



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

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	5	TRACT ACRES	27.2156
STREET MILES (FULL)	0.3108	STREET ACRES	6.0852

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.

- NOTES**
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
 - RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
 - BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H194" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
 - ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
 - EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

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.

PROJECT NO. PR-2020-004138
APPLICATION NO. SD-2020-00225

- EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- 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.
 - 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.
 - 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.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
 - 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.

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.

[Signature] 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 10/15/20 BY STEVEN B. CHAVEZ, MANAGING MEMBER OF MDS INVESTMENTS, LLC. ON BEHALF OF SAID COMPANY.

BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/3/22



UTILITY APPROVALS

[Signature] 5/18/2021
PNM ELECTRIC SERVICES DATE
[Signature] 5/17/2021
NEW MEXICO GAS COMPANY DATE
[Signature] 5/17/21
QWEST CORPORATION d/b/a CenturyLink QC DATE
[Signature] 5/17/21
COMCAST DATE

CITY APPROVALS

[Signature] 6/14/2020
Loren N. Rios, P.S. DATE
CITY SURVEYOR

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE
[Signature] 6-4-2021
Jeanne Wolfenbarger (Jun 4, 2021 12:40 MDT)
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 6-4-2021
Blaine Carter (Jun 4, 2021 13:15 MDT)
A.B.C.W.U.A. DATE
[Signature] 6-4-2021
Cheryl Amerfeldt (Jun 4, 2021 13:11 MDT)
PARKS & RECREATION DEPARTMENT DATE
[Signature] 6-4-2021
Bradley B. Bishon
AMAFCA DATE
[Signature] 6-4-2021
Ernest Armiyo
CITY ENGINEER/HYDROLOGY DATE
[Signature] 6-4-2021
Carl Garcia (Jun 4, 2021 12:37 MDT)
CODE ENFORCEMENT DATE
[Signature] 6-4-2021
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

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 ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

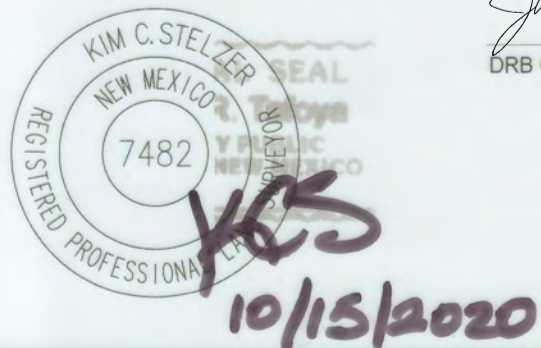
TREASURER'S CERTIFICATION

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: _____ DATE: _____

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.

