

LOCATION MAP NOT TO SCALE



BULK LAND 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 and said owner(s) do grant all public roadways and easements shown hereon. 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 City of Albuquerque, New Mexico.

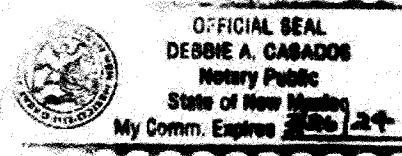
Signature of Steve B. Chavez, Date 1/04/22, Steve B. Chavez, MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico ) County of Bernalillo )

This instrument was acknowledged before me on 4 day of January 2022

by Steve B. Chavez, MDS INVESTMENTS, LLC

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



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 DECEMBER, 2021

PROJECT NUMBER: PR-2021-005628

Application Number: SD-2021-00214

PLAT APPROVAL

Utility Approvals:

Table listing utility approvals: PNM Electric Services (Date: 01/21/2022), New Mexico Gas Company (Date: 1/19/2022), Century Link (Date: 1/19/22), Comcast (Date: 1/19/22)

City Approvals:

Table listing city approvals: City Surveyor (Date: 12/8/2021), Traffic Engineering, Transportation Division (Date: Feb 4, 2022), ABCWUA (Date: Feb 10, 2022), Parks and Recreation Department (Date: 1/24/2022), AMAFCA (Date: Feb 4, 2022), City Engineer/Hydrology (Date: Feb 4, 2022), Code Enforcement (Date: Feb 11, 2022), DRB Chairperson, Planning Department (Date: Feb 11, 2022)

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # TRACT A-1-A-1-A: UPC #101505026528120101 PROPERTY OWNER OF RECORD: TRACT A-1-A-1-A: MDS INVESTMENTS, LLC BERNALILLO COUNTY TREASURER'S OFFICE DATE

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: 1,588.8337 Acres
4. Number of Existing Tracts: 1, Tracts Created: 18 Tracts, 1 partial width right-of-way and 2 full width right-of-ways: 0.80 partial width miles, 0.74 miles full width.
5. Plat is located within Sections 21, 22, 23, 26, 27, 28, 29, 34 and 35, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: DECEMBER, 2021.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract A-1-A-1-A, Mesa Del Sol Innovation Park, as the same is shown and designated on the plat thereof filed 10/29/2020, as Document No. 2020108298, into eighteen (18) tracts, one (1) partial width right-of-way, two (2) full width right-of-ways and grant easements as shown.

DOCUMENTS

- 1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract A-1-A-1-A of the Bulk Land Plat, Tract A-1-A-6 And Tract A-1-A-1-A, 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 October 29, 2020 in Book 2020C, Page 105 as Document No. 2020108298.

Tract contains 1,598.8337 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.

JURISDICTIONAL AFFIDAVIT

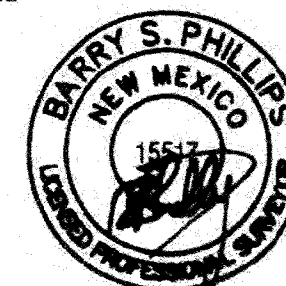
I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Signature of 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.

Signature of Barry S. Phillips, Date: 1-4-2022, Barry S. Phillips, New Mexico Professional Surveyor 15517



