

**TRACTS A THRU M
CITY CENTER
BEING A REPLAT OF TRACT 17 OF ARTISTE
(BULK LAND PLAT, TRACTS 1 THROUGH 18, ARTISTE)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2022**



**LOCATION MAP
NOT TO SCALE**

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No.: R-15, R-16, R-17, S-15, S-16, S-17, T-15, T-16, T-17.
3. Gross Subdivision Acreage: 134.7249 Acres.
4. Total Number of Tracts Created: 13 New Tracts with New Right-of-Way as shown.
5. Total Right-of-Way to be dedicated via this plat is 37.7673 Acres.
6. Total mileage of Right-of-Way created: 3.97 miles.
7. Plat is located within Sections 22, 23, 27, T 9 N, R 3 E; N.M.P.M.
8. Date of Survey: February, 2022.
9. Zoning: PC.

PURPOSE OF PLAT

The purpose of this Replat is to subdivide one (1) tract into thirteen (13) tracts, Tracts A thru M, and to create public streets in Tract 17 as the same is shown and designated in Bulk Land Plat Tracts 1 Through 18, Artiste (Replat of Tract A-1-A-1-A, Mesa Del Sol Innovation Park), in Doc No. 2022014343, filed on 2-11-2022 in Bk 2022C Page 0012 and to grant easements as shown hereon.

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.

LEGAL DESCRIPTION

A certain tract of land being Tract 17 situate within Sections 22, 23, 27, Township 9 North, Range 3 East N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico, Tract 17, Bulk Land Plat, Tracts 1 Through 18, Artiste (A Replat of Tract A-1-A-1-A, Mesa Del Sol Innovation Park), City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk, Bernalillo County in Doc No. 2022014343, filed on 2-11-2022 in Bk 2022C Page 0012

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) 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 Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

Steve B. Chavez 2/1/22 Date
Steve B. Chavez,
MDS INVESTMENTS, LLC a New Mexico limited liability company

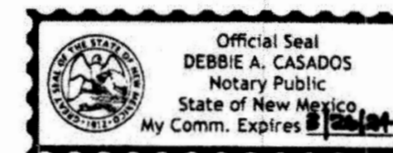
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 1 day of February 2022

by Steve B. Chavez, MDS INVESTMENTS, LLC

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



NOTES

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
2. Basis of Bearings is the inverse between City of Albuquerque Control Stations "1_R16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,453,438.899 and E= 1,532,715.669 and "3_Q16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,457,045.094 and E=1,533,498.782. Bearing= N12°15'07"E.
3. Distances are ground distances "US SURVEY FOOT".
4. Plat bearings and distances are the same as shown on record plats referenced 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".
7. Centerline monuments to be installed at the centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminium alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 15517".

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

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.

SURVEYOR'S CERTIFICATION:

I, Barry S. Phillips a Registered Professional New Mexico Surveyor No 15517, 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 2-1-22 Date:
Barry S. Phillips



PROJECT NUMBER: PR-2021-005628

Application Number: SD-2023-00094, SD-2023-00095, and SD-2023-00096

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i>	09/30/2022
PNM Electric Services	Date
<i>[Signature]</i>	9/28/2022
New Mexico Gas Company	Date
<i>Natalia Antonio</i>	9/27/2022
Century Link	Date
<i>Mike Montus</i>	09/26/2022
Comcast	Date

City Approvals:

<i>Loren N. Risenhoover P.S.</i>	2/4/2022
City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<i>[Signature]</i>	9/26/2022
AMAF/A	Date
Hydrology	Date
Code Enforcement	Date
City Engineer	Date
Planning	Date

TAX CERTIFICATION

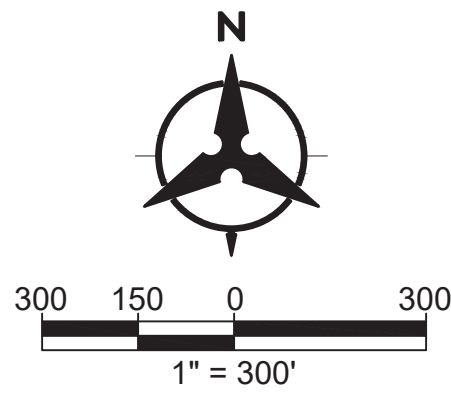
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

