

~~DOCH 2021070067~~
 06/15/2021 10:40 AM Page 1 of 6
 PLAT R: \$25.00 B: 2021070067 Linda Stover, Bernalillo County

CORRECTED FINAL PLAT
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A

OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
 SHEET 1 OF 6

DOCH 2021148852
 12/22/2021 02:07 PM Page: 1 of 6
 PLAT R: \$25.00 B: 2021148852 Kim C. Stelzer, Bernalillo County

SUBDIVISION DATA			
DRB NO.		PLAT ACRES (Gross)	33.3010
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	0	PARCEL ACRES	0
NO. OF TRACTS	4	TRACT ACRES	26.7922
STREET MILES (FULL)	0.3108	STREET ACRES	6.5088

DESCRIPTION
 TRACT A-1-A-5 AS SHOWN ON THE BULK LAND PLAT OF TRACTS 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 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 31, 2019, AS DOCUMENT NUMBER 2019111900, IN BOOK 2019C, PAGE 0146 AND TRACT A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010, AS DOCUMENT 2010123421, BOOK 2010C, PAGE 0131. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M., BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33.3010 ACRES MORE OR LESS.

PURPOSE OF CORRECTIONS

1. RELABEL TRACT NUMBERS
2. RENAME ROADWAY EXTENSION FROM BOBBY FOSTER ROAD SE TO EASTMAN CROSSING ROAD SE

PURPOSE OF THIS PLAT

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into four (4) new Tracts (A-1-A-5-A, A-1-A-5-B, A-1-A-5-C and A-4-A). To expand and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S86°04'00"W, 365.00).
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "L H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
5. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST d/b/a CENTURYLINK QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT, WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 TRACT A-1-A-5-A, UPC # 101505148312540101
 PARCEL A-4, UPC # 101605104917630110
 BERNALILLO COUNTY TREASURERS OFFICE:
 BY: *Mitchell Rodriguez* DATE: 6-10-2021

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer DATE: 10/15/2020
 Kim C. Stelzer, N.M.P.L.S. NO. 7482



FREE CONSENT

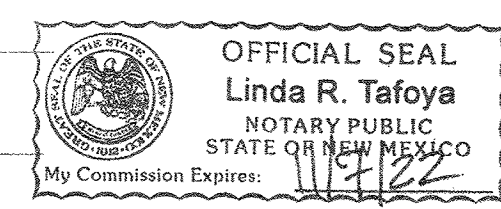
THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM, INTERFERING TREES AND SHRUBS, THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Steven B. Chavez 10/15/20
 MDS INVESTMENTS, LLC. DATE
 STEVEN B. CHAVEZ, MANAGING MEMBER

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/15/2020 BY STEVEN B. CHAVEZ, MANAGING MEMBER OF MDS INVESTMENTS, LLC. ON BEHALF OF SAID COMPANY.

BY: *Linda R. Tafuya*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/7/22



PROJECT NO. PR-2020-004138

APPLICATION NO. SD-2020-00225

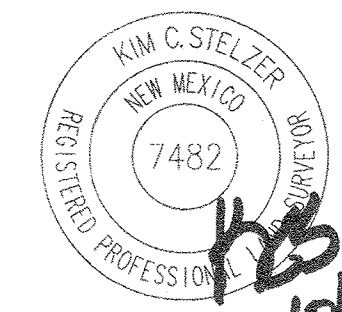
PLAT APPROVALS

UTILITY APPROVALS

PNM Electric Services 5/18/21 DATE
New Mexico Gas Company 5/17/21 DATE
QWEST CORPORATION d/b/a CenturyLink QC 5/19/2021 DATE
COMCAST 5/17/21 DATE

CITY APPROVALS

John P. ... 10/14/2020 DATE
 REAL PROPERTY DIVISION
 ENVIRONMENTAL HEALTH DEPARTMENT
Jeanne Wolfenbarger Jun 4, 2021 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Blaine Carter Jun 4, 2021 DATE
 Planning Department
Charles Carter Jun 4, 2021 DATE
 Parks & Recreation Department
Bradley B. Blinn 6-4-2021 DATE
 AMAFCA
Ernest Armijo Jun 4, 2021 DATE
 CITY ENGINEER/HYDROLOGY
 CODE ENFORCEMENT
Carl Garcia Jun 4, 2021 12:37 MDT DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 Jun 4, 2021 DATE



HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

2021C-153

(1)

DOCH 2021148852
 12/22/2021 02:07 PM Page: 2 of 6
 PLAT R: 525.00 B: 2021C P: 0153 Linda Stover, Bernalillo County

CITY OF ALBUQUERQUE SURVEY CONTROL
 STATION "S-145 2006"
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL
 ZONE-N.A.D. 1983)
 N=1,493,154.978 U.S. SURVEY FEET
 E=1,545,048.210 U.S. SURVEY FEET
 PUBLISHED EL=5306.674 U.S. SURVEY FEET (NAVD 1988)
 GRID TO GROUND FACTOR=1.000355812732
 DELTA ALPHA ANGLE=-012'47.00"

CORRECTED FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

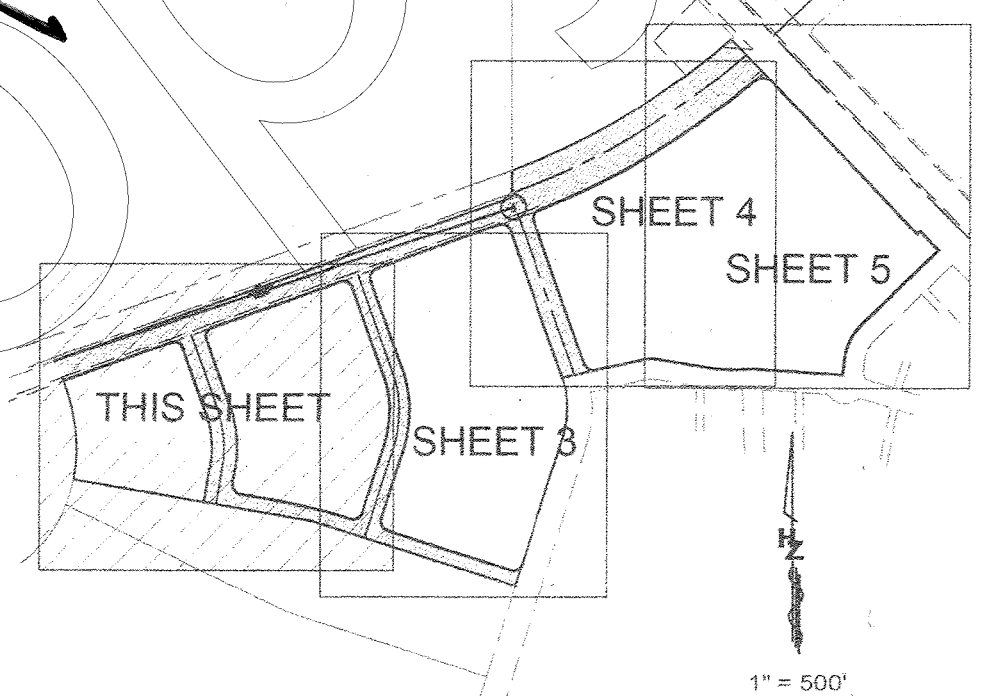
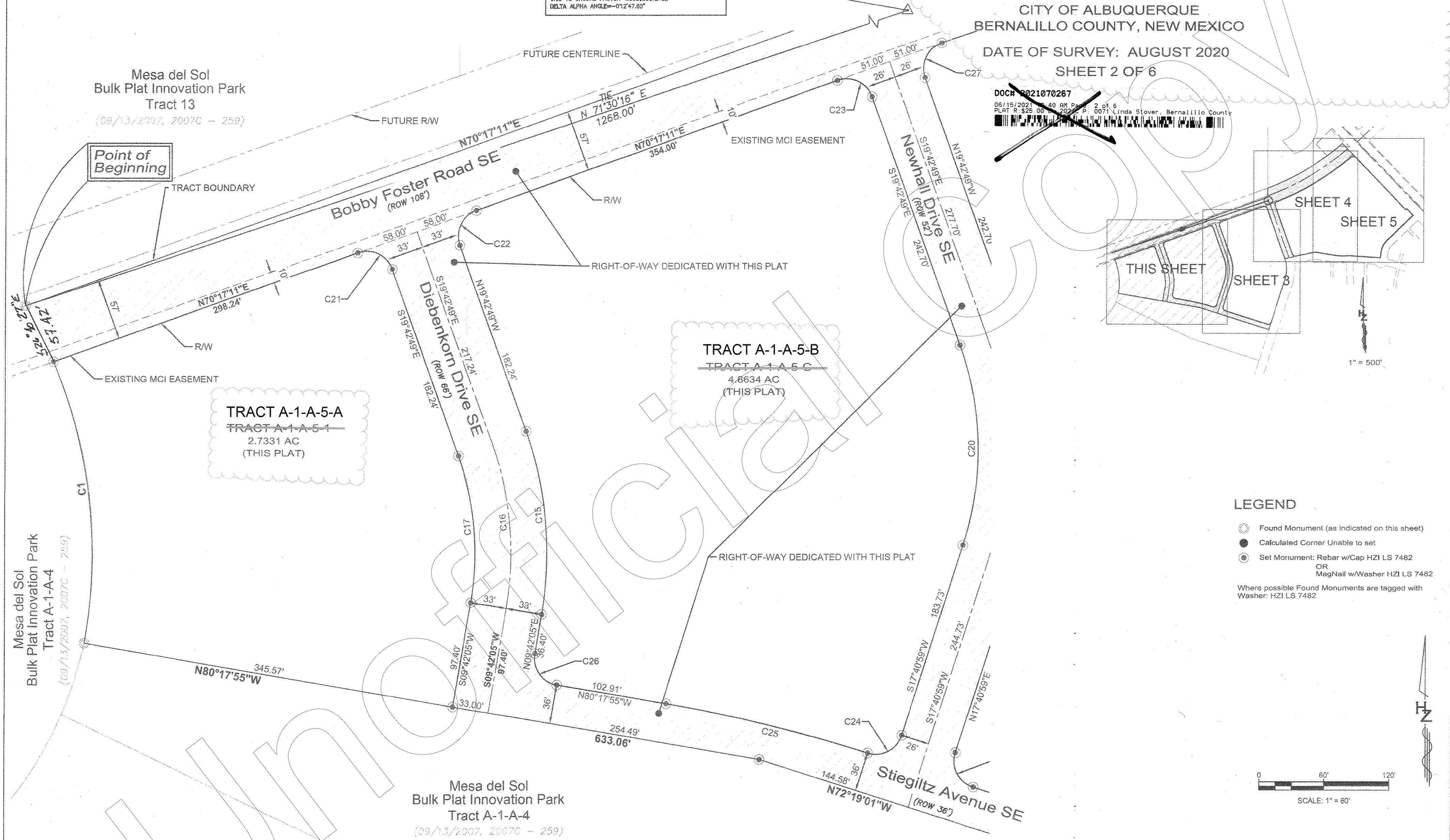
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 2 OF 6