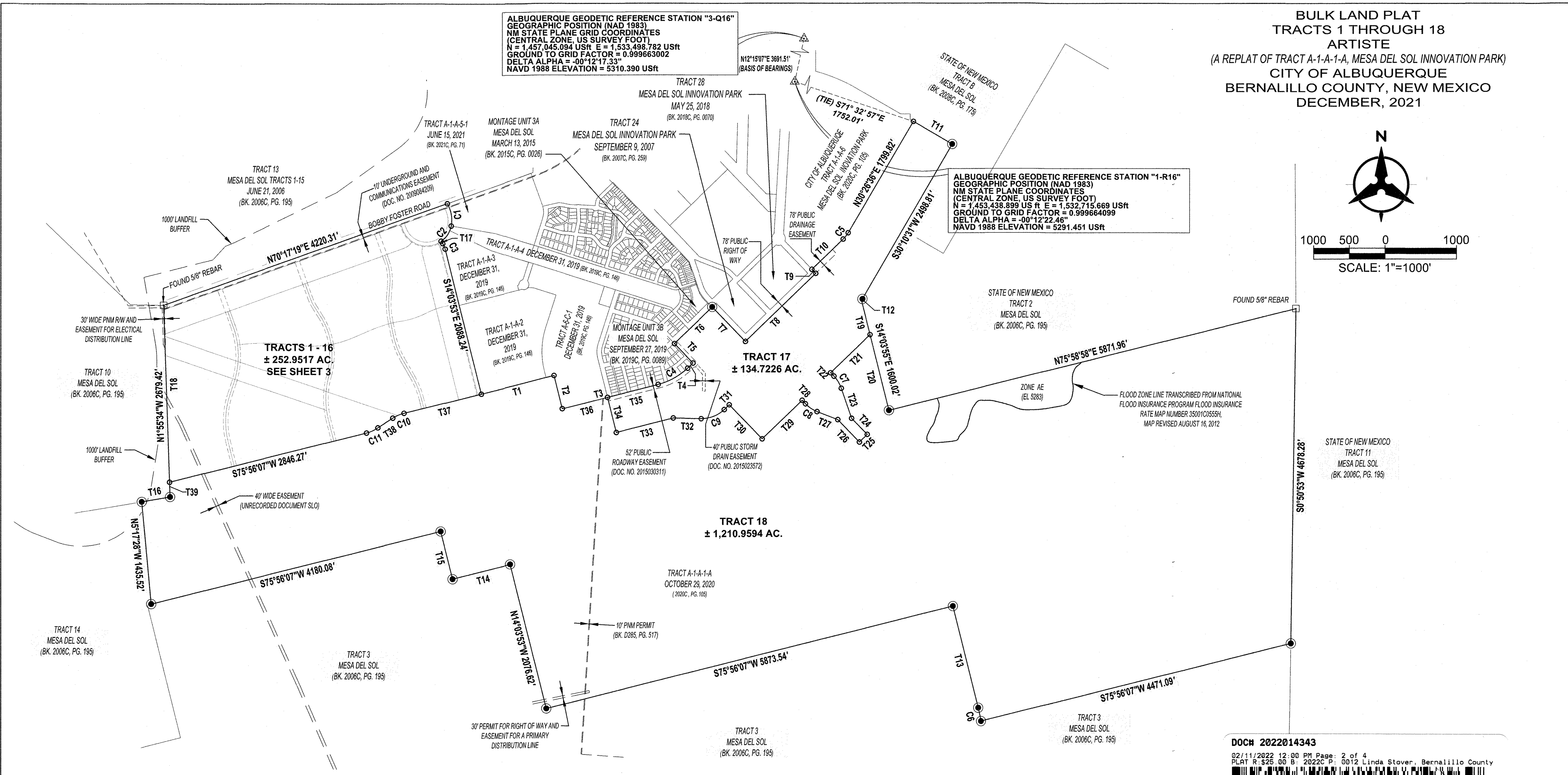
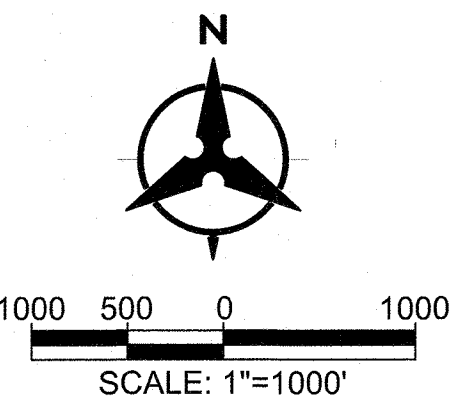
2022C-12

(1)

**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  
DECEMBER, 2021**

**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



DOC# 2022014343  
02/11/2022 12:00 PM Page: 2 of 4  
PLAT R: \$25.00 B: 2022C P: 0012 Linda Stover, Bernalillo County

**NOTE: PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE AE WHICH IS DEFINED AS AN AREA SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS AS DETERMINED BY FEMA. BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.**

