

Tracts A Thru M – City Center

PR-2021-005628

Minor Amendment to Plat / Vacation of Easement(S)

MINOR AMENDMENT TO THE PLAT



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input checked="" type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Amendment to Final Plat

APPLICATION INFORMATION

Applicant/Owner: Steve B. Chavez (MDS Investments)		Phone: (505)681-9932
Address: 4020 Vassar Drive NE Suite H		Email: steve@sc3intl.com
City: Albuquerque	State: New Mexico	Zip: 87107
Professional/Agent (if any): Bohannon Huston, Inc. (Michael Balaskovits, PE)		Phone: (505)823-1000
Address: 7500 Jefferson St. NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tracts A thru M	Block: N/A	Unit: N/A
Subdivision/Addition: City Center	MRGCD Map No.:	UPC Code: 101505026528120101
Zone Atlas Page(s): R-16-Z, R-17-Z, & S-16-Z	Existing Zoning: PC	Proposed Zoning N/A
# of Existing Lots: 14	# of Proposed Lots:	Total Area of Site (Acres): 134.7249

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between: University Blvd	and: Stryker Rd SE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005628

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: May 2, 2023
Printed Name: Michael Balaskovits, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

 MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- 1) DHO Application form completed, signed, and dated
- 2) Form S2 with all the submittal items checked/marked
- 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- 4) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter of authorization from the property owner if application is submitted by an agent
- 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- 7) Original Preliminary Plat and/or Grading and Drainage Plan
- 8) Infrastructure List, if applicable
- 9) Interpreter Needed for Hearing? _____ if yes, indicate language: _____

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract 17, Bulk Land Plat Tracts 1 through 18 Artiste

Job Description: Tracts A thru M City Center (a Replat of Tract 17) PR-2021-005628

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

 1/31/2023
Hydrology Department Date


Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

 2/1/2023
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

 2/1/2023
ABCWUA Date

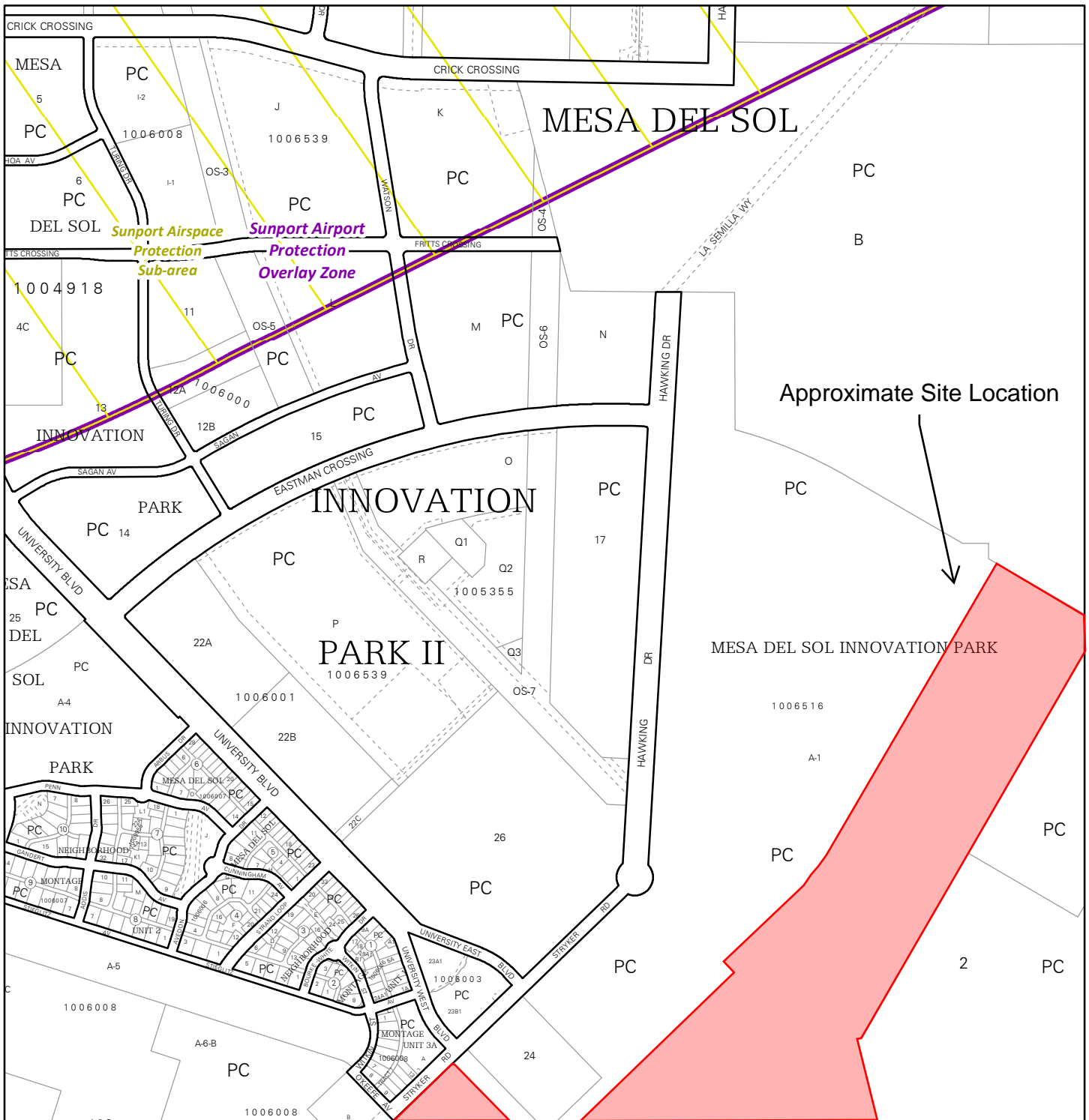
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

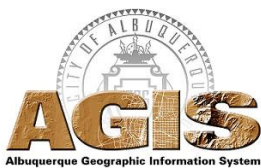
* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