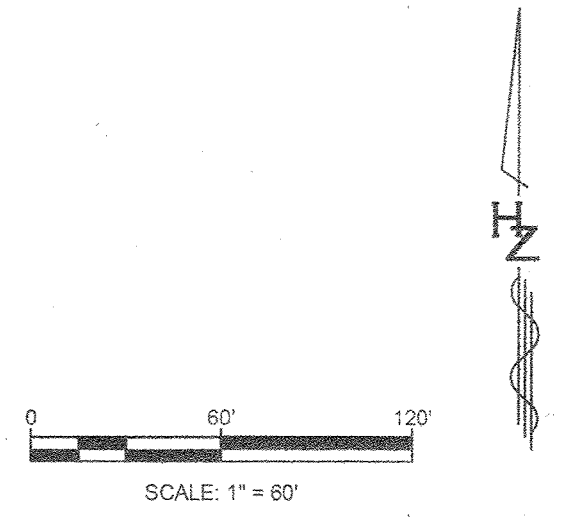
~~DOCH 2021070267
 06/15/2021 04:40 AM Page: 2 of 6
 PLAT R: 525.00 B: 2021C P: 0071 Linda Stover, Bernalillo County~~



LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482



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2021C-153

(2)

CORRECTED FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

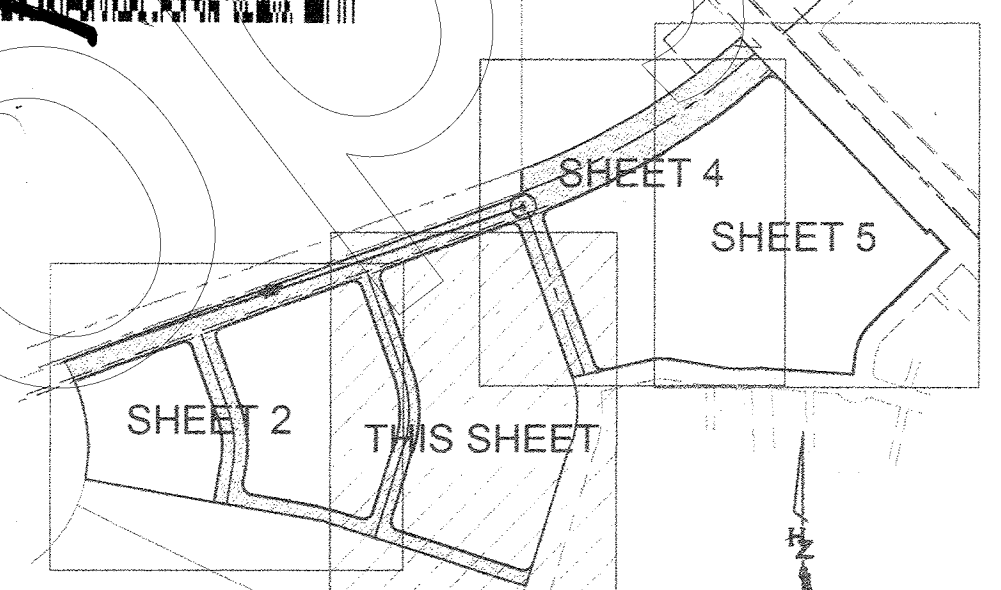
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