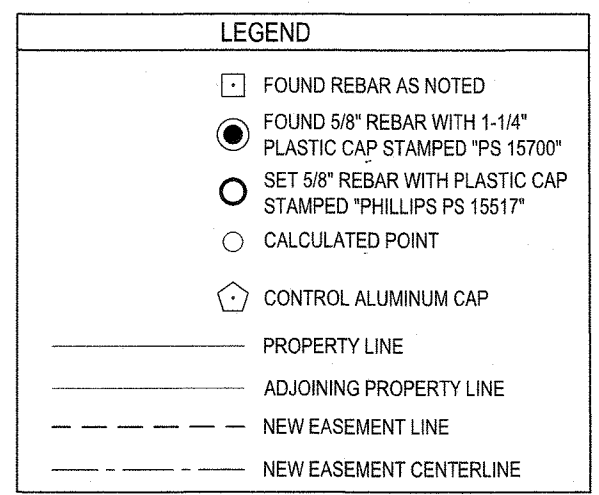
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N75°56'07"E	1044.42'
T2	S14°03'53"E	478.03'
T3	N75°56'07"E	1386.00'
T4	N46°02'36"E	103.49'
T5	N43°57'36"W	375.00'
T6	N46°02'24"E	740.00'
T7	S43°57'36"E	671.00'
T8	N46°02'24"E	1369.00'
T9	N43°57'38"W	78.00'
T10	N46°02'24"E	608.37'

TANGENT DATA		
ID	BEARING	DISTANCE
T11	S59°49'29"E	628.65'
T12	S75°56'04"W	17.45'
T13	N14°03'53"W	1464.40'
T14	S75°56'07"W	830.46'
T15	N14°03'53"W	683.98'
T16	N80°27'33"E	401.10'
T17	S35°21'22"E	40.36'
T18	N01°55'34"W	2473.33'
T19	S14°03'55"E	509.94'
T20	S14°03'55"E	1090.08'

TANGENT DATA		
ID	BEARING	DISTANCE
T21	S46°02'24"W	765.43'
T22	S43°57'36"E	67.00'
T23	S18°57'36"E	443.58'
T24	S43°57'36"E	314.70'
T25	S46°02'24"W	152.00'
T26	N43°57'36"W	434.80'
T27	N68°57'36"W	311.07'
T28	N43°57'36"W	67.00'
T29	S46°02'24"W	776.00'
T30	N43°57'36"W	666.00'

TANGENT DATA		
ID	BEARING	DISTANCE
T31	S46°02'24"W	97.00'
T32	N88°58'21"W	394.70'
T33	S75°56'07"W	822.55'
T34	N14°03'53"W	506.00'
T35	S75°56'07"W	731.98'
T36	S75°56'07"W	654.02'
T37	S75°56'07"W	1115.77'
T38	S57°27'46"W	270.39'
T39	S01°55'34"E	206.09'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	321.66'	454.34'	167.90'	40°33'50"	314.98'	S10°00'51"E
C2	265.01'	355.88'	138.99'	42°39'56"	258.93'	S33°18'40"W
C3	82.31'	221.50'	41.64'	21°17'28"	81.84'	S24°42'37"E
C4	477.42'	915.00'	244.28'	29°53'43"	472.03'	N60°59'15"E
C5	112.97'	415.00'	56.83'	15°35'47"	112.62'	N38°14'30"E
C6	190.48'	2544.00'	95.28'	4°17'24"	190.43'	N11°55'11"W
C7	198.09'	454.00'	100.65'	25°00'00"	196.53'	S31°27'36"E
C8	198.09'	454.00'	100.65'	25°00'00"	196.53'	N56°27'36"W
C9	356.47'	454.00'	187.99'	44°59'15"	347.38'	S68°32'01"W
C10	171.84'	533.00'	86.67'	18°28'21"	171.10'	S66°41'56"W
C11	152.18'	472.00'	76.75'	18°28'21"	151.52'	S66°41'56"W



**Bohannon & Huston**  
www.bhinc.com 800.877.5332

2022e-12

(2)

Tue, 1-Feb-2022 - 4:46pm. Plotted by: BPHILLIPS  
P:\2022\2022SURVEY\02\_OFFICE\06\_PLAT\20220326\_PLAT\_SHT\_1-2.dwg

