

1315.200'
NAD STATE PLANE COORDINATES
N+1441.9812 U.S. SURVEY FEET
E+1441.9812 U.S. SURVEY FEET
CENTRAL LINE AND 180'
MAPPING ANGLE = 0°17'15.00"
DSD TO CORNER = 3.8986655
ELEV = 3181.80 U.S. SURVEY FEET
MWD 1988

1418.200'
NAD STATE PLANE COORDINATES
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E+1441.9812 U.S. SURVEY FEET
CENTRAL LINE AND 180'
MAPPING ANGLE = 0°17'15.00"
DSD TO CORNER = 3.8986655
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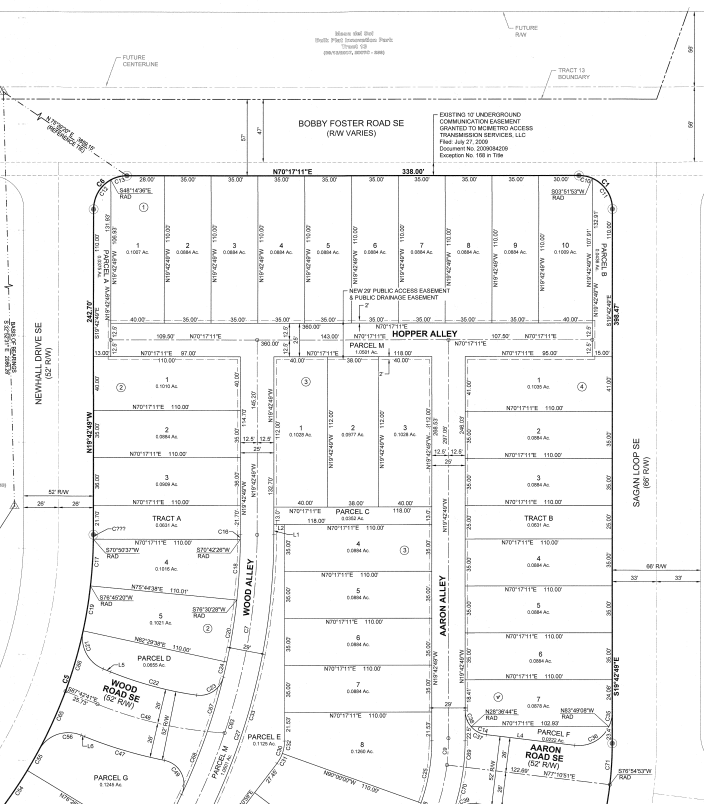
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FINAL PLAT OF
MONTAGE 7
TRACT A-1A-5C
OF
MESA DEL SOL
INNOVATION PARK
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 2 of 8

DRAINAGE FACILITIES MAINTENANCE NOTES
AREAS DEDICATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" (DRAINAGE AREAS) ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONSTRUCTION OF STORM WATER PUMPS AND THE CONSTRUCTION AND MAINTENANCE 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 DRAINAGE AREAS WITHOUT APPROVAL OF THE CITY ENGINEER. THE CITY SHALL HAVE THE RIGHT TO, ON BEHALF OF THE CITY OF ALBUQUERQUE, ENTER SAID AREAS IN THE EVENT OF 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 AREAS AND FACILITIES AT THEIR COST IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO, ON BEHALF OF THE CITY OF ALBUQUERQUE, ENTER SAID AREAS IN THE EVENT OF 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 AREAS AND FACILITIES AT ANY TIME FOLLOWING (1) 30 DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY ENGINEER HAS MAINTAINED SAID AREAS AND FACILITIES IN THE EVENT OF ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHIN 30 DAYS AFTER NOTICE FOR PAYMENT MADE BY THE CITY. THE CITY MAY FILE A LITIGATION TO ENFORCE THE OBLIGATIONS FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREON SHALL BE BINDING UPON THE OWNER, HIS HEIR, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTEE 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 HAZARD ARISING FROM THE DRAINAGE FACILITIES PROVIDED FOR HEREON BY THE GRANTEE'S FAILURE TO CONSTRUCT, MAINTAIN, OR REPAIR SAID DRAINAGE FACILITY.