Bohannon & Huston
www.bhinc.com 800.877.5332

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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 GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,453,438.899 USft E = 1,532,715.669 USft
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451 USft

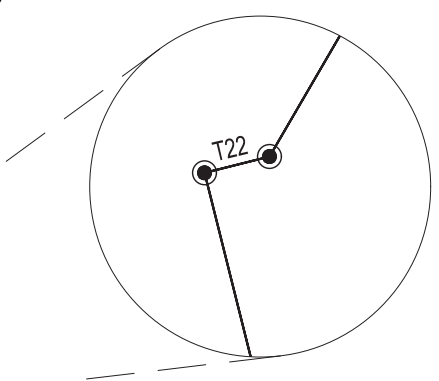
LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- ▲ CENTERLINE MONUMENT
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE

NOTE:
1. SEE SHEET 4 OF 4 FOR TANGENT AND CURVE TABLES.
2. SEE THIS SHEET FOR EASEMENT KEYED NOTES.

EXISTING EASEMENT KEY NOTES

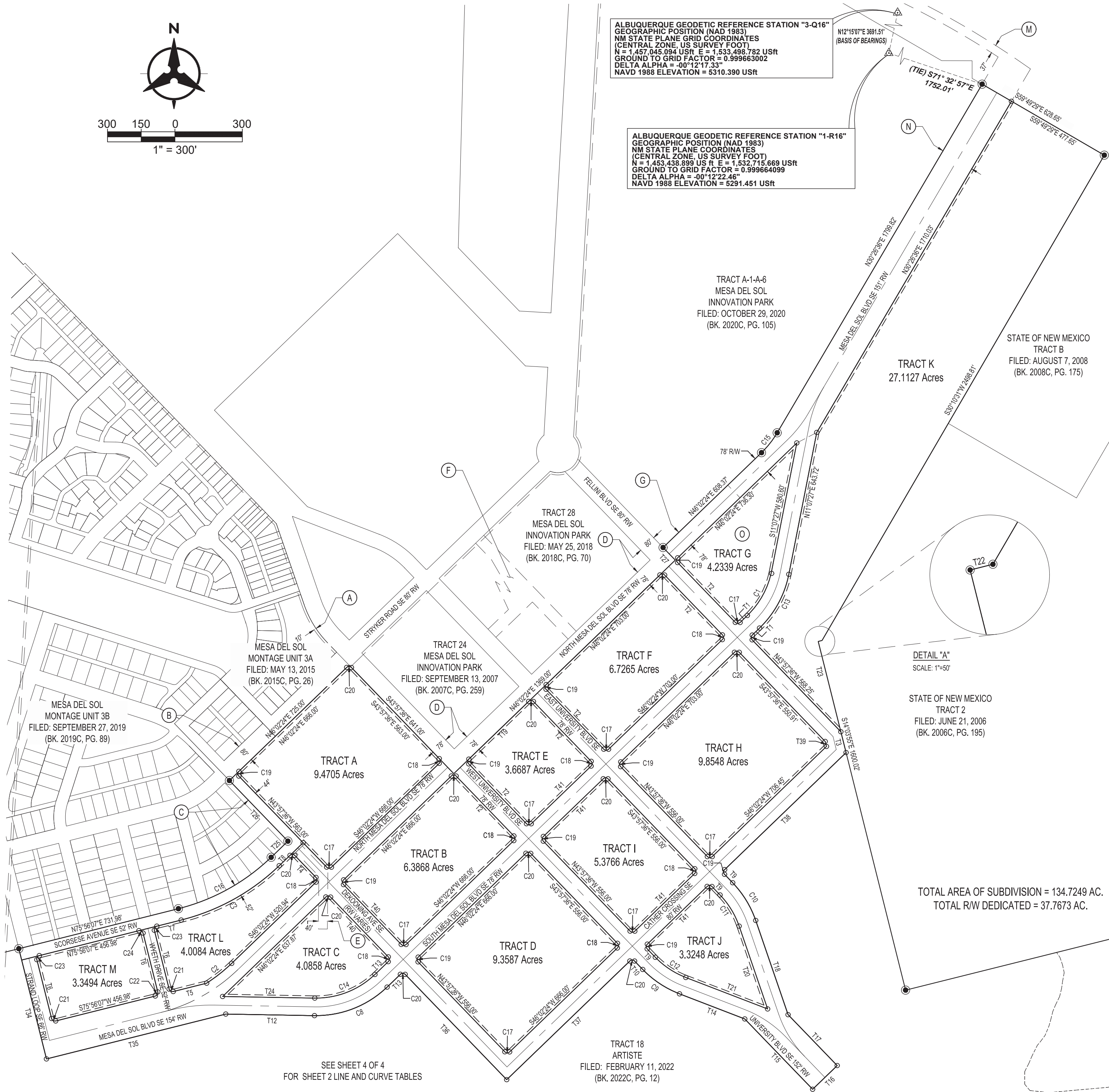
- | | |
|--|---|
| <p>(A) EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 13, 2007
(BK 2007C, PG 259)</p> <p>(B) EXISTING 80' PUBLIC ROADWAY EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE
FILED: JULY 11, 2011
(BK 2011C, PG 66)</p> <p>(C) EXISTING PUBLIC ROADWAY
EASEMENT DOC. NO. 2015020311</p> <p>(D) 78' PUBLIC RIGHT OF WAY
(RECORDED BULK LAND PLAT OF
TRACTS 28 & A-1-A
MESA DEL SOL INNOVATION PARK)
FILED: MAY 25, 2018
(BK 2018C, PG 70)</p> <p>(E) EXISTING 40' PUBLIC
STORM DRAIN EASEMENT
(DOC NO. 20150023572)</p> <p>(F) PUBLIC DRAINAGE EASEMENT
RECORDED BULK LAND PLAT TRACTS 28 & A-1-A
MESA DEL SOL INNOVATION PARK)
FILED: MAY 25, 2018
(BK 2018C, PG 70)</p> <p>(G) EXISTING 78' PUBLIC DRAINAGE EASEMENT
FILED: MAY 25, 2018