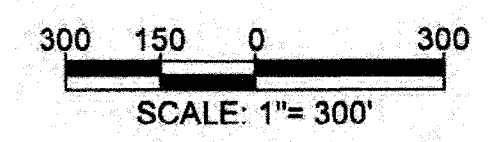
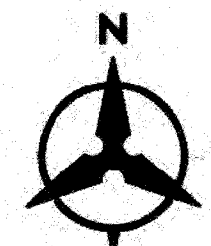
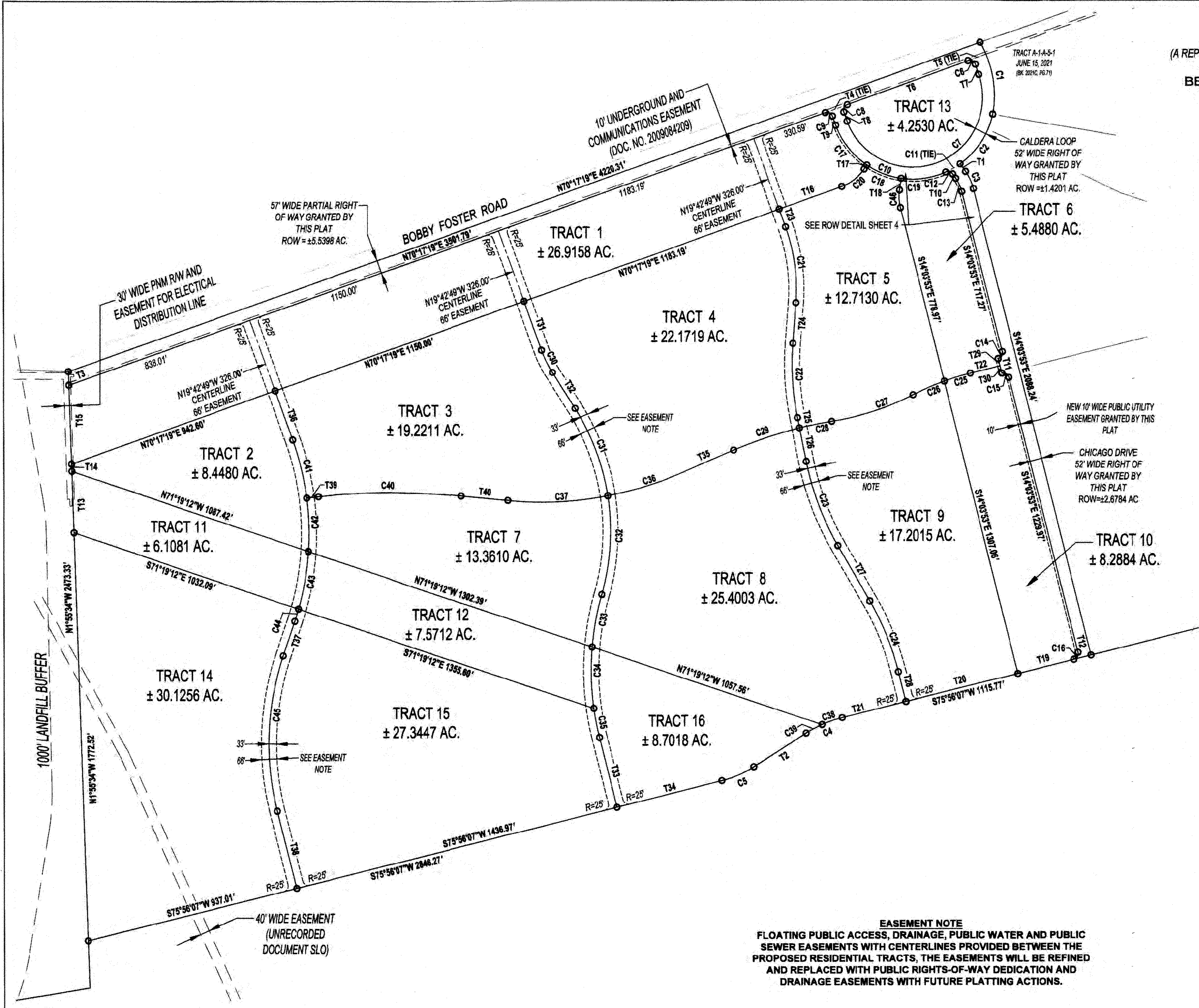