[Signature] October 15, 2020
Kim C. Stelzer, N.M.P.S. NO. 7482 DATE



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

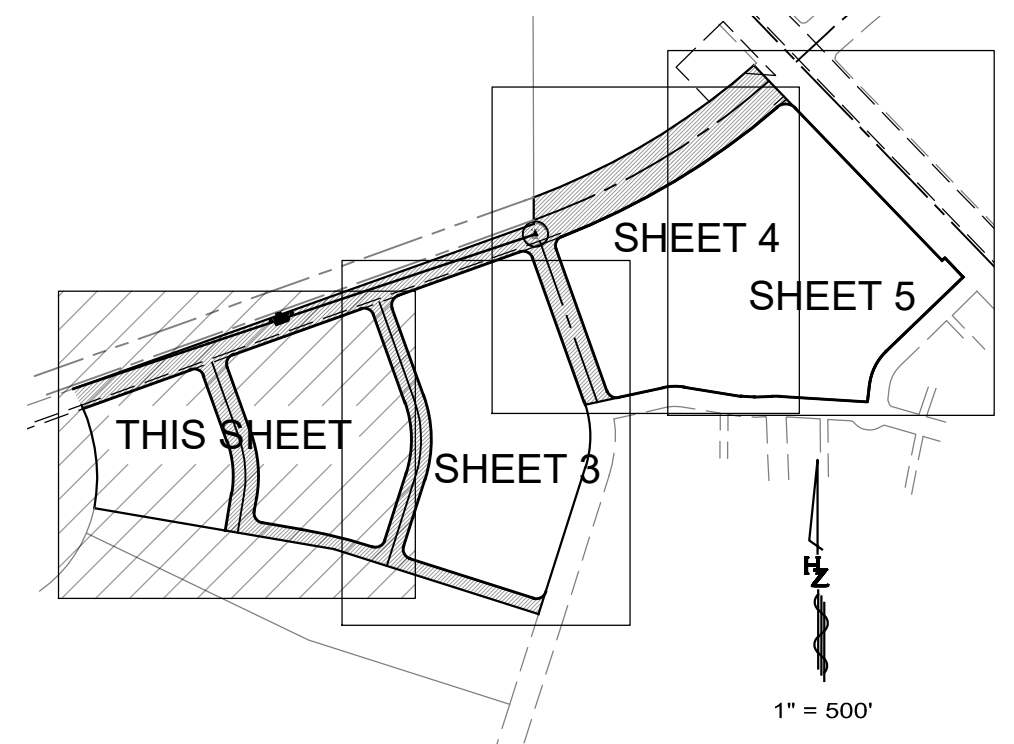
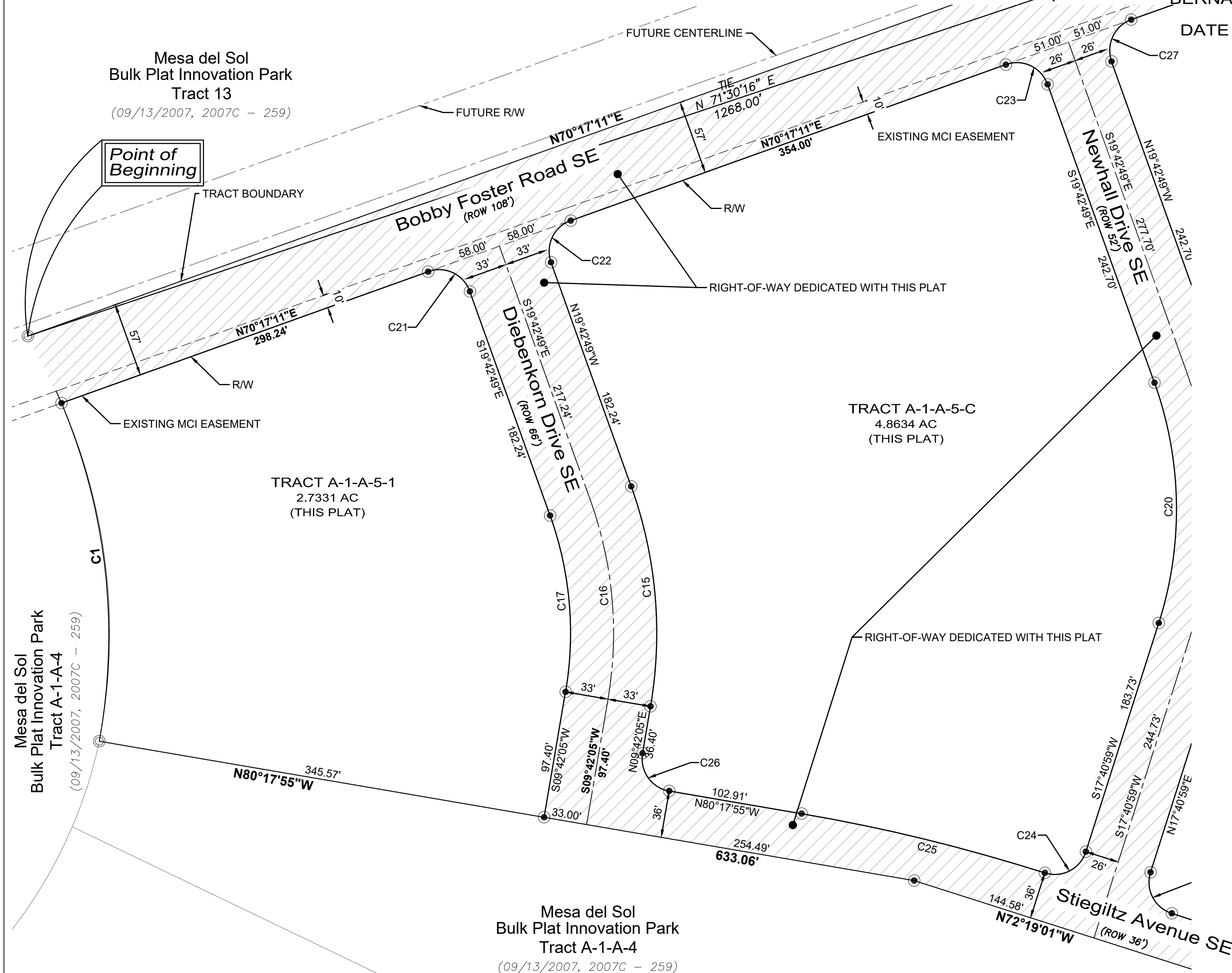
FINAL PLAT TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A OF MESA DEL SOL INNOVATION PARK