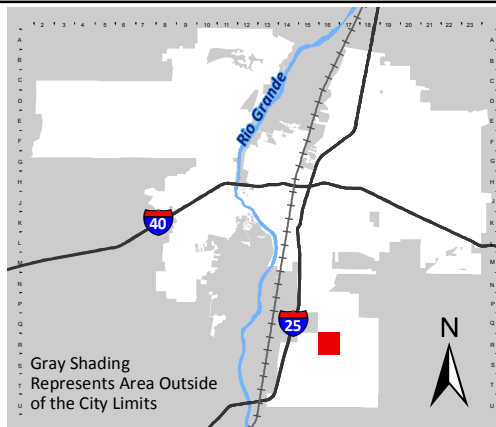


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

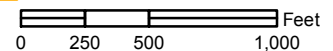


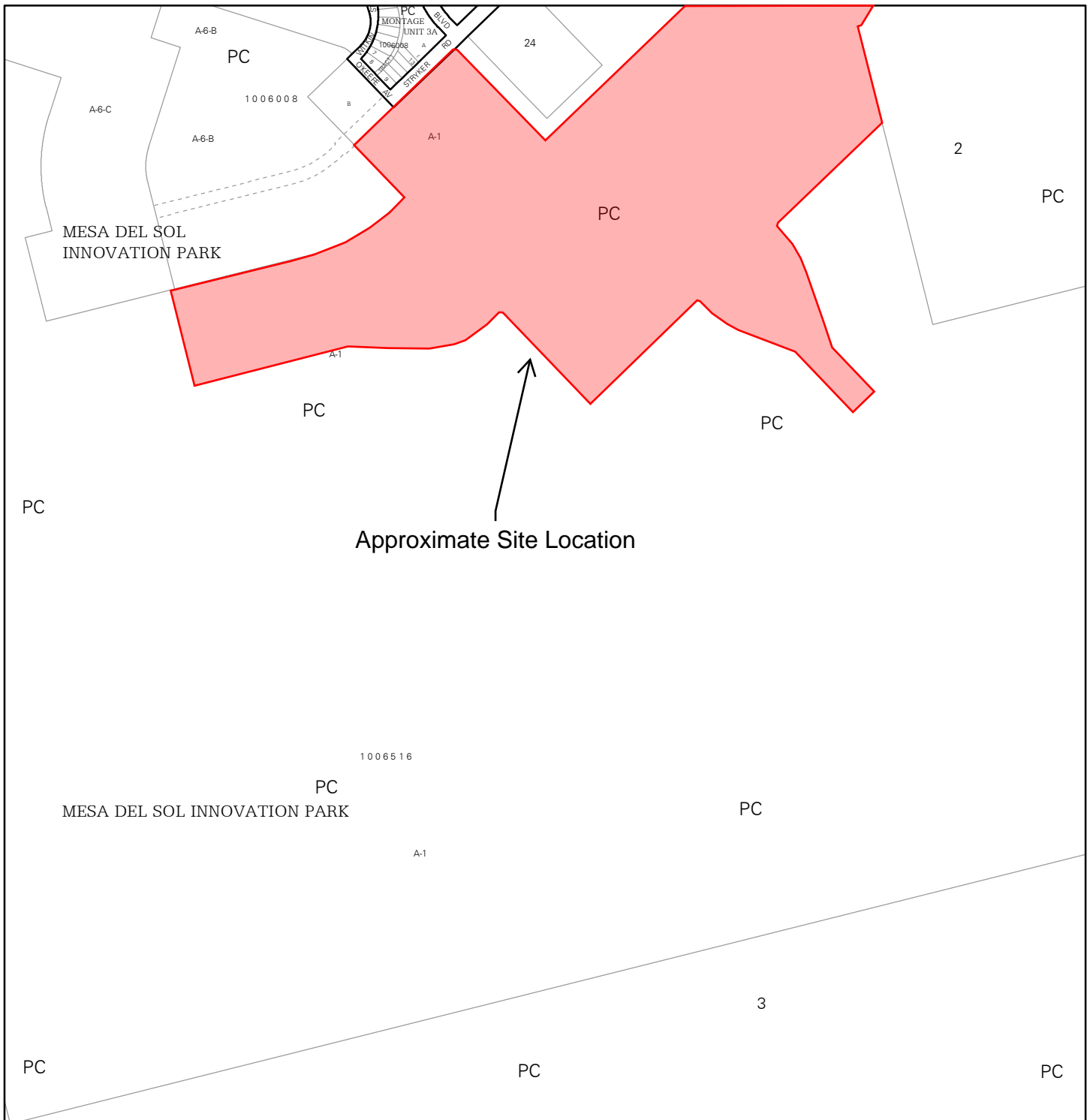
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





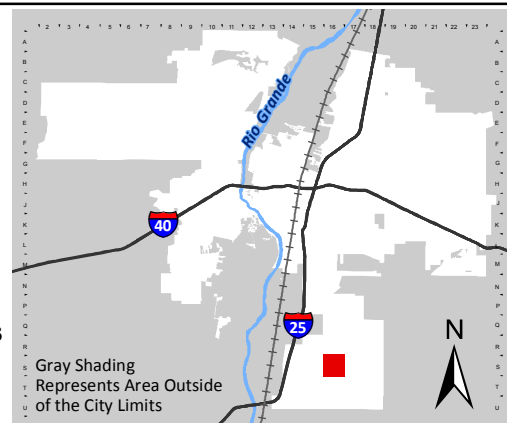
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

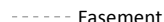









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
S-16-Z



Gray Shading Represents Area Outside of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

May 1, 2023

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Letter of Authorization – Tracts A Thru M (City Center) PR-2021-005628

Dear Development Hearing Officer:

MDS Investments, LLC hereby appoints Bohannan Huston Inc. (BHI) as agents to act on our behalf in the application process, for the site above, in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO and Bernalillo County.

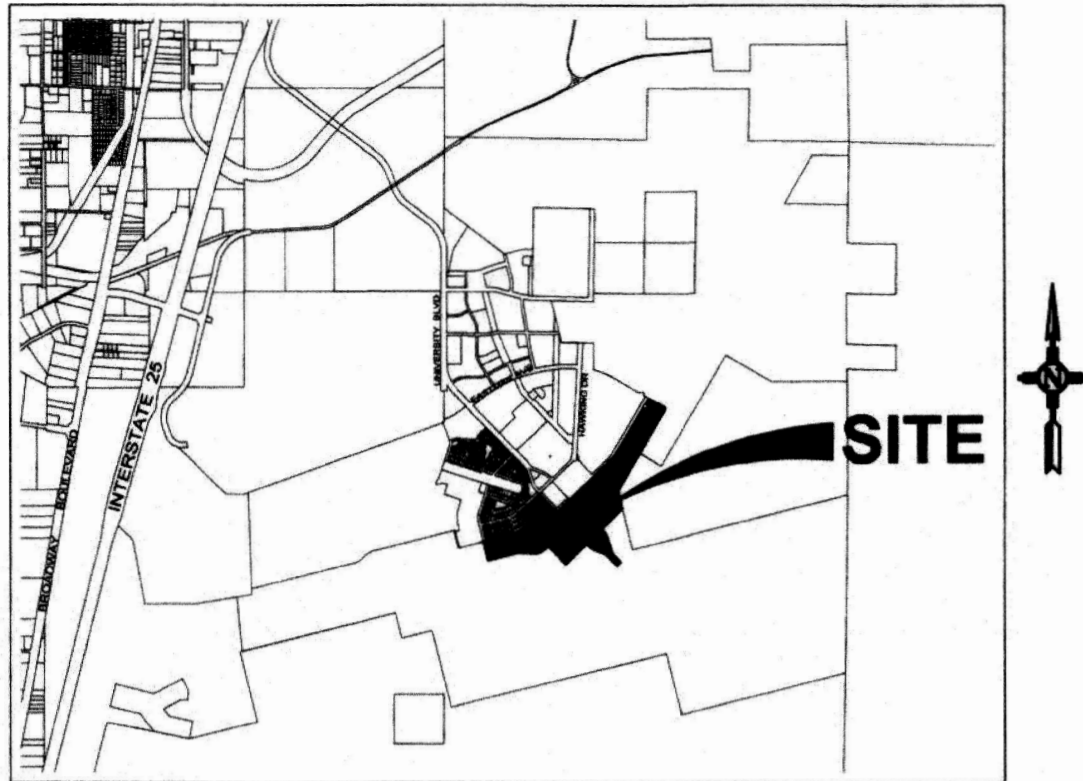
Sincerely,

A handwritten signature in blue ink, appearing to read "Steve B. Chavez", with a long horizontal flourish extending to the right.