PARKING REQUIREMENTS
1. OFF-STREET MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED.
2. OFF-STREET CURB PARKING SHALL BE ACCOMMODATED BY ON-STREET PARKING.

SOLAR COLLECTION NOTE
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, GOVERNMENT OR BUILDING AGREEMENT, PROHIBITING SOLAR COLLECTION FROM BEING INSTALLED ON BUILDINGS OR DIRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE EXCESSING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LEGEND

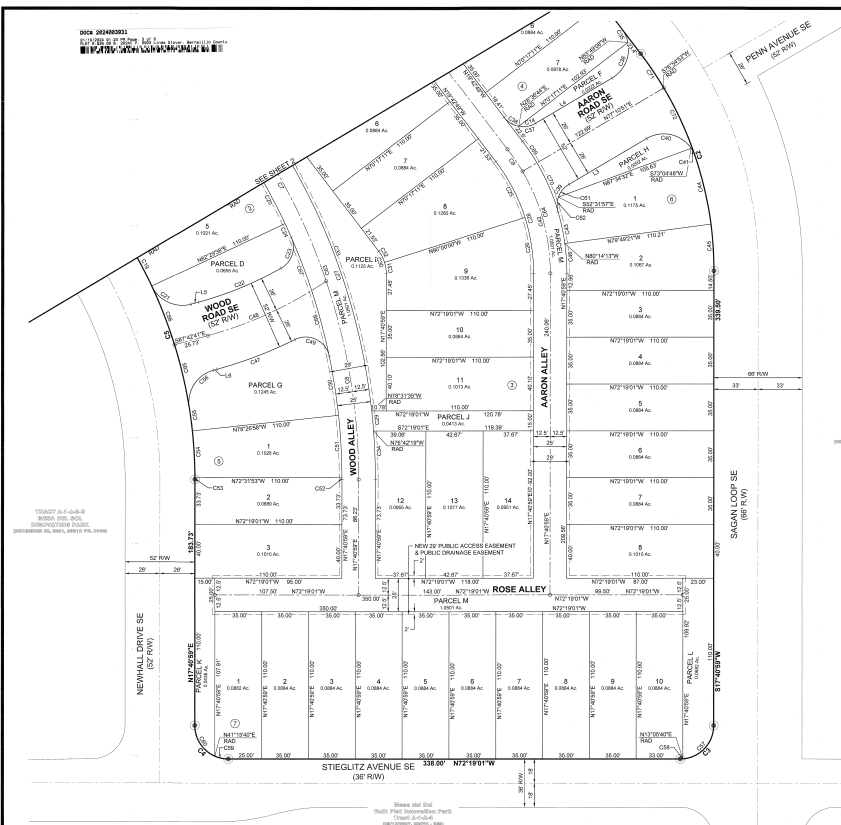
- SUBDIVISION BOUNDARY LINE
- NEW RIGHT-OF-WAY LINE
- NEW TRACT / PARCEL LINE
- NEW EASEMENT
- EXIST RIGHT-OF-WAY LINE
- EXIST EASEMENT
- NEW P.A.E. PUBLIC ACCESS EASEMENT
- EXIST EASEMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- BLOCK DESIGNATION
- FOUND MONUMENT (REPAIR/REPLACE/DELETE)

SCALE 1" = 30'

HUIJT-ZOLLARS
333 MID RANCH DR. S.E. STE. 111
NO. MESA, N.M. 87111

BOOK 304400001
 PAGE 10 OF 10
 11/17/2023 10:00 AM

**FINAL PLAT OF
 MONTAGE 7
 TRACT A-1-A-5-C
 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
 NOVEMBER 2023
 Sheet 3 of 6