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

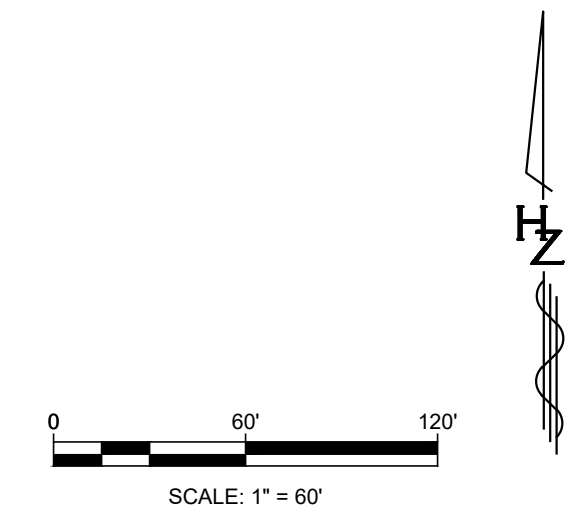
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
SHEET 2 OF 6

CITY OF ALBUQUERQUE SURVEY CONTROL
STATION "5-R15 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=1.000335812732
DELTA ALPHA ANGLE=-01'24.60"



- 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



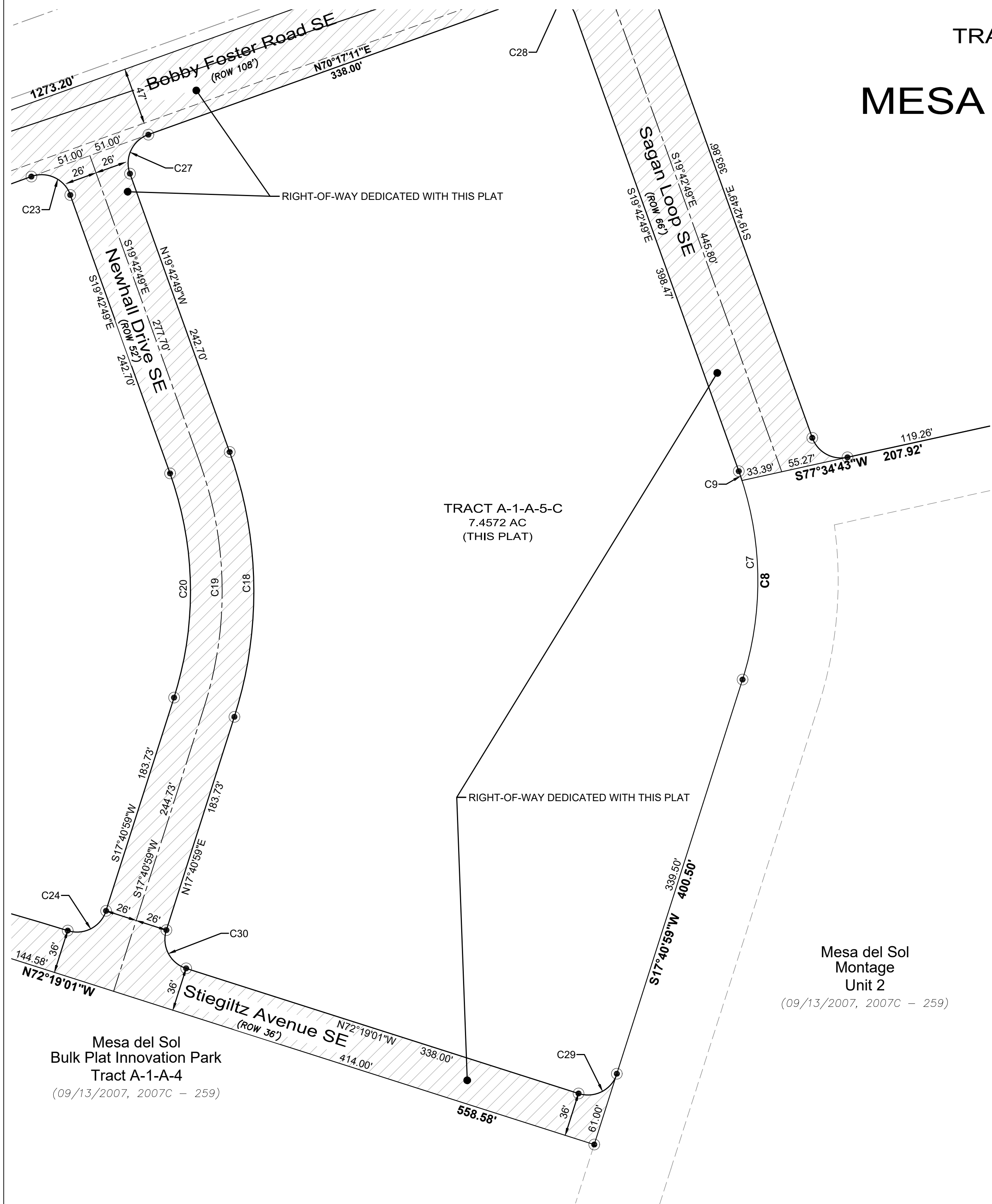
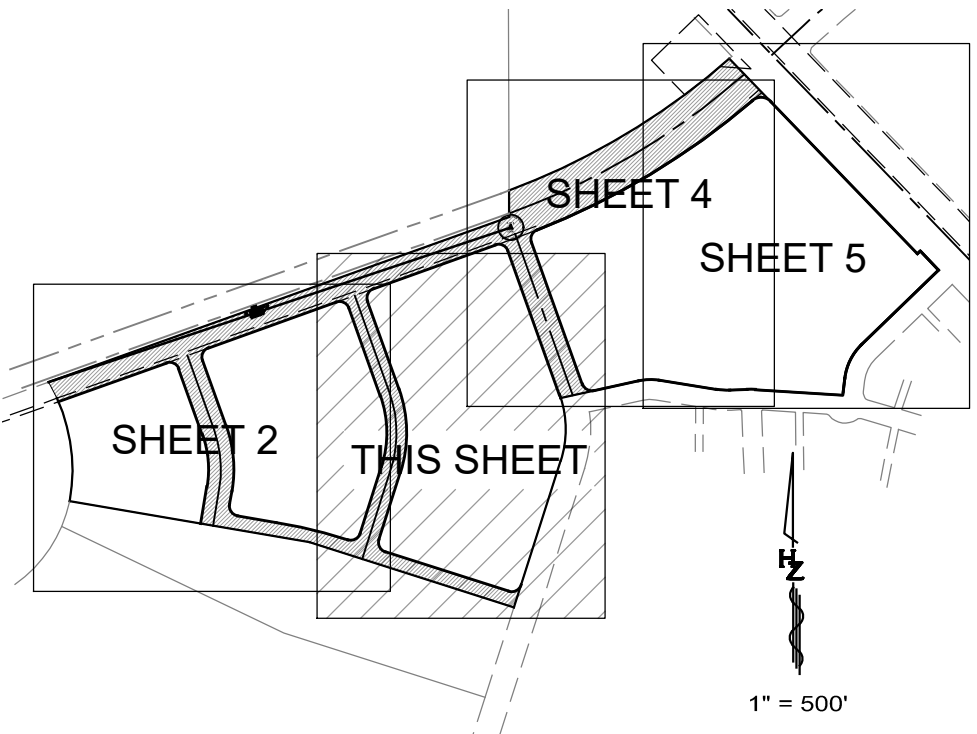
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Rio Rancho, NM 87124
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FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