(BK 2018C, PG 70)</p> <p>(H) EXISTING 10' UNDERGROUND COMMUNICATION
EASEMENT GRANTED TO MCIMETRO ACCESS
TRANSMISSION SERVICES, LLC
FILED: JULY 27, 2009
DOCUMENT NO. 2009084209</p> <p>(I) EXISTING 10' PNM PERMIT
FILED: JULY 22, 1954
(BK D285, PG 517)
DOCUMENT NO. 28421 MODIFIED BY
QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307)
DOCUMENT NO. 48709</p> | <p>(J) EXISTING 10' PNM PERMIT
FILED: JULY 22, 1954
(BK D285, PG 517)
DOCUMENT NO. 28421 MODIFIED BY
QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955 (BK D305, PG 307)
DOCUMENT NO. 48709</p> <p>(K) EXISTING 40' WIDE EASEMENT
GRANTED TO WEST EMERALD PIPELINE CORP
DATED: AUGUST 11, 1958
NOT OF PUBLIC RECORD
PROVIDED BY STATE LAND OFFICE</p> <p>(L) EXISTING 30' PERMIT FOR
RIGHT OF WAY AND EASEMENT
FOR A PRIMARY DISTRIBUTION LINE
GRANTED TO PNM
DATED: APRIL 28, 1969</p> <p>(M) EXISTING 37' ABCWUA UTILITY EASEMENT
FILED: APRIL 6, 2022
(DOC NO. 2022034114)</p> <p>(N) EXISTING PUBLIC ROADWAY EASEMENT
GRANTED TO ABCWUA
(WIDTH VARIES)
FILED: JANUARY 31, 2022
DOCUMENT NO. 2022010128
VACATED WITH THE FILING OF THIS PLAT
(VACATION NO. SD-2023-00094)</p> <p>(O) TEMPORARY RETENTION POND EASEMENT
FILED: JANUARY 25, 2022
DOCUMENT NO. 2022008148</p> <p>(Q) EXISTING EASEMENT AGREEMENT
FILED: JUNE 21, 2006
DOCUMENT NO. 2002091310
RELEASED FOR PARCELS A THRU M
AND REMAINDER OF TRACT 17 WITH THE
FILING OF THIS PLAT
(VACATION NO. SD-2023-00095)</p> |
|--|---|



