
**A-1-A-4 AND A-1-A-5**

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2019



**LEGEND**

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/ PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE



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 PLAT R: 228.00 B: 2019C P: 0146 Linda Stover, Bernalillo County

Plt\_1-Nov-2019-11:17 am, Plotted by: RGAUNA  
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2019C-146

TANGENT DATA		
ID	BEARING	LENGTH
T1	S35° 21' 22"E	40.36'
T2	N75° 56' 07"E	1044.42'
T3	S14° 03' 53"E	478.03'
T4	N75° 56' 07"E	1386.00'
T5	N46° 02' 24"E	103.38'
T6	N43° 57' 36"W	375.00'
T7	N46° 02' 24"E	740.00'
T8	S43° 57' 36"E	671.00'
T9	N46° 02' 24"E	1369.00'
T10	N43° 57' 36"W	624.83'
T11	S89° 38' 06"E	279.61'
T12	S00° 02' 06"E	716.21'
T13	S59° 49' 29"E	694.35'
T14	N89° 47' 27"W	135.42'
T15	N00° 00' 22"W	78.25'

TANGENT DATA		
ID	BEARING	LENGTH
T16	S59° 49' 29"E	680.37'
T17	N75° 56' 04"E	17.45'
T18	S75° 56' 07"W	830.46'
T19	N14° 03' 53"W	683.98'
T20	N80° 27' 33"E	401.10'
T21	S14° 03' 53"E	66.00'
T22	S75° 56' 07"W	36.52'
T23	N14° 03' 53"W	100.68'
T24	S75° 56' 07"W	114.98'
T25	S17° 40' 40"W	256.00'
T26	S72° 19' 20"E	162.00'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	40° 33' 50"	167.90'	321.66'	454.34'	N10° 00' 51"W	314.98'
C2	42° 39' 56"	138.99'	265.01'	355.88'	N33° 18' 40"E	258.93'
C3	21° 17' 29"	41.64'	82.31'	221.50'	N24° 42' 37"W	81.84'
C4	29° 53' 43"	244.28'	477.42'	915.00'	S60° 59' 15"W	472.03'
C5	63° 50' 56"	59.19'	105.87'	95.00'	S10° 47' 08"E	100.47'
C6	15° 07' 15"	320.29'	636.86'	2413.20'	N67° 23' 06"W	635.02'
C7	37° 23' 20"	90.35'	174.23'	267.00'	N01° 01' 00"W	171.16'
C8	52° 22' 21"	12.29'	22.85'	25.00'	N43° 51' 50"E	22.06'
C9	61° 47' 36"	41.89'	75.49'	70.00'	S39° 09' 12"W	71.89'
C10	67° 40' 37"	16.76'	29.53'	25.00'	N42° 05' 49"E	27.84'
C11	31° 35' 21"	100.67'	196.21'	355.88'	N38° 50' 58"E	193.73'
C12	32° 43' 42"	7.34'	14.28'	25.00'	N87° 42' 02"W	14.09'
C13	61° 39' 57"	41.78'	75.34'	70.00'	N77° 49' 51"E	71.76'
C14	38° 17' 46"	8.68'	16.71'	25.00'	S66° 08' 45"W	16.40'
C15	22° 23' 02"	52.83'	104.31'	267.00'	N83° 30' 51"W	103.65'
C16	31° 45' 04"	309.93'	603.92'	1089.78'	S01° 48' 39"W	596.22'
C17	11° 04' 35"	34.51'	68.80'	355.88'	N17° 31' 00"E	68.69'
C18	31° 44' 33"	94.68'	184.49'	333.00'	S01° 48' 23"W	182.13'
C19	4° 17' 24"	95.28'	190.48'	2544.00'	S11° 55' 11"E	190.43'

**BULK LAND PLAT**  
**TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,**  
**A-1-A-4 AND A-1-A-5**  
 (A REPLAT OF TRACT A-6-C PER PLAT OF TRACTS A-6-A, A-6-B AND A-6-C  
 MESA DEL SOL INNOVATION PARK, BEING A REPLAT OF TRACT A-6, MESA  
 DEL SOL INNOVATION PARK, AND TRACT A-1-A, BULK LAND PLAT TRACTS 28  
 AND A-1-A, MESA DEL SOL INNOVATION PARK)  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2019

**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.

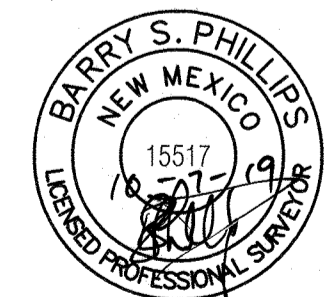
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**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.

**ABCWUA NOTES:**

- 1. A future Water Authority Board development may be required for service to the subject properties.
- 2. The installation of public waterline and public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection and sanitary sewer requirements of any future development is known.



DOCH 2019111900  
 12/31/2019 04:09 PM Page: 4 of 4  
 PLAT R: \$25.00 B: 2019C P: 0146 Linda Stover, Bernalillo County

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