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

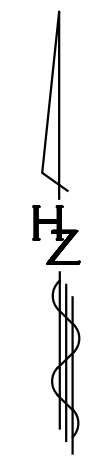
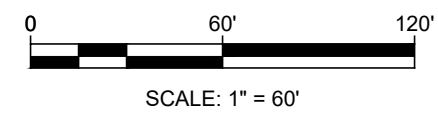
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
 SHEET 3 OF 6



LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
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OR
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



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

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

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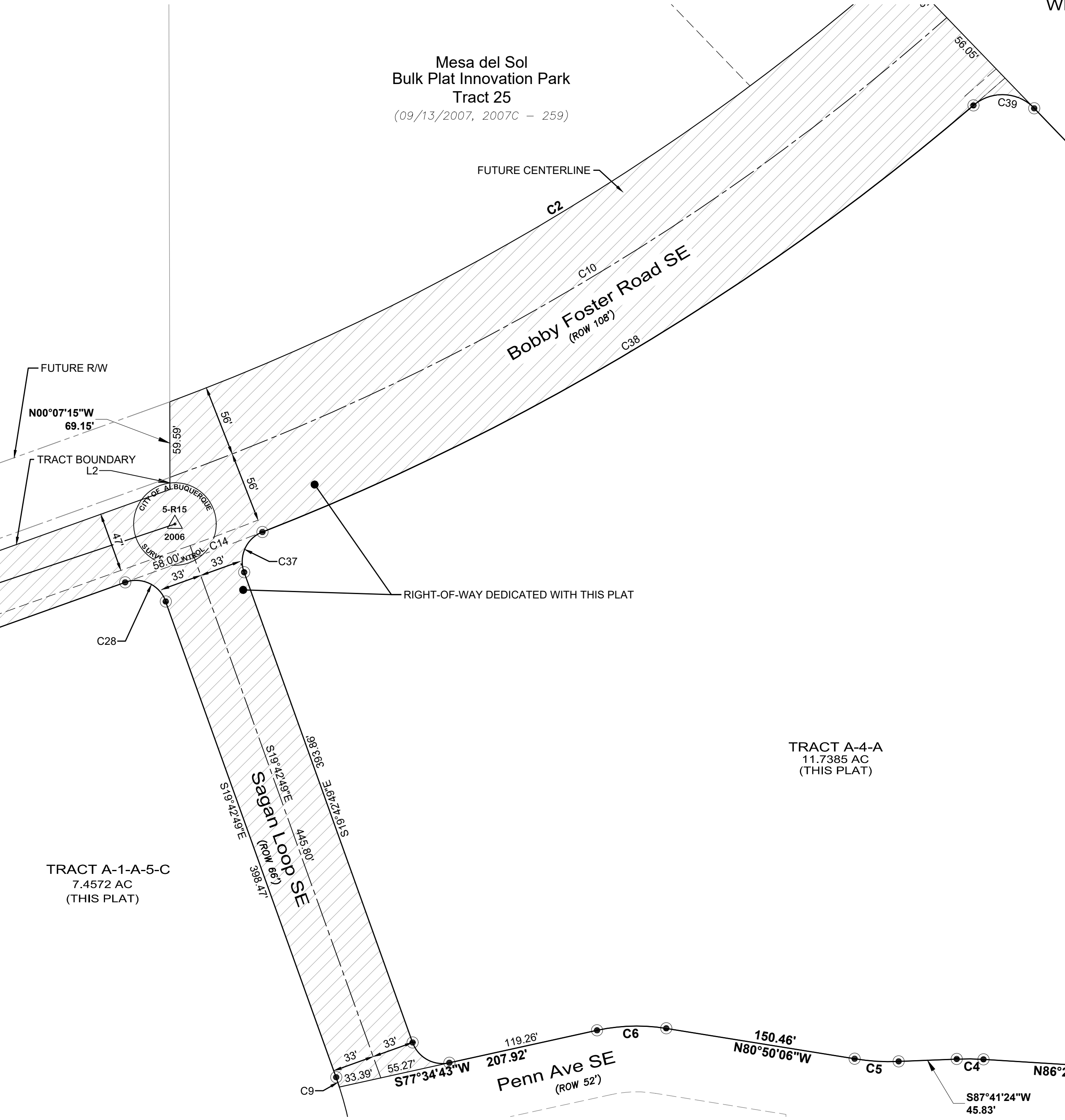