DETAIL "A"
SCALE: 1"=50'

STATE OF NEW MEXICO
TRACT 2
FILED: JUNE 21, 2006
(BK. 2006C, PG. 195)

TOTAL AREA OF SUBDIVISION = 134.7249 AC.
TOTAL RW DEDICATED = 37.7673 AC.



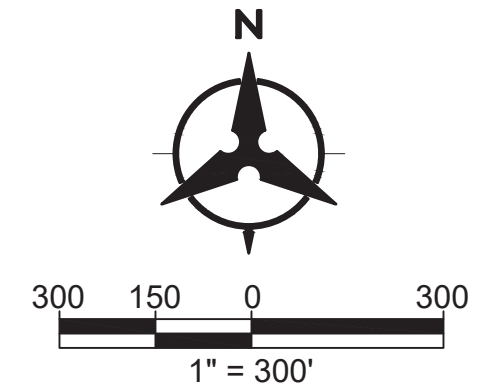
SEE SHEET 4 OF 4
FOR SHEET 2 LINE AND CURVE TABLES

TRACT 18
ARTISTE
FILED: FEBRUARY 11, 2022
(BK. 2022C, PG. 12)



Tue, 2-May-2023 - 11:41:31am, Plotted by: AHUGG
P:\20220326\SURVEY\02_OFFICE\06_PLAT\MDS City Center\20220326_MDS_City_Center_Plat.dwg

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LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- ▲ CENTERLINE MONUMENT
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

- NOTE:
1. SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.
 2. SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

RIGHT-OF-WAY CL TANGENT DATA		
ID	BEARING	DISTANCE
T43	S14°03'55"E	59.31'
T44	N46°02'24"E	731.44'
T45	N43°57'36"W	439.00'
T46	N43°57'36"W	439.00'
T47	N43°57'36"W	439.00'
T48	N43°57'36"W	107.00'
T49	N43°57'36"W	107.00'
T50	N43°57'36"W	205.00'
T51	N46°02'24"E	7.00'
T52	S14°03'53"E	376.11'
T53	S14°03'53"E	377.00'
T54	N46°02'24"E	137.00'
T55	N43°57'36"W	251.03'
T56	N46°02'24"E	100.00'

RIGHT-OF-WAY CL CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C25	148.76'	546.50'	74.84'	15°35'48"	148.30'	N38°14'30"E
C26	184.27'	546.50'	93.02'	19°19'10"	183.40'	S20°47'01"W
C27	181.08'	415.00'	92.00'	25°00'00"	179.64'	N31°27'36"W
C28	222.53'	510.00'	113.06'	25°00'00"	220.77'	S31°27'36"E
C29	222.53'	510.00'	113.06'	25°00'00"	220.77'	N56°27'36"W
C30	181.08'	415.00'	92.00'	25°00'00"	179.64'	S56°27'36"E
C31	36.73'	762.00'	18.37'	2°45'43"	36.73'	N74°33'16"E
C32	200.72'	762.00'	100.94'	15°05'32"	200.14'	S83°28'53"W
C33	360.86'	762.00'	183.88'	27°08'00"	357.49'	N59°36'24"E
C34	325.85'	415.00'	171.85'	44°59'15"	317.54'	N68°32'01"E
C35	252.90'	415.00'	130.51'	34°54'57"	249.01'	N28°34'55"E