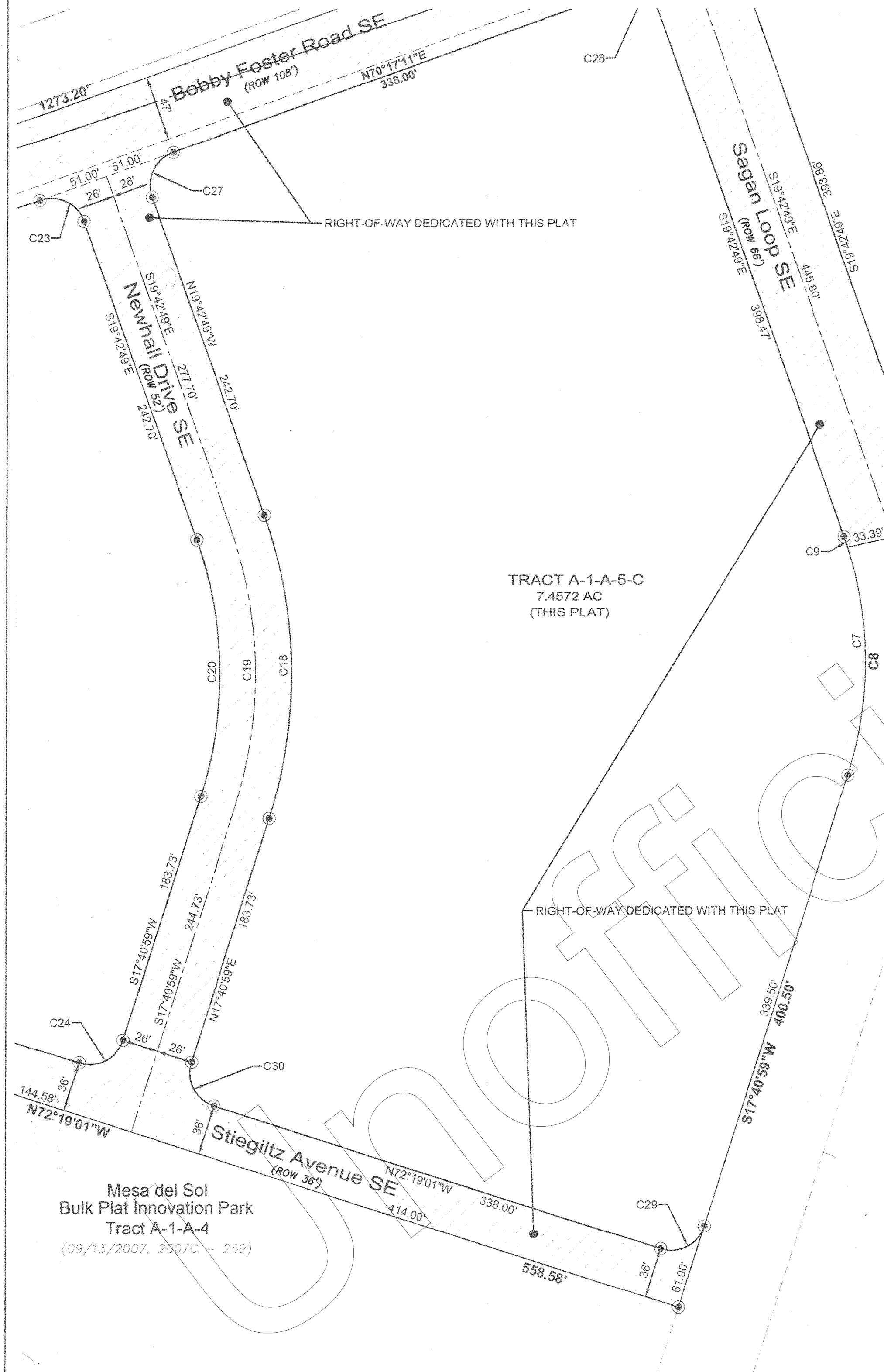
SHEET 3 OF 6

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 PLAT R: \$25.00 B: 0163 Linda Stover, Bernalillo County~~

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1" = 500'



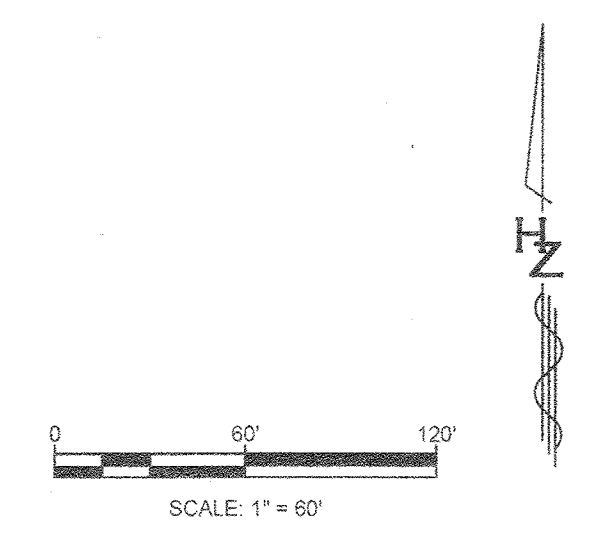
TRACT A-1-A-5-C
 7.4572 AC
 (THIS PLAT)

Mesa del Sol
 Montage
 Unit 2
 (09/13/2007, 2007C - 259)

Mesa del Sol
 Bulk Plat Innovation Park
 Tract A-1-A-4
 (09/13/2007, 2007C - 259)

LEGEND

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 - Calculated Corner Unable to set
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 OR
 MagNail w/Washer HZI LS 7482
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2021C-153

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DOCH 2021148852
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 PLAT R: \$25.00 B: 2021C P: 0153 Linda Stover, Bernalillo County