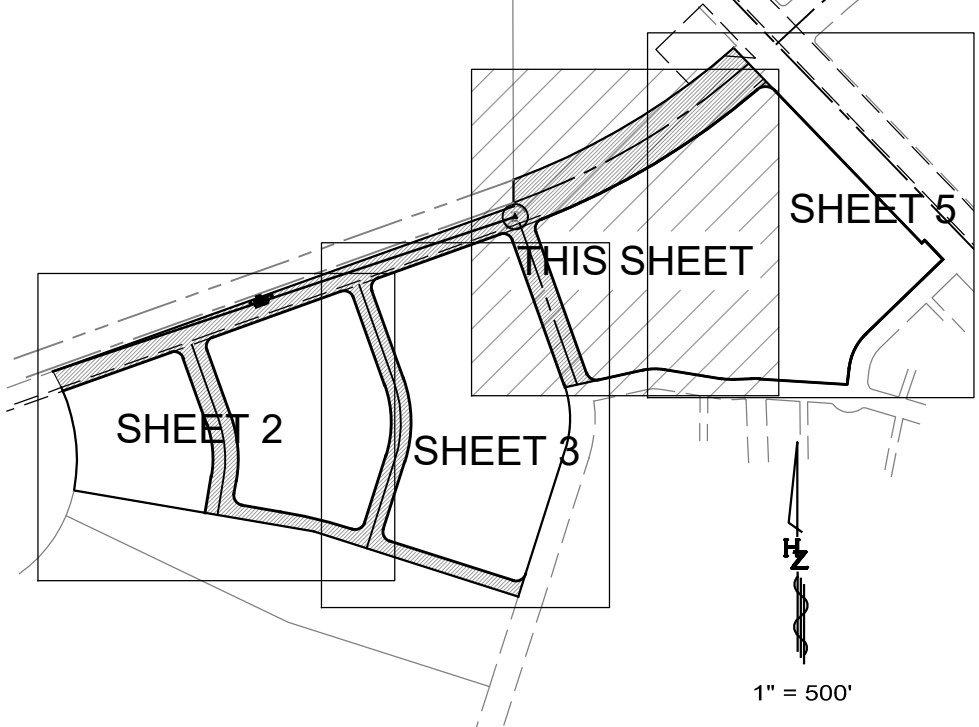
FINAL PLAT
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
OF
MESA DEL SOL INNOVATION PARK

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
SHEET 4 OF 6

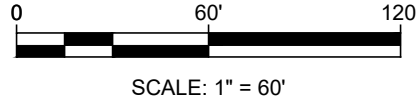
Mesa del Sol
Bulk Plat Innovation Park
Tract 25
(09/13/2007, 2007C - 259)



LEGEND

- Found Monument (as indicated on this sheet)
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Where possible Found Monuments are tagged with Washer: HZI LS 7482



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

TRACT A-4-A
11.7385 AC
(THIS PLAT)