Steve B. Chavez
President
MDS Investments, LLC

Proposed Amended Preliminary Plat

**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

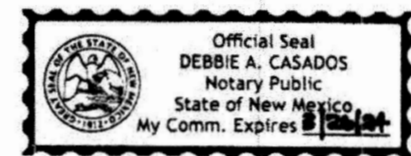
State of New Mexico)

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. Coladady*
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: _____

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
_____	_____
City Engineer/Hydrology	Date
_____	_____
Code Enforcement	Date
_____	_____
DRB Chairperson, Planning Department	Date

TAX CERTIFICATION

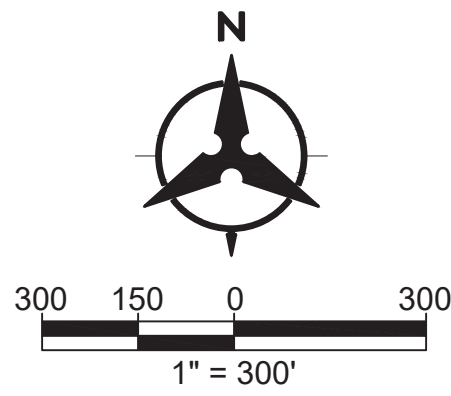
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

TRACT A-1-A-1-A: UPC #101505028528120101

PROPERTY OWNER OF RECORD: TRACT A-1-A-1-A: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

**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**



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

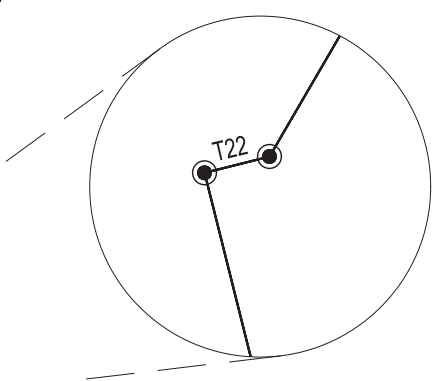
LEGEND

- 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:
- SEE SHEET 4 OF 4 FOR TANGENT AND CURVE TABLES.
 - 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. _____)</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. _____)</p> |
|--|---|



DETAIL "A"
SCALE: 1"=50'

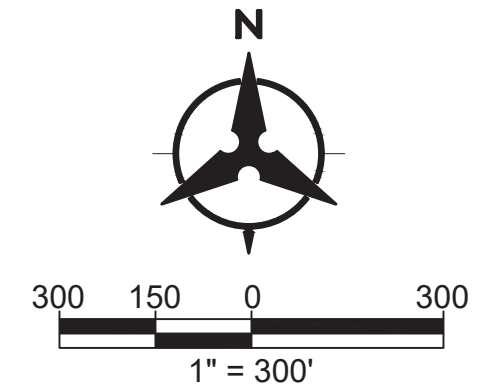
STATE OF NEW MEXICO
TRACT 2
FILED: JUNE 21, 2006
(BK. 2006C, PG. 195)

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

**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



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

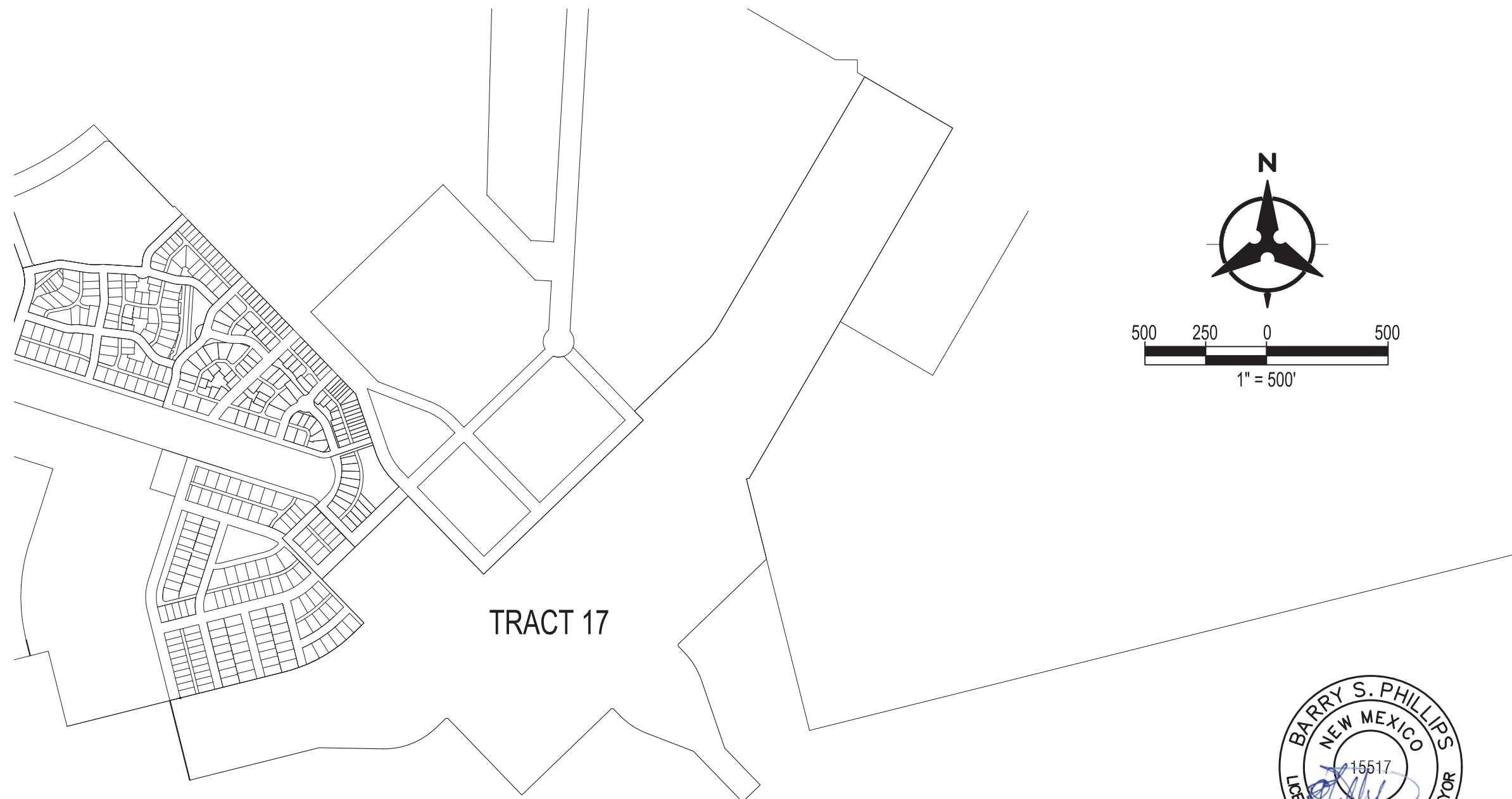
- PROPOSED EASEMENT KEY NOTES
- (P) PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



**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**

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'