**BULK LAND PLAT  
TRACTS 1 THROUGH 18  
ARTISTE  
(A REPLAT OF TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2021**

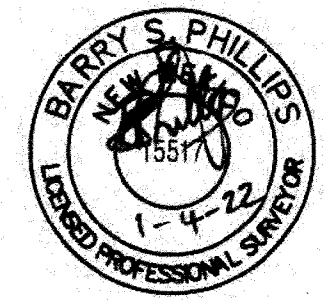
DOCH 2022014343

02/11/2022 12:00 PM Page: 3 of 4  
PLAT R: \$25.00 B: 2022C P: 0012 Linda Stover, Bernalillo County

LEGEND	
	FOUND REBAR AS NOTED
	FOUND 5/8" REBAR WITH 1-1/4" PLASTIC CAP STAMPED "PS 15700"
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
	CALCULATED POINT
	CONTROL ALUMINUM CAP
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE



**EASEMENT NOTE**  
FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES PROVIDED BETWEEN THE PROPOSED RESIDENTIAL TRACTS, THE EASEMENTS WILL BE REFINED AND REPLACED WITH PUBLIC RIGHTS-OF-WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS.



**SEE SHEET 4 OF 4  
FOR SHEET 3 LINE AND CURVE TABLES**

**SHEET 3 OF 4**

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

2022C-12

(3)

**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 (NMG) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMG 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.

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S35°21'22"E	40.36'
T2	S57°27'46"W	270.39'
T3	N01°55'34"W	59.86'
T4	N70°17'19"E	102.00'
T5	N70°17'19"E	83.20'
T6	N70°17'19"E	558.57'
T7	S18°43'18"E	46.41'
T8	N19°46'15"W	41.82'
T9	S19°46'16"E	41.93'
T10	S35°21'22"E	23.23'
T11	S14°03'53"E	66.00'
T12	S75°56'07"W	77.00'
T13	N01°55'34"W	267.09'
T14	N01°55'34"W	31.50'
T15	N01°55'34"W	342.36'
T16	N70°17'19"E	289.48'
T17	N34°27'48"E	21.11'
T18	S08°12'51"W	50.48'
T19	S75°56'07"W	251.00'
T20	S75°56'07"W	501.92'

TANGENT DATA		
ID	BEARING	DISTANCE
T21	S75°56'07"W	265.85'
T22	S75°56'07"W	132.57'
T23	S19°42'49"E	81.79'
T24	S04°20'44"W	177.02'
T25	S11°11'03"E	45.23'
T26	S11°11'03"E	148.15'
T27	S29°57'43"E	276.96'
T28	S14°03'53"E	133.02'
T29	N14°03'53"W	33.06'
T30	S14°03'53"E	32.94'
T31	S19°42'49"E	225.88'
T32	S32°08'51"E	185.54'
T33	S14°03'53"E	311.91'
T34	S75°56'07"W	472.29'
T35	S66°45'41"W	262.96'
T36	S19°42'49"E	225.85'
T37	S18°34'59"W	158.29'
T38	S14°03'53"E	346.65'
T39	S83°55'09"W	51.03'
T40	N84°12'23"W	204.10'

ROW TANGENT DATA		
ID	BEARING	DISTANCE
T41	N18°43'18"W	72.30'
T42	S19°46'15"E	66.88'
T43	S35°21'22"E	41.32'