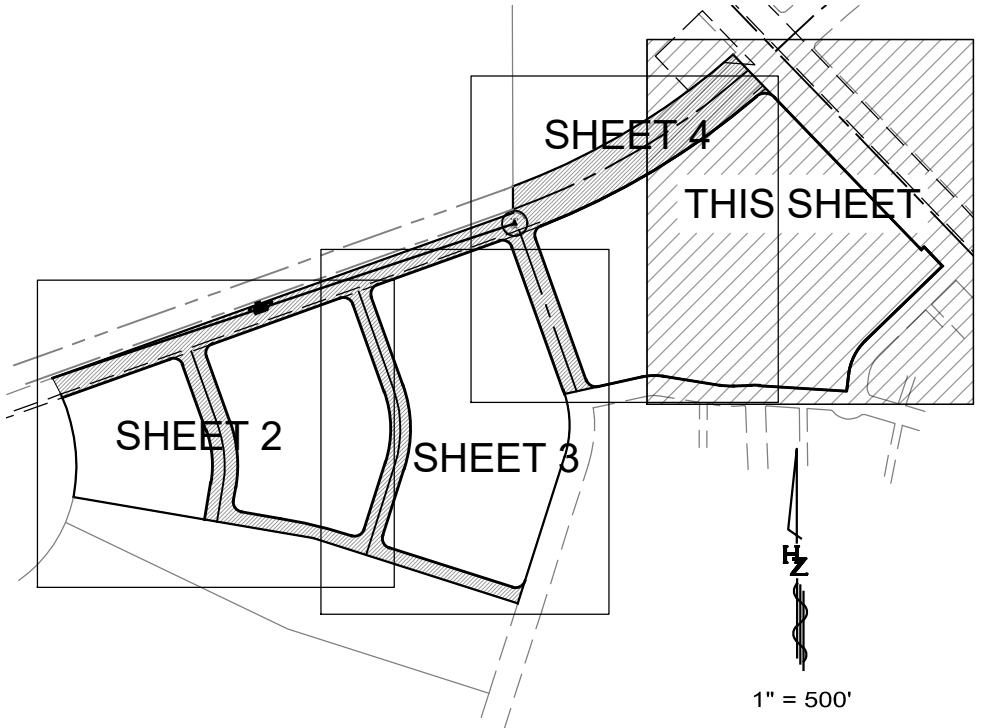
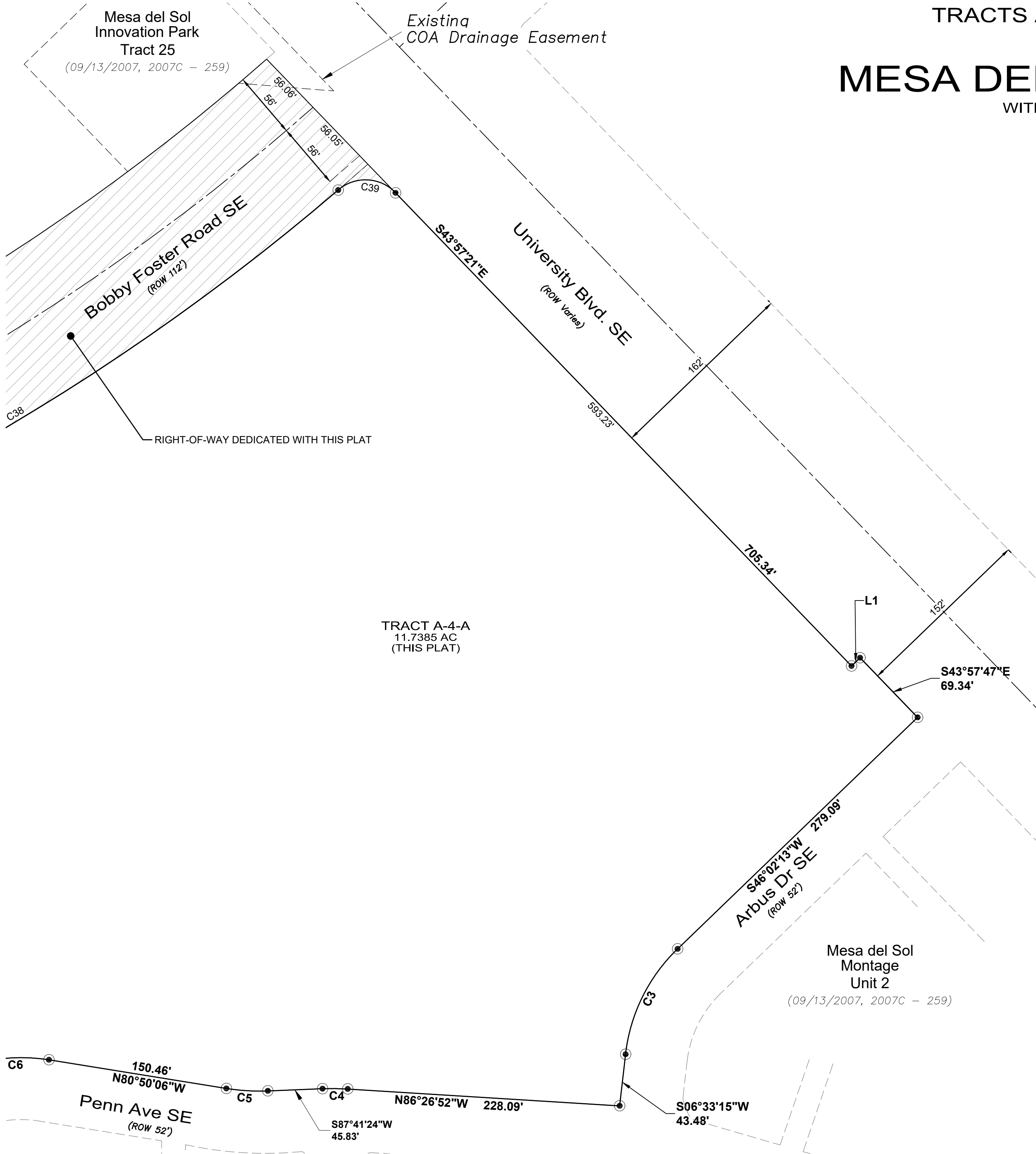
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CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