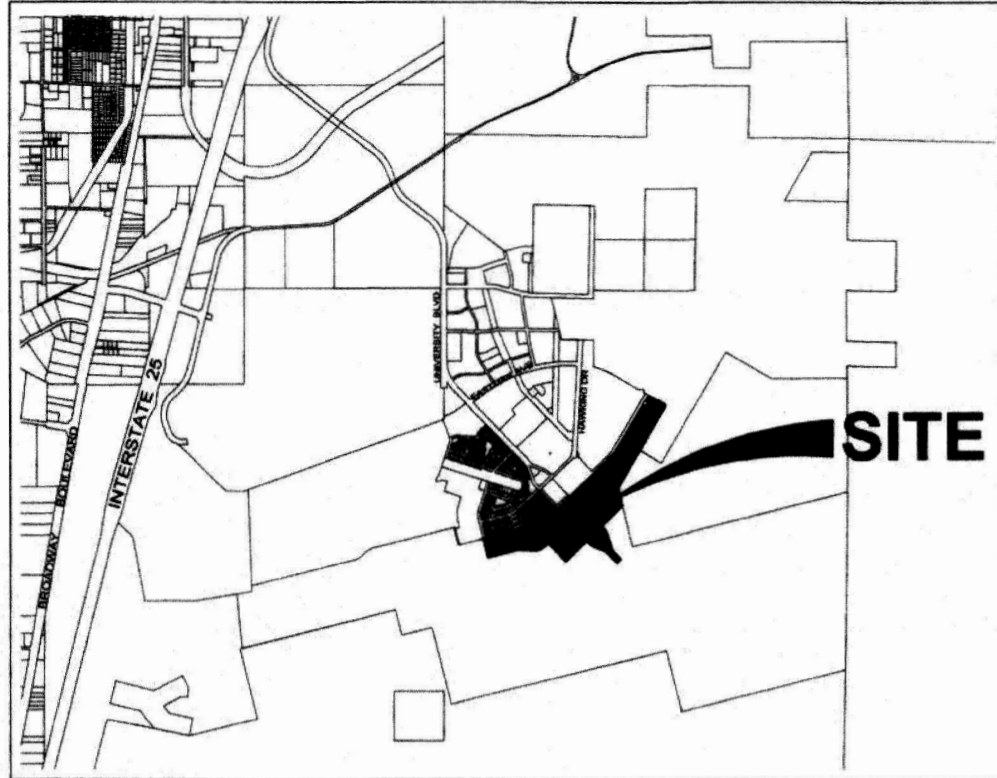
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	45.00'
T2	N43°57'36"W	370.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	136.00'
T5	S75°56'07"W	153.59'
T6	N14°03'53"W	270.00'
T7	N75°56'07"E	112.00'
T8	N46°02'24"E	66.38'
T9	N43°57'36"W	52.00'
T10	N43°57'36"W	52.00'
T11	DID NOT USE	
T12	S88°58'21"E	394.70'
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.

Original Preliminary Plat

**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

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

- 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.
- 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.
- 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.
- 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

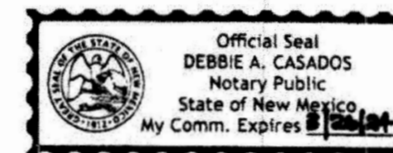
State of New Mexico)

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. Coladady*
Notary Public



NOTES

- Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
- 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.
- Distances are ground distances "US SURVEY FOOT".
- Plat bearings and distances are the same as shown on record plats referenced hereon.
- 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".
- 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".
- 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: _____

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
_____	_____
City Engineer/Hydrology	Date
_____	_____
Code Enforcement	Date
_____	_____
DRB Chairperson, Planning Department	Date

TAX CERTIFICATION

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

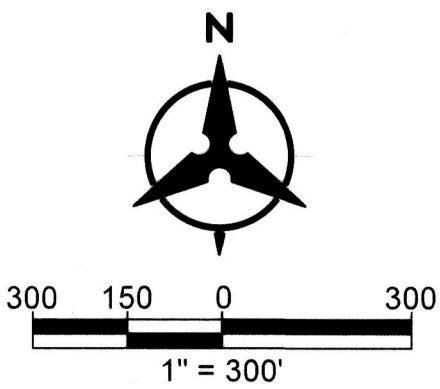
TRACT A-1-A-1-A: UPC #101505028528120101

PROPERTY OWNER OF RECORD: TRACT A-1-A-1-A: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

Bohannon & Huston
www.bhinc.com 800.877.5332

**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**



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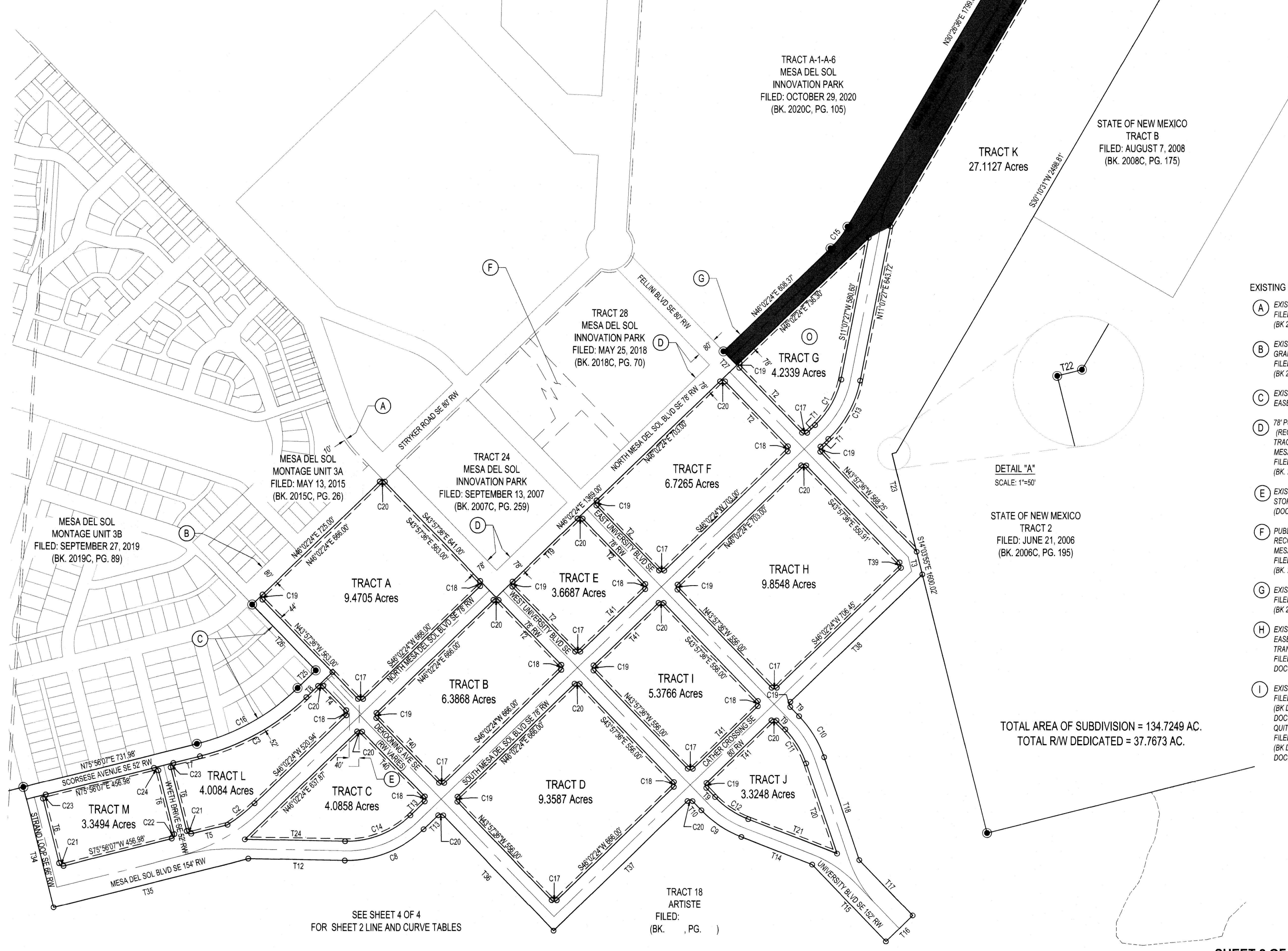
NOTE:
1. SEE SHEET 4 OF 4 FOR TANGENT AND CURVE TABLES.
2. SEE THIS SHEET FOR EASEMENT KEYED NOTES.