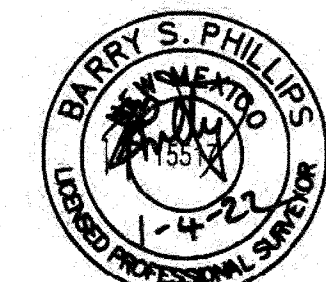
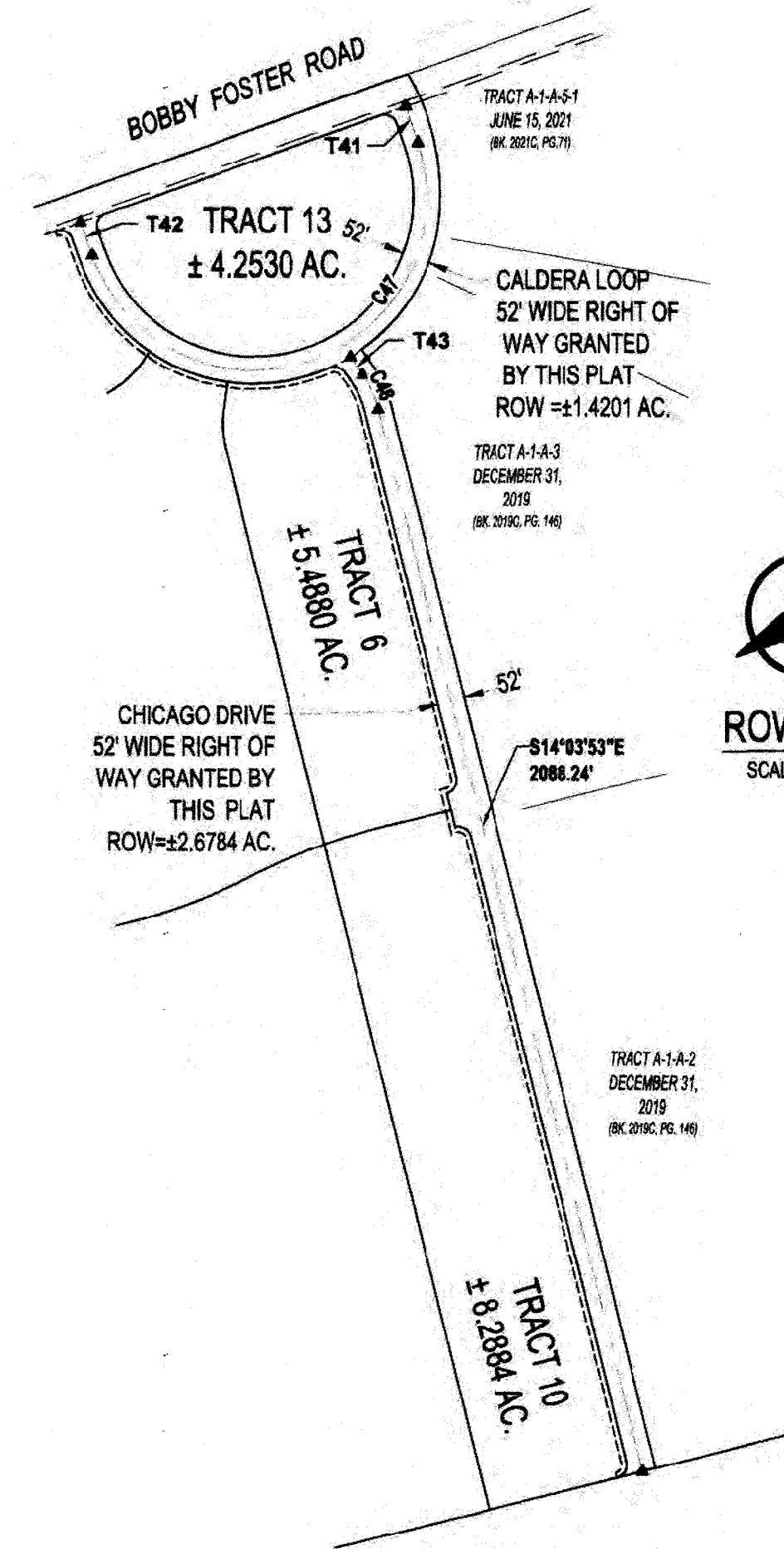
ROW CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C47	1030.25'	329.88'	35669.78'	178°56'25"	659.74'	N70°45'32"E
C48	72.65'	195.50'	36.75'	21°17'29"	72.23'	S24°42'37"E

