

COA ZONE ATLAS PAGE:
R-15, R-16, S-15, S-16, S-17, T-16, T-17
LOCATION MAP
NOT TO SCALE

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: 1673.9117 Acres
4. Number of Existing Tracts: 1, Tracts Created: 2 Tracts
5. No full width public right-of-way created
6. Plat is located within Projected Sections 21, 22, 23, 26, 27 28 and 26, T9N, R3E N.M.P.M. Bernalillo County, New Mexico
7. No public streets were created.
8. Zoning: PC
9. Date of Survey: AUGUST 2020

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract A-1-A-1 as the same is shown and designated on the plat thereof filed 12/31/2019, as Document No. 2019111900, into two (2) tracts. Grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract A-1-A-1 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 December 31, 2019 in Book 2019C, page 146 as Document No 2019111900.

Tract contains 1673.9117 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.

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.

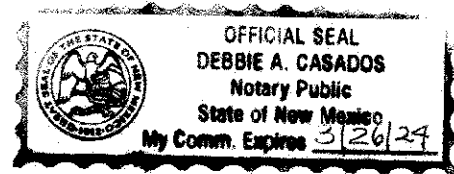
Steve B. Chavez 8/27/20
Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 27 day of August 2020

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 3/26/24 Debbie A. Casados
Notary Public



BULK LAND PLAT
TRACT A-1-A-6 AND TRACT A-1-A-1-A
(A REPLAT OF TRACT A-1-A-1 PER 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 OF MESA DEL SOL INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2020

DOCH 2020108296
10/29/2020 01:10 PM Page: 1 of 3
PLAT R:\$25.00 B: 2020C P: 0105 Linda Stover, Bernalillo County

PROJECT NUMBER: PR-2020-004180

Application Number: SD-2020-00151

PLAT APPROVAL

Utility Approvals:

RJP 9/11/2020
PNM Electric Services Date
JH/ef 9/8/2020
New Mexico Gas Company Date
Nilda Barba 9/11/2020
Century Link Date
Comcast 7/3/20 Date

City Approvals:

Lora N. Rimbauer P.S. 8/27/2020
City Surveyor Date
Jeanne Wolfenbarger Oct 1, 2020
Jeanne Wolfenbarger (Oct 1, 2020 15:33 MDT) Date
Traffic Engineering, Transportation Division
Kristopher Cadena Oct 1, 2020
Kristopher Cadena (Oct 1, 2020 17:14 MDT) Date
ABCWUA
Cheryl Zomerfeldt Oct 6, 2020
Cheryl Zomerfeldt (Oct 6, 2020 14:22 MDT) Date
Parks and Recreation Department
Dodd Grifft 9/8/2020
AMAFCA Date
Ernest Arroyo Oct 1, 2020
City Engineer/Hydrology Date
Carl Garcia Oct 1, 2020
Carl Garcia (Oct 1, 2020 15:25 MDT) Date
Code Enforcement
Wolff Oct 26, 2020
DRB Chairperson, Planning Department Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
TRACT A-1-A:UPC #101605026127520101
PROPERTY OWNER OF RECORD: TRACT A-1-A-1: MDS INVESTMENTS, LLC
Michelle Rodriguez 10-29-2020
BERNALILLO COUNTY TREASURER'S OFFICE DATE

JURISDICTIONAL AFFIDAVIT

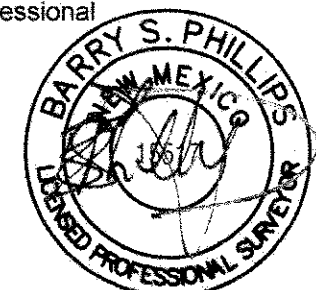
I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

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.