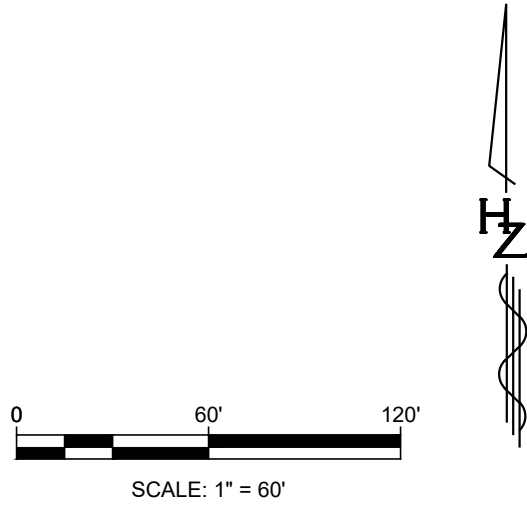
DATE OF SURVEY: AUGUST 2020

SHEET 5 OF 6



LEGEND

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FINAL PLAT
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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"	287.00'	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'











PR-2020-004138_SD-2021-00076_P-F_Platt_Aproved_5-5-21


Final Audit Report


2021-06-04


Created:	2021-06-04
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYc8Ds3UbdzAkf8bXeKp0CmNNpj5ngnX


"PR-2020-004138_SD-2021-00076_P-F_Platt_Aproved_5-5-21" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
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-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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-  Document emailed to Carl Garcia (cagarcia@cabq.gov) for signature
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-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature
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-  Email viewed by Carl Garcia (cagarcia@cabq.gov)
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-  Document e-signed by Carl Garcia (cagarcia@cabq.gov)
Signature Date: 2021-06-04 - 6:37:02 PM GMT - Time Source: server- IP address: 143.120.132.90
-  Email viewed by Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
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 Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)
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 Agreement completed.
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