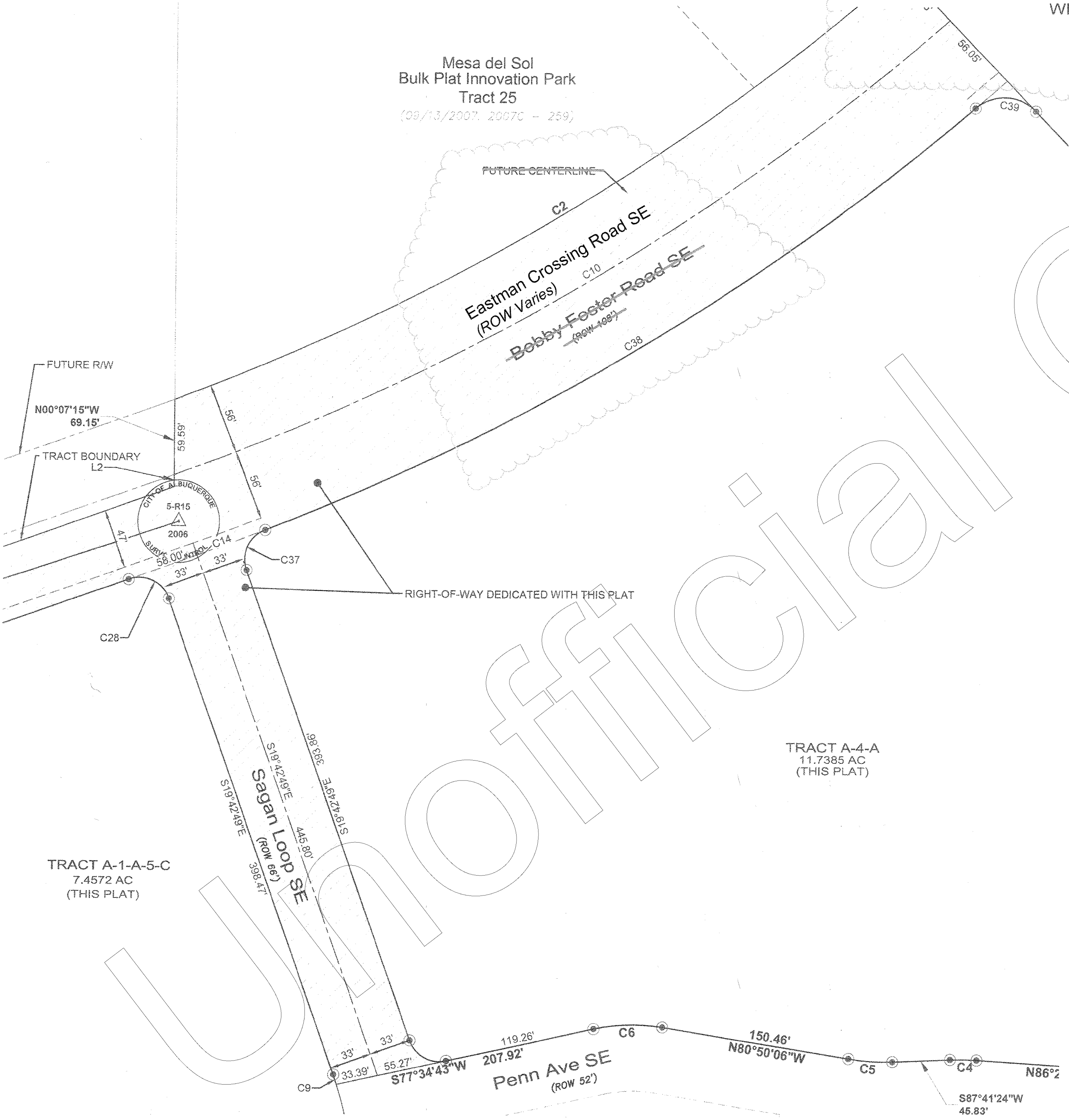
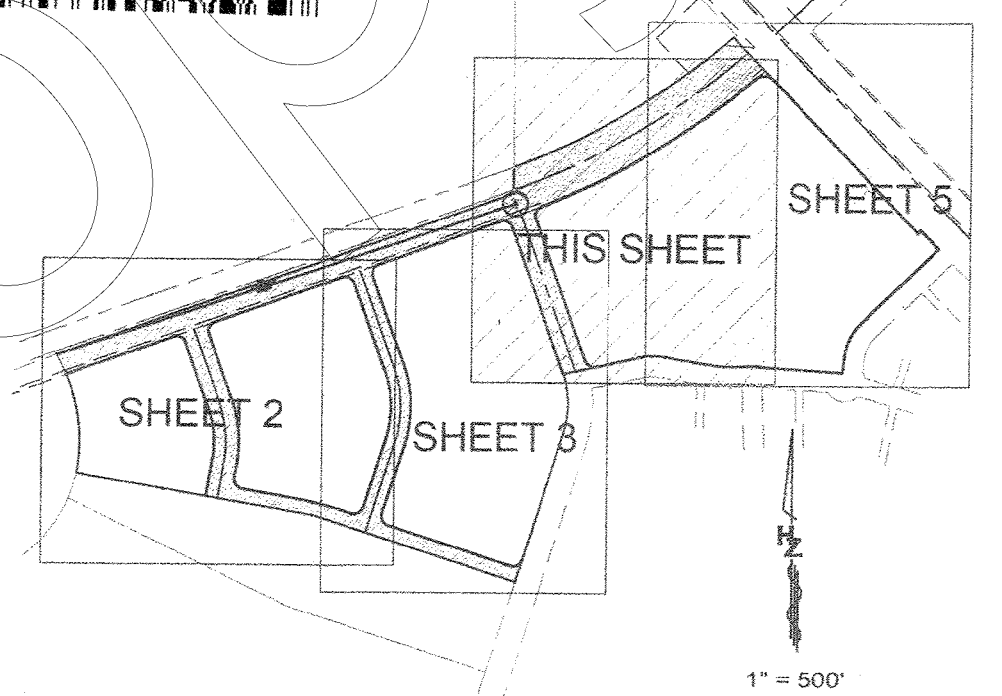
CORRECTED FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
 SHEET 4 OF 6