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	321.66'	454.34'	167.90'	40°33'50"	314.98'	N10°00'51"W
C2	265.01'	355.88'	138.99'	42°39'56"	258.93'	N33°18'40"E
C3	82.31'	221.50'	41.64'	21°17'29"	81.84'	N24°42'37"W
C4	171.84'	533.00'	86.67'	18°28'21"	171.10'	S66°41'56"W
C5	152.18'	472.00'	76.75'	18°28'21"	151.52'	N66°41'56"E
C6	39.70'	25.00'	25.44'	90°59'23"	35.66'	N64°12'59"W
C7	949.05'	303.88'	32843.76'	178°56'23"	607.74'	N70°45'33"E
C8	39.30'	25.00'	25.03'	90°03'34"	35.37'	S25°15'32"W
C9	39.24'	25.00'	24.97'	89°56'25"	35.34'	N64°44'28"W
C10	583.38'	355.88'	381.11'	93°55'18"	520.22'	S66°43'55"E
C11	72.45'	355.88'	36.35'	11°39'48"	72.32'	N60°28'32"E
C12	34.18'	25.00'	20.37'	78°20'12"	31.58'	N74°31'28"W
C13	62.99'	169.50'	31.86'	21°17'29"	62.63'	N24°42'37"W
C14	39.27'	25.00'	25.00'	90°00'00"	35.36'	N30°56'07"E
C15	39.27'	25.00'	25.00'	90°00'00"	35.36'	N59°03'53"W
C16	39.27'	25.00'	25.00'	90°00'00"	35.36'	N30°56'07"E
C17	223.35'	355.88'	115.49'	35°57'32"	219.70'	S37°45'01"E
C18	161.83'	355.88'	82.34'	26°03'14"	160.44'	S68°45'24"E
C19	198.20'	355.88'	101.74'	31°54'32"	195.64'	N82°15'43"E
C20	125.05'	200.00'	64.85'	35°49'32"	123.03'	N52°22'34"E

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C21	335.93'	800.00'	170.48'	24°03'39"	333.47'	N07°41'02"W
C22	325.25'	1200.00'	163.63'	15°31'47"	324.26'	S03°25'09"E
C23	393.28'	1200.00'	198.42'	18°46'40"	391.52'	S20°34'23"E
C24	332.95'	1200.00'	167.55'	15°53'50"	331.88'	N22°00'48"W
C25	118.62'	1200.00'	59.36'	5°39'49"	118.57'	S73°06'12"W
C26	148.89'	1200.00'	74.54'	7°06'32"	148.79'	S66°43'02"W
C27	372.99'	1200.00'	188.01'	17°48'32"	371.49'	N72°04'01"E
C28	143.30'	1800.00'	71.69'	4°33'41"	143.26'	S78°41'27"W
C29	303.12'	1800.00'	151.92'	9°38'55"	302.76'	S71°35'09"W
C30	108.51'	500.00'	54.47'	12°26'02"	108.29'	S25°55'50"E
C31	408.19'	1000.00'	206.98'	23°23'16"	405.37'	N20°27'13"W
C32	431.66'	1000.00'	219.25'	24°43'57"	428.32'	N03°36'24"E
C33	232.48'	1200.00'	116.60'	11°06'00"	232.11'	S10°25'22"W
C34	266.90'	1200.00'	134.00'	12°44'36"	266.35'	S01°29'59"E
C35	129.73'	1200.00'	64.93'	6°11'39"	129.67'	S10°58'04"E
C36	322.75'	1500.00'	162.00'	12°19'41"	322.12'	N72°55'32"E
C37	437.32'	1500.00'	220.22'	16°42'15"	435.77'	N87°26'30"E
C38	93.21'	533.00'	46.72'	10°01'11"	93.09'	S70°55'32"W
C39	78.63'	533.00'	39.39'	8°27'10"	78.56'	S61°41'21"W
C40	621.75'	3000.00'	311.99'	11°52'28"	620.63'	S89°51'23"W

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C41	259.94'	1200.00'	130.48'	12°24'41"	259.44'	N13°30'28"W
C42	233.29'	1200.00'	117.01'	11°08'19"	232.92'	N01°43'58"W
C43	253.44'	1200.00'	127.20'	12°06'04"	252.97'	N09°53'13"E
C44	55.41'	1200.00'	27.71'	2°38'44"	55.41'	N17°15'37"E
C45	683.78'	1200.00'	351.45'	32°38'52"	674.56'	S02°15'33"W
C46	77.77'	200.00'	39.38'	22°16'45"	77.28'	S02°55'31"E

**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  
DECEMBER, 2021**



DOCH 2022014343  
02/11/2022 12:00 PM Page: 4 of 4  
PLAT R: \$25.00 B: 20220 P: 0012 Linda Stover, Bernalillo County