DRAINAGE FACILITIES MAINTENANCE NOTES
 AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" (DETENTION AREAS) ARE HEREBY DEDICATED BY THE OWNER AS A PERMANENT EASEMENT FOR THE COMMON USE AND BENEFIT OF THE SURVIVING LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES (STORM WATER DETENTION FACILITIES) IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, GRADING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN ANY DETENTION AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTROLS IN SAID DRAINAGE 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 AREAS AND FACILITIES AT THEIR COST IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PROVISIONALLY TO INSPECT THE FACILITIES IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT, DETENTION AREAS AND FACILITIES AT ANY TIME FOLLOWING (1) 30 DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PRO-RATA TO THE NUMBER OF LOT OWNERS IN THE ENTIRE LOT GROUP. SAID NOTICE SHALL BE DEEMED TO HAVE BEEN GIVEN WITHIN 30 DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY. THE CITY AND FILE A LITIGATION AGAINST ALL LOTS IN THE SUBDIVISION WHICH PRO-RATA PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREON SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

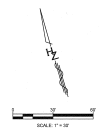
THE GRANTOR AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON BEHALF OF ANY PARTY ARISING FROM THE DRAINAGE FACILITY PROJECT FOR WHICH THE GRANTORS FAIL TO CONSTRUCT, MAINTAIN OR REPAIR SAID DRAINAGE FACILITY.

PARKING REQUIREMENTS
 1. OFF-STREET A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED.
 2. ON-STREET GUEST PARKING SHALL BE ACCOMMODATED BY ON-STREET PARKING.

SOLAR COLLECTION NOTE
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO AN AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED OVERSHEDS OR STRUCTURES ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - NEW TRACT / PARCEL LINE
 - NEW LOT LINE
 - EXIST RIGHT OF WAY LINE
 - NEW P.A.E. (PUBLIC ACCESS EASEMENT)
 - EXIST EASEMENT
 - CONTROL MEASUREMENT TO BE INSTALLED
 - ⊙ BLOCK DESIGNATION
 - ⊙ FOUND MEASUREMENT
 - ⊙ REMAINING LOTS 14& 15

Please Visit Our Website at: www.mesa-del-sol.com



HUITZ-ZOLIARS
 333 KIRKWOOD BL. N.E. STE. 101
 RIO RANCHO, NM 87109
 (505) 882-5741

TRACT A-1-A-5-C
 MESA DEL SOL
 INNOVATION PARK
 DRAINAGE EASEMENT, DETENTION AREAS, STORM WATER FACILITIES

Prepared by: Huitz-Zoliars, Inc. (HZZ) on 11/17/2023 at 10:00 AM. Project: Montage 7, Tract A-1-A-5-C, Mesa del Sol Innovation Park. Sheet 3 of 6.

Mesa del Sol
 North 2100 Innovation Park
 Tract A-1-A-5-C
 (10/17/2023) SHEET 3 OF 6

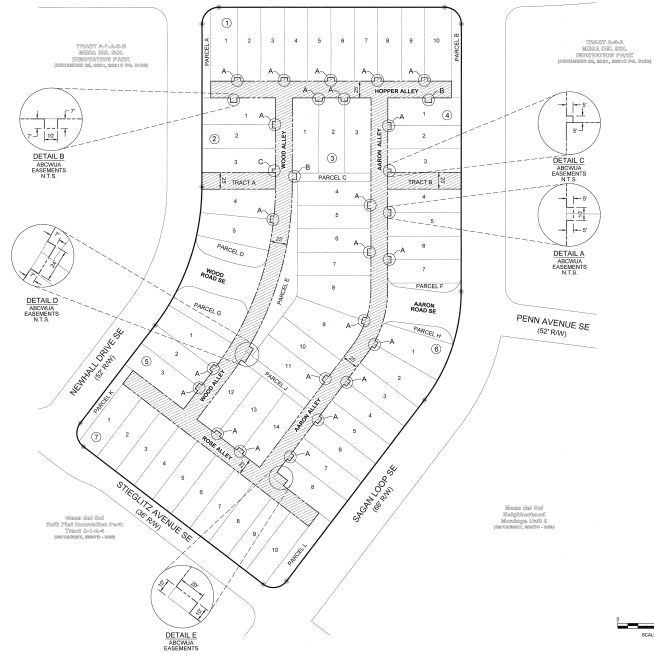
BOOK 202400001
 1/27/2024 11:54 AM
 11/27/2024 11:54 AM