~~DOCH 2021070267
 06/15/2021 10:00 AM Page: 4 of 6
 PLAT R: \$25.00 B: 2021C P: 0071 Linda Stover, Bernalillo County~~

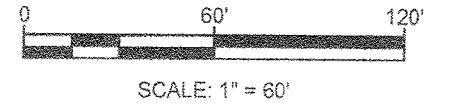
Mesa del Sol
 Bulk Plat Innovation Park
 Tract 25
 (98/13/2007, 2007C - 259)



LEGEND

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Where possible Found Monuments are tagged with Washer: HZI LS 7482



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2021C-753

(4)

CORRECTED FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

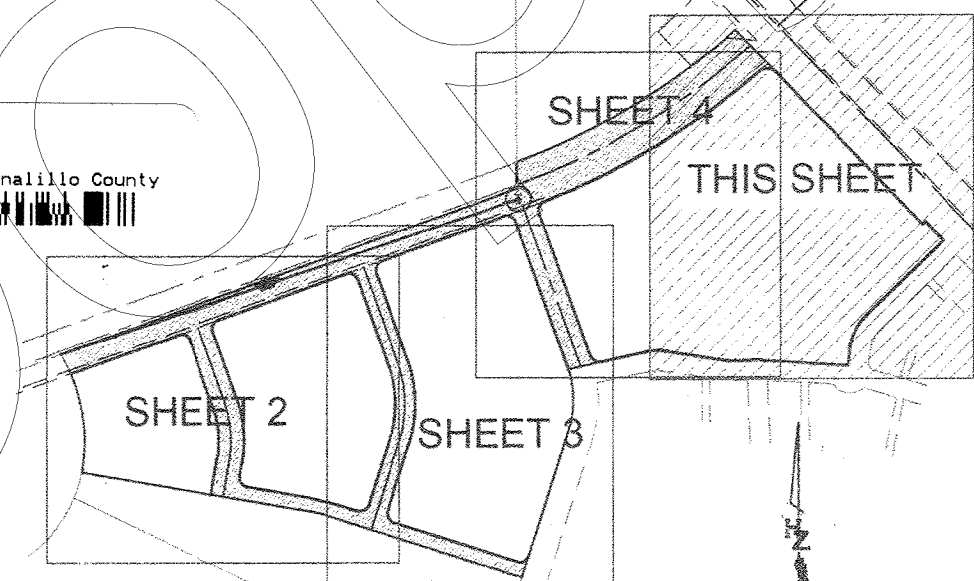
DATE OF SURVEY: AUGUST 2020
 SHEET 5 OF 6

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 PLAT R: \$25.00 B: 2021C P: 0163 Linda Stover, Bernalillo County



1" = 60'