- EXISTING EASEMENT KEY NOTES**
- A** EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
 - B** EXISTING 80' PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JULY 11, 2011 (BK 2011C, PG 66)
 - C** EXISTING PUBLIC ROADWAY EASEMENT DOC. NO. 2015020311
 - 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)
 - E** EXISTING 40' PUBLIC STORM DRAIN EASEMENT (DOC NO. 20150223572)
 - 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)
 - G** EXISTING 78' PUBLIC DRAINAGE EASEMENT FILED: MAY 25, 2018 (BK 2018C, PG 70)
 - H** EXISTING 10' UNDERGROUND COMMUNICATION EASEMENT GRANTED TO MCIMETRO ACCESS TRANSMISSION SERVICES, LLC FILED: JULY 27, 2009 DOCUMENT NO. 2009084209
 - 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
 - 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
 - K** EXISTING 40' WIDE EASEMENT GRANTED TO WEST EMERALD PIPELINE CORP DATED: AUGUST 11, 1958 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE
 - L** EXISTING 30' PERMIT FOR RIGHT OF WAY AND EASEMENT FOR A PRIMARY DISTRIBUTION LINE GRANTED TO PNM DATED: APRIL 28, 1969
 - M** EXISTING 37' ABCWUA UTILITY EASEMENT FILED: APRIL 6, 2022 (DOC NO. 2022034114)
 - N** EXISTING PUBLIC ROADWAY EASEMENT GRANTED TO ABCWUA (WIDTH VARIES) FILED: JANUARY 31, 2022 DOCUMENT NO. 2022010128
 - O** TEMPORARY RETENTION POND EASEMENT FILED: JANUARY 25, 2022 DOCUMENT NO. 2022008148



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

TOTAL AREA OF SUBDIVISION = 134.7249 AC.
TOTAL R/W DEDICATED = 37.7673 AC.



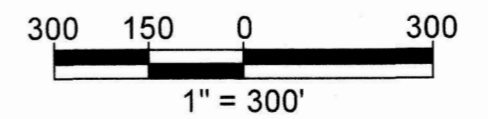
SEE SHEET 4 OF 4
FOR SHEET 2 LINE AND CURVE TABLES



Bohannon & Huston
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**TRACTS A THRU M
CITY CENTER
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CITY OF ALBUQUERQUE
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FEBRUARY, 2022**



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- NOTE:**
- SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES.
 - SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

RIGHT-OF-WAY CL TANGENT DATA

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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.



Bohannon & Huston
www.bhinc.com 800.877.5332

Current DRC Project No. _____

Date Submitted: _____
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____

Figure 12






INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
MESA DEL SOL CITY CENTER PLAT
A REPLAT OF TRACT 17 ARTISTE BULK LAND PLAT

DRB Project No. PR-2021-005628
 SD-2021-00214
 Infrastructure List Amendment 1: SD-2023-00068

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the IA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

IA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		32' F-F (151' RIGHT OF WAY - HALF STREET IMPROVEMENTS- TRACT K SIDE)	ARTERIAL PAVING, PCC CURB & GUTTER. 8' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS. (INCLUDING TEMPORARY TURNAROUND)	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST CORNER OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTHEAST OF TRACT G)	/	/	/
		28' F-EOP (78' RIGHT OF WAY HALF STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	WEST UNIVERSITY BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	NORTH MESA DEL SOL BLVD	WEST UNIVERSITY BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		39' F-F (154' RIGHT OF WAY HALF STREET IMPROVEMENTS - TRACT L & M SIDE)	ARTERIAL PAVING, PCC CURB & GUTTER. 10' MULTI-USE TRAIL.	MESA DEL SOL BLVD	EASTERN COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		48' F-F (80' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		40' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	EAST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		28' F-F (78' RIGHT OF WAY HALF STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	WEST UNIVERSITY BLVD	STRYKER ROAD	NORTH MESA DEL SOL BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	WEST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	/	/	/

		36' F-F and 39' F-F (152' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, 6' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS (INCLUDING TEMPORARY TURNAROUND)	UNIVERSITY BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		48' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	STRAND LOOP	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		28' F-F (52' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	WYETH DR	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		STREET LIGHTS	NEW STREET LIGHTS AND REQUIRED APPURTANCES PER LEVEL B AND DPM REQUIREMENTS (APPROX. 18 STREET LIGHTS)	AT ALL STREET INTERSECTION WITHOUT AN EXISTING LIGHT	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		ABCWUA IMPROVEMENTS							
		WATER/ NON-POTABLE/SEWER MASTER PLAN UPDATES TO WATER UTILITY AUTHORITY SPECIFICATIONS							
		PUBLIC WATERLINE IMPROVEMENTS (Refer to notes below regarding approved utility plan) ⚠							
		30" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		⚠ 10" DIA. 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		30" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		⚠ 10" DIA. 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		⚠ 10" DIA. 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		⚠ 8" DIA. 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	CATHER XING	FELLINI BLVD	EAST UNIVERSITY BLVD	/	/	/

		 8" DIA 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	CATHER XING	FELLINI BLVD	DEKOONING AVE	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	FELLINI BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	EAST UNIVERSITY BLVD	STRYKER RD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	WEST UNIVERSITY BLVD	STRYKER RD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		 8" DIA 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		 8" DIA 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATEHR XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		 8" DIA 12" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	STRAND LOOP	MESA DEL SOL BLVD	SCORSESE AVE	/	/	/
PUBLIC WATERLINE IMPROVEMENTS (DEFERRED INFRASTRUCTURE - NOT TO BE FINANCIALLY GURANTEED)									
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
PUBLIC NON-POTABLE WATERLINE IMPROVEMENTS (Refer to notes below regarding approved utility plan) 									
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	CATHER XING	FELLINI BLVD	DEKOONING AVE	/	/	/
		12" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		6" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	WEST UNIVERSITY BLVD	TRACT E	CATHER XING	/	/	/
		12" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	WEST UNIVERSITY BLVD	CATHER XING	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/

	16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
	16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	DEKOONING AVE	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	/	/	/
	16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	STRAND LOOP	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS (Refer to notes below regarding approved utility plan) ▲								
	18" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	MESA DEL SOL BLVD	LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT G)	/	/	/
	21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT	EAST UNIVERSITY BLVD	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT	TRACT 28	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	CATHER XING	FELLINI BLVD	DEKOONING AVE	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL	TRACT 28	TRACT A	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
	21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
	24" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF	/	/	/
	24" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
	24"-30" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FUTURE UNIVERSITY BLVD	SOUTHERN EDGE OF TRACT J	SOUTHERN LEVEL B BOUNDARY (NEW LIFT STATION PS#2)	/	/	/
	8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL	EAST UNIVERSITY BLVD	TRACT C	/	/	/
	MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MH'S AND CLEANOUTS	WEST UNIVERSITY BLVD	STRYKER ROAD	SOUTHERN EDGE OF TRACT J	/	/	/
	MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MH'S AND CLEANOUTS	FUTURE UNIVERSITY BLVD	SOUTHERN LEVEL B BOUNDARY (NEW LIFT STATION PS#2)	SOUTHERN EDGE OF TRACT J	/	/	/
	21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
	21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	DEKOONING AVE	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	/	/	/
	21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	STRAND LOOP	/	/	/
	NEW LIFT STATION	SANITARY REGIONAL LIFT STATION (PS#2 NOTED IN THE LEVEL B)	FUTURE ABCWUA EASEMENT	SOUTHERN EDGE OF LEVEL B BOUNDARY (TRACT 18)		/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS								
	24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLER (EAST OF TRACT G)	/	/	/
	24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT F	EASTERN MESA DEL SOL COUPLER (EAST OF TRACT G)	/	/	/
	24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT 28	FELLINI BLVD	/	/	/