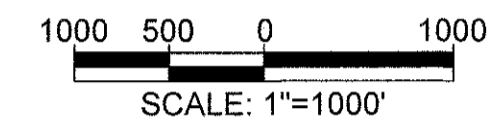
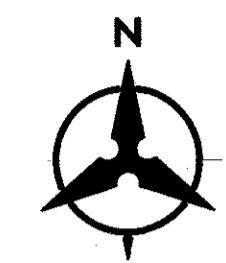
Barry S. Phillips 8-25-2020
Barry S. Phillips Date
New Mexico Professional Surveyor 15517



2020C-105

(1)

BULK LAND PLAT
TRACT A-1-A-6 AND TRACT A-1-A-1-A
 (A REPLAT OF TRACT A-1-A-1 PER 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 OF MESA DEL SOL INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2020



DOCN 2020108296
 10/29/2020 01:10 PM Page: 2 of 3
 PLAT R: \$25.00 B: 2020C-105 Linda Stover, Bernalillo County

NOTE:

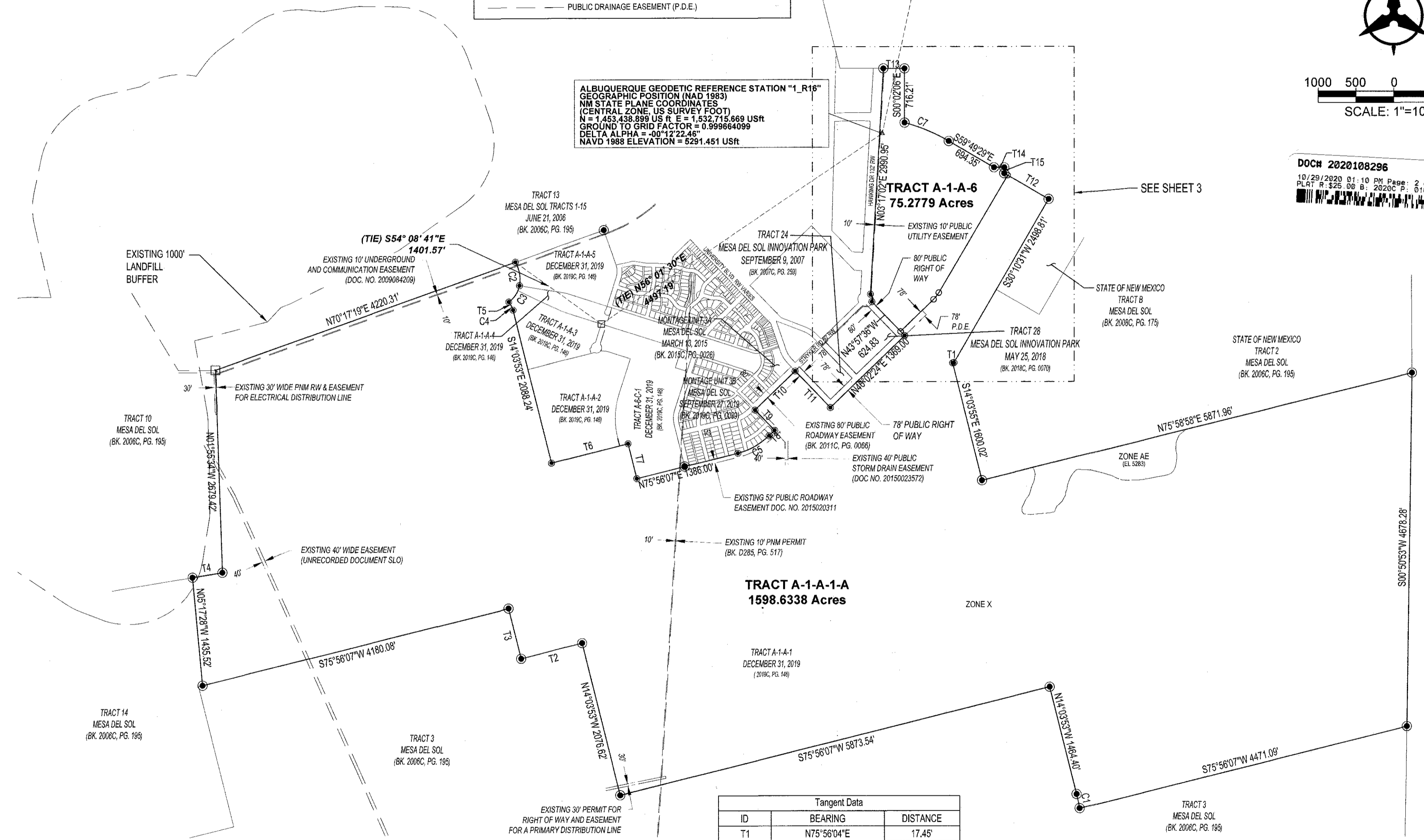
- The installation of public waterline and public sanitary sewer will be required as a condition of future development approval, once the water service, fire protection and sanitary sewer service requirements of any future development is known. The required infrastructure includes master plan infrastructure per the Level B Master Plan.