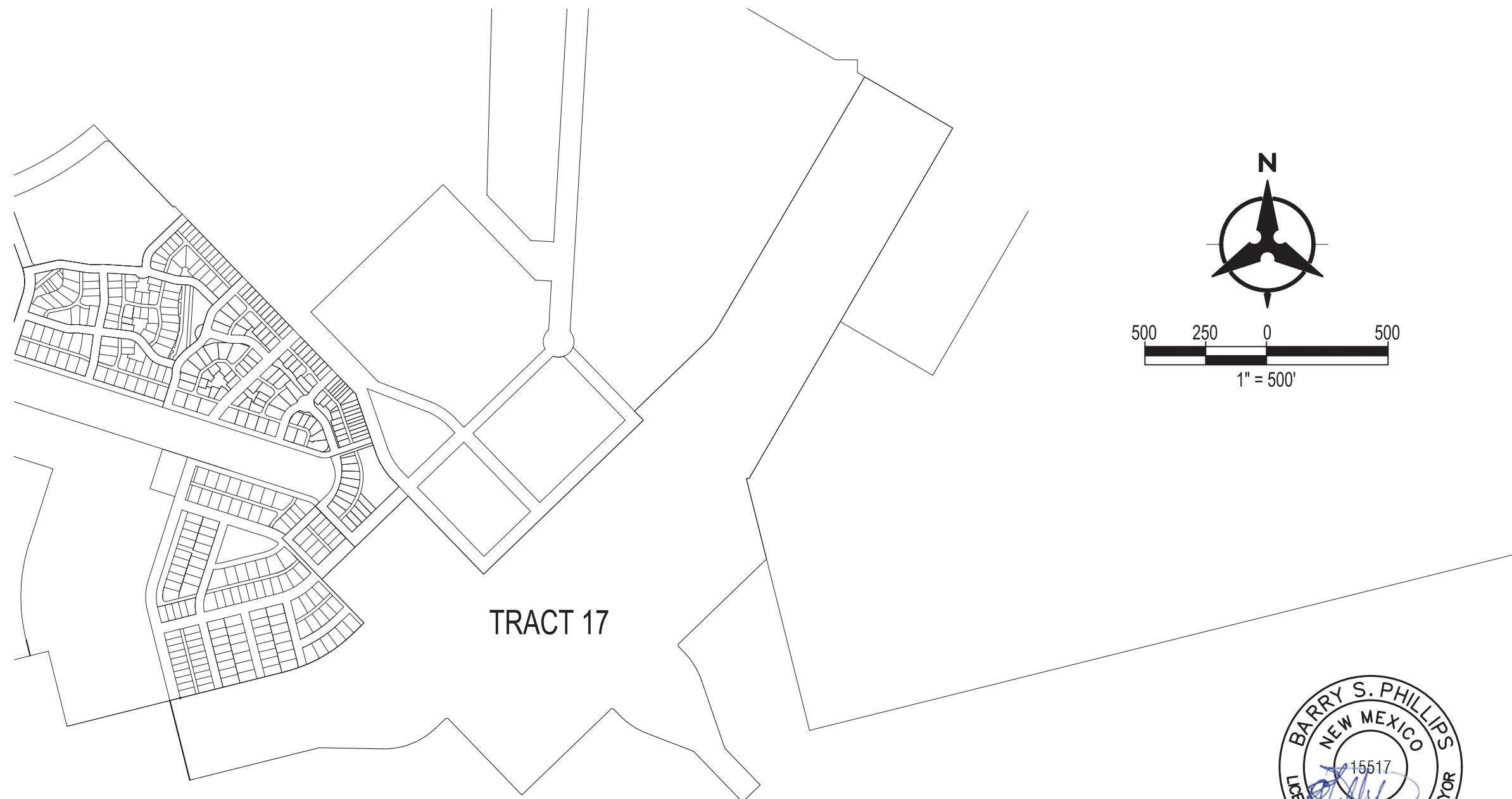
- PROPOSED EASEMENT KEY NOTES
- (P) PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