		60"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	EASTERN MESA DEL SOL COUPLER (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT A	TRACT 24	/	/	/
		24"-48" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT B	TRACT E	/	/	/
		24"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	WEST UNIVERSITY BLVD	TRACT A	CATHER XING	/	/	/
		24"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		24"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN END OF TRACT J	/	/	/
		24"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	WEST UNIVERSITY BLVD	CATHER XING	SOUTHERN END OF TRACT J	/	/	/
		24"-72" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	DEKOONING AVE	NORTH MESA DEL SOL	CATHER XING	/	/	/
		24"-48" DIA.	RCP W/ NEC, MH'S, LATERALS & INLETS	MESA DEL SOL BLVD	STRAND LOOP	DEKOONING AVE	/	/	/
MISCELLANEOUS IMPROVEMENTS									
		REGIONAL RETENTION POND	REGIONAL RETENTION POND PER COA HYDRO FILE #R16DA3006AA - CONCEPTUAL GRADING AND DRAINAGE	TRACT K	EAST OF EASTERN MESA DEL SOL COUPLER		/	/	/
		REGIONAL RETENTION POND	REGIONAL RETENTION POND PER COA HYDRO FILE #R16DA3006AA - CONCEPTUAL GRADING AND DRAINAGE	TRACT N	EAST OF UNIVERSITY BLVD		/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS					
MICHAEL BALASKOVITS, PE		<i>J. Waffey</i>		May 18, 2022	<i>J. P. Pilon</i>		May 18, 2022
PREPARED BY: PRINT NAME		DRB CHAIR		DATE	CODE ENFORCEMENT		DATE
BOHANNAN HUSTON INC.		<i>Jeanne Wolfenbarger</i>		May 18, 2022	<i>Cheryl Sommerfeldt</i>		May 18, 2022
FIRM:		TRANSPORTATION DEVELOPMENT		DATE	PARKS & RECREATION		DATE
<i>Michael Balaskovits</i> 5/13/22		<i>Blaine Carter</i>		May 18, 2022	<i>Ernest Armijo</i>		May 18, 2022
SIGNATURE		ABCWUA		DATE	CITY ENGINEER		DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE			DATE

*Retention Ponds with side slopes stabilized with NativeSeeding with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP2.2.14.b)

⚠ The diameters for the proposed public waterlines, sanitary sewer and reuse lines will need to be confirmed based on an approved, updated Utility Plan for Water Authority infrastructure required to serve this area. The Utility Plan will determine the required alignments and sizes for associated corridors and will be used for inclusion in the design plans.

DESIGN REVIEW COMMITTEE REVISIONS						
REVISION	DATE	DRB CHAIR	USER DEPARTMENT			AGENT/OWNER
⚠	3-29-2023					Michael Balaskovits

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT FACILITATION TEAM APPROVALS

Michael Balaskovits, PE
NAME (print)

Bohannon Huston Inc.
FIRM

[Signature] 04/05/2023
SIGNATURE - date

Jay Rodenbeck Apr 5, 2023
PLANNING - date

Ernest Armijo Apr 5, 2023
TRANSPORTATION DEVELOPMENT - date

[Signature] Apr 7, 2023
UTILITY DEVELOPMENT - date

Shahab Bizar Apr 6, 2023
CITY ENGINEER - date

[Signature] Apr 5, 2023
PARKS & RECREATION - date

AMAFCA - date

[Signature] Apr 5, 2023
CODE ENFORCEMENT - date

[Signature] Apr 6, 2023
HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

VACATION OF EASEMENT(S) – PUBLIC/PRIVATE



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST
Vacation of Public Easement - ABCWUA
Vacation of Private Easement - SLO

APPLICATION INFORMATION		
Applicant/Owner: Steve B. Chavez (MDS Investments)		Phone: (505)681-9932
Address: 4020 Vassar Drive NE Suite H		Email: steve@sc3intl.com
City: Albuquerque	State: New Mexico	Zip: 87107
Professional/Agent (if any): Bohannon Huston, Inc. (Michael Balaskovits, PE)		Phone: (505)823-1000
Address: 7500 Jefferson St. NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts A thru M	Block: N/A	Unit: N/A
Subdivision/Addition: City Center	MRGCD Map No.:	UPC Code: 101505026528120101
Zone Atlas Page(s): R-16-Z, R-17-Z, & S-16-Z	Existing Zoning: PC	Proposed Zoning N/A
# of Existing Lots: 14	# of Proposed Lots:	Total Area of Site (Acres): 134.7249

LOCATION OF PROPERTY BY STREETS	
Site Address/Street:	Between: University Blvd and: Stryker Rd SE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2021-005628

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: May 1, 2023
Printed Name: Michael Balaskovits, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

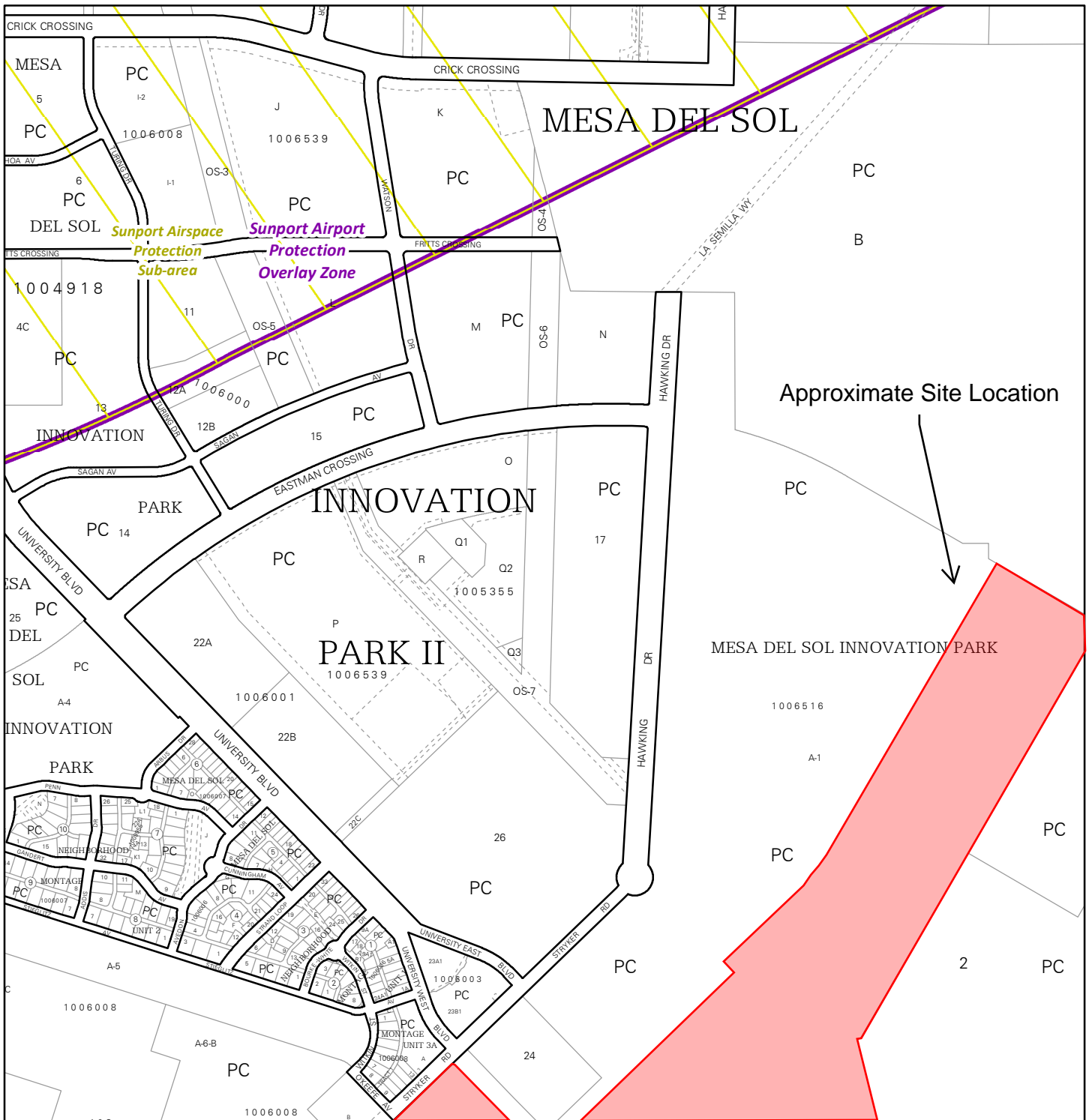
- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
- ___ Office of Neighborhood Coordination notice inquiry response
- ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