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.) |

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 = 5310.39 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "1_R16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1,453,436.899 USft E = 1,532,715,869 USft
 GROUND TO GRID FACTOR = 0.999864099
 DELTA ALPHA = -00°12'22.46"
 NAVD 1988 ELEVATION = 5291.451 USft



CURVE DATA

| ID | DELTA | TANGENT | ARC | RADIUS | CHORD BRG | CHORD |
|----|--------------|---------|---------|----------|-------------|---------|
| C1 | 04°17'24" LT | 95.28' | 190.48' | 2544.00' | N11°55'11"W | 190.43' |
| C2 | 40°33'50" RT | 167.90' | 321.66' | 454.34' | S10°00'51"E | 314.98' |
| C3 | 42°39'56" RT | 138.99' | 265.01' | 355.88' | S33°18'40"W | 258.93' |
| C4 | 21°17'29" RT | 41.64' | 82.31' | 221.50' | S24°42'37"E | 81.84' |
| C5 | 29°53'43" LT | 244.28' | 477.42' | 915.00' | N60°59'15"E | 472.03' |
| C6 | 63°50'56" LT | 59.19' | 105.87' | 95.00' | N10°47'08"W | 100.47' |
| C7 | 15°07'15" RT | 320.29' | 638.86' | 2413.20' | S67°23'06"E | 635.02' |

Tangent Data

| ID | BEARING | DISTANCE |
|-----|-------------|----------|
| T1 | N75°56'04"E | 17.45' |
| T2 | S75°56'07"W | 830.46' |
| T3 | N14°03'53"W | 683.98' |
| T4 | N80°27'33"E | 401.10' |
| T5 | S35°21'22"E | 40.36' |
| T6 | N75°56'07"E | 1044.42' |
| T7 | S14°03'53"E | 478.03' |
| T8 | N46°02'24"E | 103.38' |
| T9 | N43°57'36"W | 375.00' |
| T10 | N46°02'24"E | 740.00' |
| T11 | S43°57'36"E | 671.00' |
| T12 | S59°49'29"E | 680.37' |



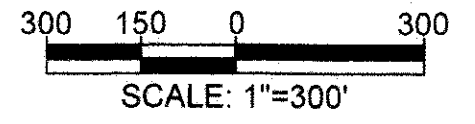
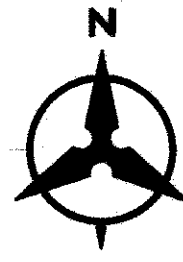
SHEET 20F 3

Bohannon & Huston
 www.bhinc.com 800.877.5332

2020C-105

(2)

BULK LAND PLAT
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DOCH 2020108296
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 PLAT R: \$25.00 B: 2020C P: 0185 Linda Stover, Bernalillo County