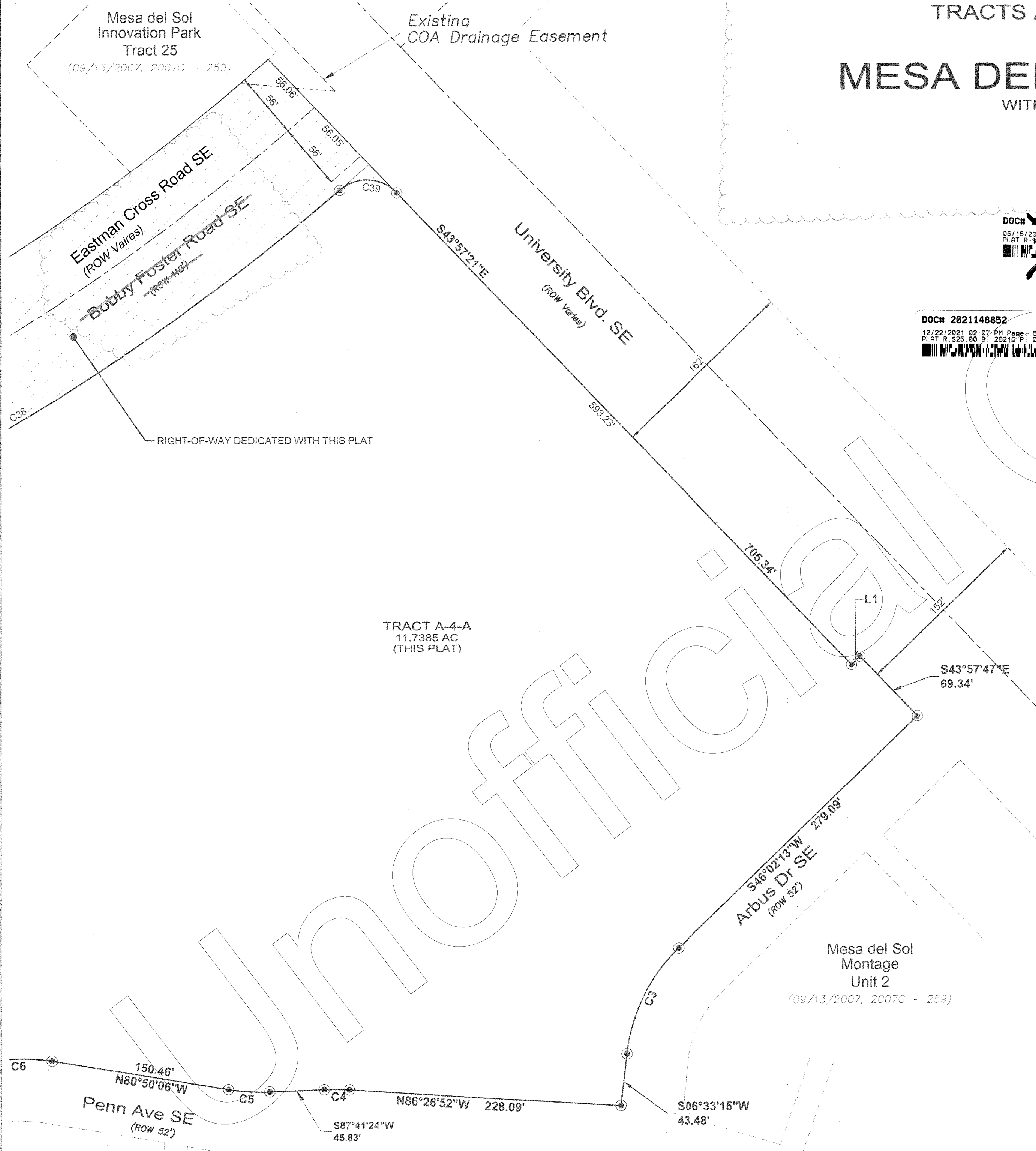
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SCALE: 1" = 60'

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2021C 153

(5)

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 PLAT R: 525.00 B: 2021C P: 0153 Linda Stover, Bernalillo County

CORRECTED FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A

OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
 SHEET 6 OF 6

CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'
C2	20°54'51"	1841.64'	N59°06'29"E	668.51'	672.23'
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C4	5°51'44"	206.00'	N89°22'44"W	21.07'	21.08'
C5	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°22'55"E	711.68'	715.91'
C13	9°27'46"	1963.92'	N54°14'08"E	323.99'	324.35'
C14	1°40'47"	1953.64'	N69°26'48"E	57.27'	57.28'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	29°24'54"	300.00'	S5°00'22"E	152.33'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'
C20	37°23'47"	267.00'	S1°00'55"E	184.01'	187.32'
C21	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C25	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'

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2021C-153

(6)