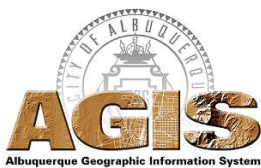
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- X 1) DHO Application form completed, signed, and dated
- X 2) Form V with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Copy of the complete document which created the easement(s)
- X 5) Drawing showing the easement or right-of-way to be vacated (As shown in Exhibit 1)
- X 6) List number to be vacated two easements to be vacated (Doc No. 2002091310 and Doc No. 2008020973)
- X 7) Letter of authorization from the property owner if application is submitted by an agent
- X 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- X 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- N/A 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

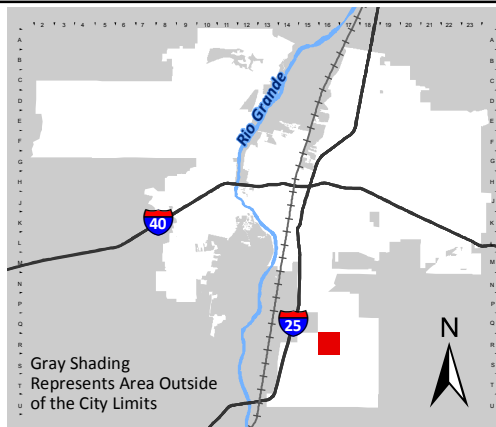


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

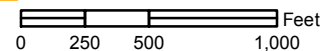


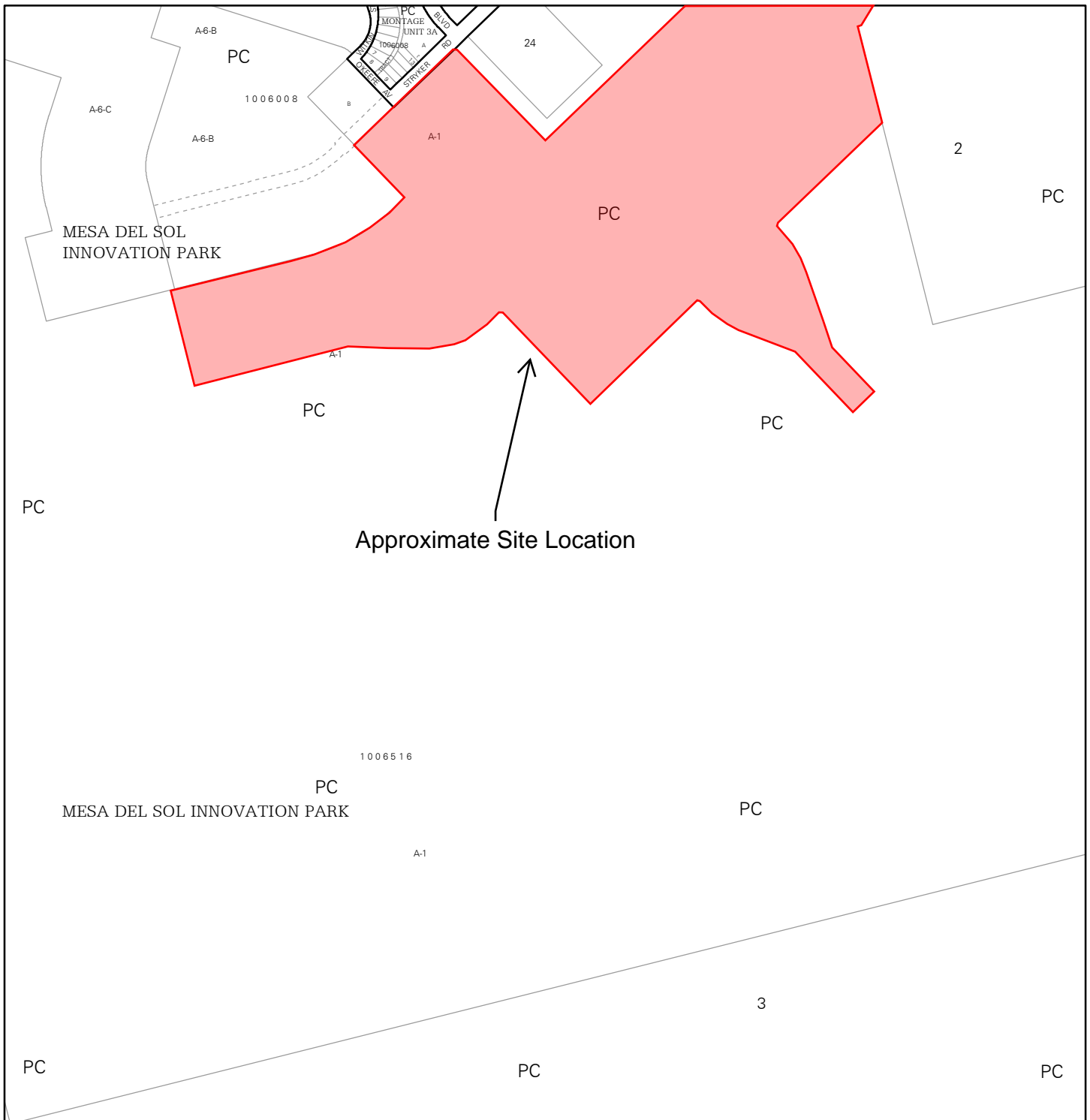
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

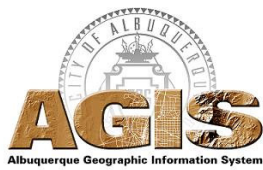
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



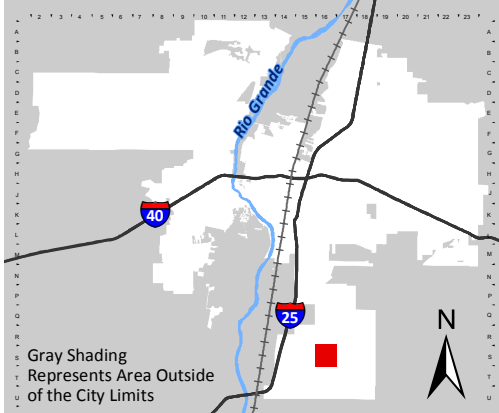


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

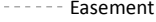









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



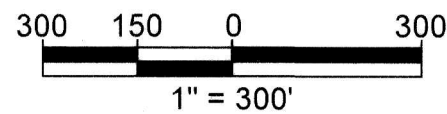
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
S-16-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**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



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:
- SEE SHEET 4 OF 4 FOR TANGENT AND CURVE TABLES.
 - SEE THIS SHEET FOR EASEMENT KEYED NOTES.