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CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	34°54'57" RT	118.25'	229.13'	376.00'	S28°34'55"W	225.60'
C2	11°14'12" RT	71.12'	141.79'	723.00'	S51°39'30"W	141.56'
C3	29°53'43" LT	258.16'	504.55'	967.00'	N60°59'15"E	498.85'
C4	DID NOT USE					
C5	DID NOT USE					
C6	DID NOT USE					
C7	DID NOT USE					
C8	44°59'15" LT	187.99'	356.47'	454.00'	N68°32'01"E	347.38'
C9	25°00'00" LT	100.65'	198.09'	454.00'	S56°27'36"E	196.53'
C10	25°00'00" LT	100.65'	198.09'	454.00'	N31°27'36"W	196.53'
C11	25°00'00" RT	83.36'	164.06'	376.00'	S31°27'36"E	162.76'
C12	25°00'00" RT	83.36'	164.06'	376.00'	N56°27'36"W	162.76'
C13	34°54'57" LT	142.78'	276.67'	454.00'	N28°34'55"E	272.41'
C14	44°59'15" RT	155.70'	295.23'	376.00'	S68°32'01"W	287.70'
C15	15°35'47" LT	56.83'	112.97'	415.00'	N38°14'30"E	112.62'
C16	29°53'43" LT	244.28'	477.42'	915.00'	N60°59'15"E	472.03'
C17	90°00'00" RT	15.00'	23.56'	15.00'	N88°57'36"W	21.21'
C18	90°00'00" RT	15.00'	23.56'	15.00'	S01°02'24"W	21.21'
C19	90°00'00" RT	15.00'	23.56'	15.00'	N01°02'24"E	21.21'
C20	90°00'00" RT	15.00'	23.56'	15.00'	S88°57'36"E	21.21'
C21	90°00'00" RT	15.00'	23.56'	15.00'	N59°03'53"W	21.21'
C22	90°00'00" RT	15.00'	23.56'	15.00'	S30°56'07"W	21.21'
C23	90°00'00" RT	15.00'	23.56'	15.00'	N30°56'07"E	21.21'
C24	90°00'00" RT	15.00'	23.56'	15.00'	S59°03'53"E	21.21'

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	45.00'
T2	N43°57'36"W	370.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	136.00'
T5	S75°56'07"W	153.59'
T6	N14°03'53"W	270.00'
T7	N75°56'07"E	112.00'
T8	N46°02'24"E	66.38'
T9	N43°57'36"W	52.00'
T10	N43°57'36"W	52.00'
T11	DID NOT USE	
T12	S88°58'21"E	394.70'
T13	N46°02'24"E	82.00'
T14	S68°57'36"E	311.07'
T15	S43°57'36"E	434.80'
T16	N46°02'24"E	152.00'
T17	N43°57'36"W	314.70'
T18	N18°57'36"W	443.58'
T19	S46°02'24"W	370.00'
T20	S18°57'36"E	389.88'
T21	N68°57'36"W	389.88'
T22	S75°56'04"W	17.45'
T23	S14°03'55"E	414.49'
T24	N88°58'21"W	410.11'
T25	N46°02'24"E	103.38'
T26	N43°57'36"W	375.00'
T27	N43°57'36"W	78.00'
T28	S43°57'36"E	434.80'
T29	DID NOT USE	
T30	DID NOT USE	
T31	DID NOT USE	
T32	DID NOT USE	
T33	DID NOT USE	
T34	S14°03'53"E	506.00'
T35	N75°56'07"E	822.55'
T36	S43°57'36"E	651.00'
T37	N46°02'24"E	761.00'
T38	N46°02'24"E	750.43'
T39	S14°03'55"E	23.18'
T40	N43°57'36"W	370.00'
T41	S46°02'24"W	370.00'
T42	DID NOT USE	



NOTE: EASEMENT AGREEMENT DOC. NO. 2006091310 (SEE NOTE "Q"- SHEET 2, VACATED WITHIN TRACT 17 WITH FILING OF THIS PLAT.