LEGEND

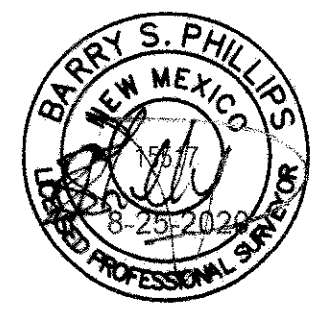
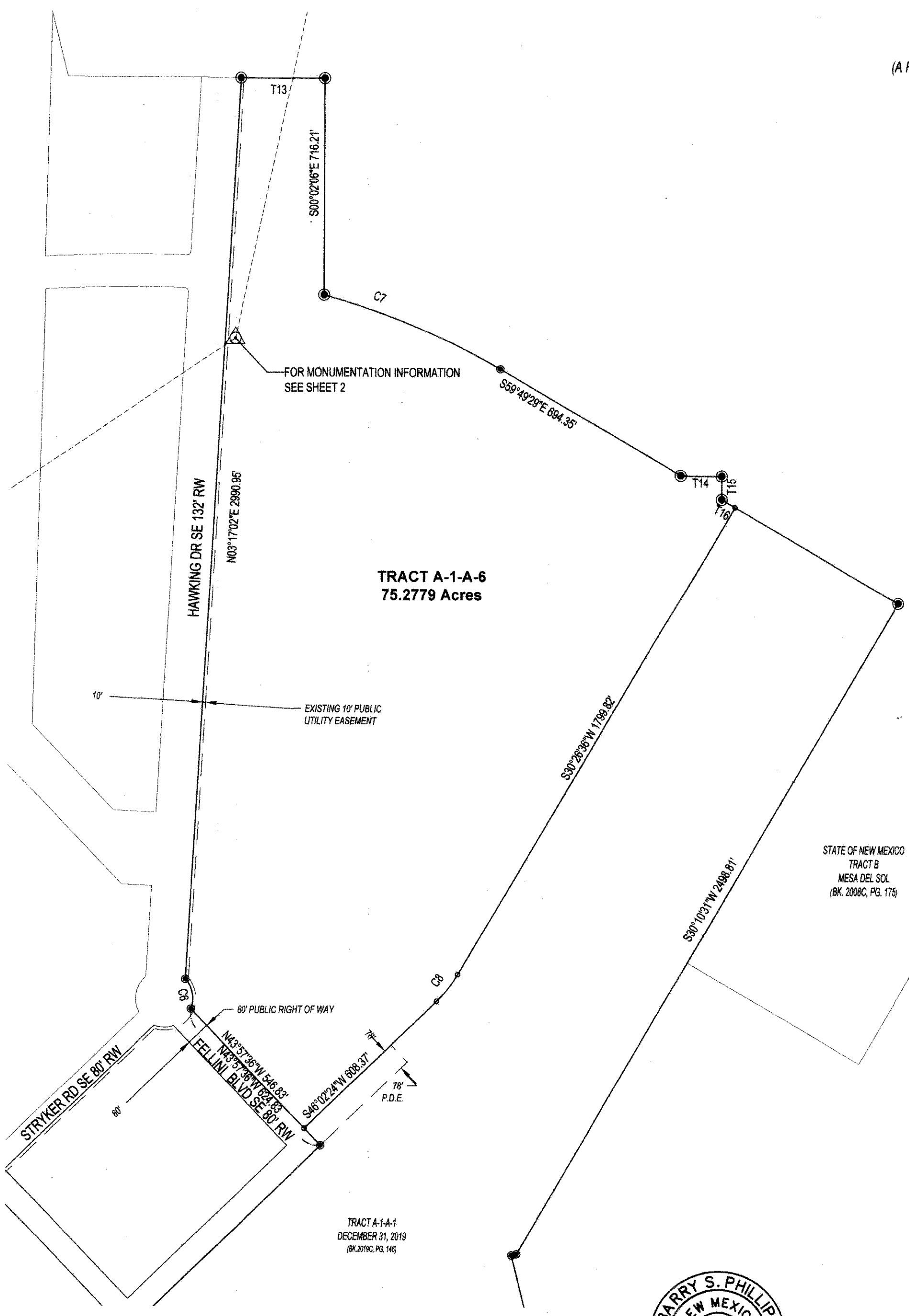
- FOUND PLASTIC CAP STAMPED "GROMATZKY 18469/ PHILLIPS 15517/BENHAM 18500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)

TANGENT DATA

| ID | BEARING | DISTANCE |
|-----|-------------|----------|
| T13 | S89°38'06"E | 279.61' |
| T14 | S89°47'27"E | 135.42' |
| T15 | S00°00'22"E | 78.25' |
| T16 | S59°49'29"E | 51.73' |

CURVE DATA

| ID | DELTA | TANGENT | ARC | RADIUS | CHORD BRG | CHORD |
|----|--------------|---------|---------|----------|---------------|---------|
| C6 | 63°50'56" LT | 59.19' | 105.87' | 95.00' | N10°47'08"W | 100.47' |
| C7 | 15°07'15" RT | 320.29' | 638.86' | 2413.20' | S67°23'06"E | 635.02' |
| C8 | 15°35'47" RT | 56.83' | 112.97' | 415.00' | S 38°14'30" W | 112.82' |



SHEET 3 OF 3

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