Mesa del Sol
 2024 Final Subdivision Plat
 Tract SE
 04/15/2024, 10:07 - 10:08

Mesa del Sol
 2024 Final Subdivision Plat
 Tract SE
 04/15/2024, 10:07 - 10:08

FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-S-C
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
 NOVEMBER 2023
 Sheet 4 of 6

NEW ABCWUA EASEMENTS



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - NEW RIGHT OF WAY LINE
- · · NEW TRACT OF PARCEL LINE
- — — NEW EASEMENT
- — — NEW ABCWUA EASEMENT
- ⊙ BLOCK DESIGNATION
- ⊗ EASEMENT
- ⊗ EASEMENT
- ▨ NEW ABCWUA EASEMENT AREA



HUITT-ZOLIARS
 333 RIO RANCHO DR. N.E., STE. 101
 BOSTON, NEW MEXICO 87104
 505.962.9141



202400001 - Mesa del Sol - Final Subdivision Plat - 11/27/2024 11:54 AM - 11/27/2024 11:54 AM

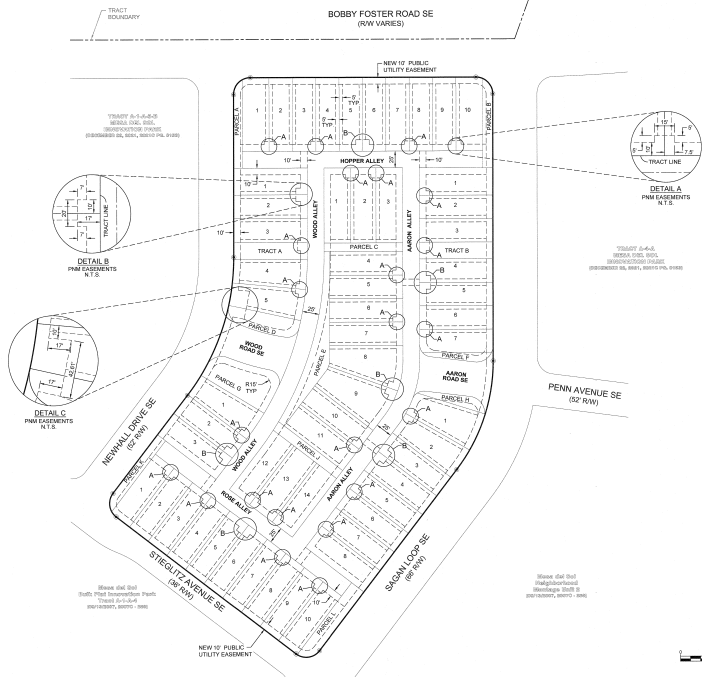
DATE SUBMITTED:
 11/15/2023 10:51 AM
 PROJECT: MESA DEL SOL INNOVATION PARK

Mesa del Sol
 (Within Mesa del Sol Innovation Park)
 Tract 13
 (REVISION: 11/15/2023)

Mesa del Sol
 (Within Mesa del Sol Innovation Park)
 Tract 22
 (REVISION: 11/15/2023)

FINAL PLAT OF
MONTAGE 7
 TRACT A-1-A-5-C
 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
 NOVEMBER 2023
 Sheet 5 of 6

NEW PUBLIC UTILITY EASEMENTS



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - NEW 10' PUBLIC UTILITY EASEMENT
 - NEW TRACT OF PARCEL LINE
 - NEW LOT LINE
 - NEW PUBLIC UTILITY EASEMENT
 - BLOCK DESIGNATION
 - ⊙ FOR INFORMATION REBAR W/CP #DLS 7482



HUITT-ZOLLARS
 333 RIO GRAND AVENUE, N.E., STE. 101
 ALBUQUERQUE, N.M. 87106

PROJECT: MESA DEL SOL INNOVATION PARK
 SHEET: MONTAGE 7, TRACT A-1-A-5-C, SHEET 5 OF 6
 DATE: 11/15/2023 10:51 AM
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 PROJECT MANAGER: [unreadable]