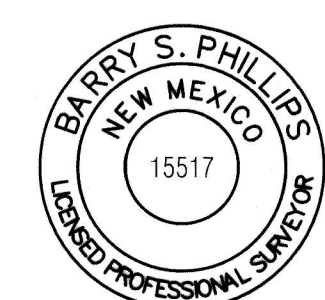
EXISTING EASEMENT KEY NOTES

- A** EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 13, 2007
(BK 2007C, PG 259)
 - B** EXISTING 80' PUBLIC ROADWAY EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE
FILED: JULY 11, 2011
(BK 2011C, PG 66)
 - C** EXISTING PUBLIC ROADWAY
EASEMENT DOC. NO. 2015020311
 - 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)
 - E** EXISTING 40' PUBLIC
STORM DRAIN EASEMENT
(DOC NO. 20150203572)
 - 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)
 - G** EXISTING 78' PUBLIC DRAINAGE EASEMENT
FILED: MAY 25, 2018
(BK 2018C, PG 70)
 - H** EXISTING 10' UNDERGROUND COMMUNICATION
EASEMENT GRANTED TO MCMETRO ACCESS
TRANSMISSION SERVICES, LLC
FILED: JULY 27, 2009
DOCUMENT NO. 2009084209
 - 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
 - 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
 - K** EXISTING 40' WIDE EASEMENT
GRANTED TO WEST EMERALD PIPELINE CORP
DATED: AUGUST 11, 1958
NOT OF PUBLIC RECORD
PROVIDED BY STATE LAND OFFICE
 - L** EXISTING 30' PERMIT FOR
RIGHT OF WAY AND EASEMENT
FOR A PRIMARY DISTRIBUTION LINE
GRANTED TO PNM
DATED: APRIL 28, 1969
 - M** EXISTING 37' ABCWUA UTILITY EASEMENT
FILED: APRIL 6, 2022
(DOC NO. 2022034114)
 - 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 Number _____)
- **Existing "SLO Land" easement
Recorded 06/21/2006 Doc No.
2002091310 released for Parcels A
thru M with the filing of this plat.



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

TOTAL AREA OF SUBDIVISION = 134.7249 AC.
TOTAL R/W DEDICATED = 37.7673 AC.



T:\nu_22-Sep-2022-10:35am_Plot.dwg: RIGAUINA
P:\20220326\SURVEY02_OFFICE06_PLAT\MDS City Center\20220326_MDS_City_Center_Plat.dwg

**PARTIAL RELEASE OF AND
AMENDMENT TO EASEMENT AGREEMENT**

THIS PARTIAL RELEASE OF AND AMENDMENT TO EASEMENT AGREEMENT ("**Agreement**") is made as of the 25th day of February 08 by MESA DEL SOL, LLC, a New Mexico limited liability company ("**Mesa**"), MDELS, LLC, a New Mexico limited liability company ("**MDELS**"), FOREST CITY COVINGTON, NM, LLC, a New Mexico limited liability company ("**FCC**"), the NEW MEXICO COMMISSIONER OF PUBLIC LANDS, (the "**Commissioner**"), the UNIVERSITY OF NEW MEXICO, a constitutionally created institution of the State of New Mexico ("**UNM**"), PACIFICA MESA STUDIOS, LLC, a California limited liability company ("**Pacifica**"), and the CITY OF ALBUQUERQUE, a New Mexico municipal corporation (the "**City**"). Mesa, MDELS, FCC, the Commissioner, UNM and Pacifica are collectively referred to herein as the "**Owners**").

RECITALS:

A. The parties to this Agreement are all of the present Owners or long term lessees of the property (the "**Mesa del Sol Property**") encumbered with that certain Easement Agreement recorded in the Bernalillo County, New Mexico real estate records on June 21, 2006 in Book A119, Page 1052 (the "**Easement Agreement**").

B. The Easement Agreement was entered into by and among all of the then owners of the Mesa del Sol Property as a condition of the City's approval of a bulk land plat of the Mesa del Sol Property to ensure that all of the subdivided parcels would have access to the public street system and therefore the City was expressly made a third party beneficiary of the Easement Agreement.

C. Certain of the parcels within the Mesa del Sol Property have been developed and/or platted in a manner that their access to the public street system is assured, and there is and will be no need to use these parcels for access to serve other parcels. Consequently these parcels can be released from the Easement Agreement.

D. As an increasing number of parcels within the Mesa del Sol Property are conveyed to third parties it will become extremely cumbersome to release additional parcels from the Easement Agreement, so the parties desire to simplify the manner in which parcels can be released from the Easement Agreement.

NOW THEREFORE, the parties agree as follows:

1. Recitals. The Recitals are incorporated herein, unless otherwise defined herein, capitalized terms contained herein shall have the meanings as ascribed to them in the Easement Agreement.

2. Partial Release. The parcels described in Exhibit A are released from the terms of the Easement Agreement, which is hereby terminated with respect to such

Doc# 2008020973

02/26/2008 10:44 AM Page: 1 of 12
PREL R:\$31.00 M. Toulouse, Bernalillo County




parcels. No Easements have been designated or granted over such parcels and no Easements may be designated or granted over such parcels pursuant to the Easement Agreement, except as shown on filed subdivision plats.

3. Future Releases. The Owners agree that the City shall have the authority to release future parcels from the terms of the Easement Agreement through the City vacation process without the necessity of notice to, or joinder of, any of the Owners of the Mesa del Sol Property, provided that the City shall have first satisfied itself that all existing or presently envisioned subdivision parcels at the time of any such release have access to the public street system.

4. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and said counterparts shall constitute but one and the same instrument which may sufficiently be evidenced by one counterpart.

Executed as of the day and year first set out above.

Pacifica Mesa Studios, LLC, a
California limited liability company

By: 
Its: W. H. A. A. A.

Mesa Del Sol, LLC, a
New Mexico limited liability company

By: ~~FC Covington Manager, LLC, a
New Mexico limited liability company, Member~~

By: ~~FC Mesa, Inc., a New Mexico
corporation, Member~~

By: ~~Michael D. Daly, President~~

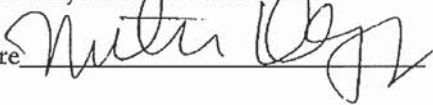
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On Feb. 11, 2008 before me, Mitra Karimi-Paydar, Notary Public, personally appeared Harold A. Katerzky, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



SEAL



parcels. No Easements have been designated or granted over such parcels and no Easements may be designated or granted over such parcels pursuant to the Easement Agreement, except as shown on filed subdivision plats.

3. Future Releases. The Owners agree that the City shall have the authority to release future parcels from the terms of the Easement Agreement through the City vacation process without the necessity of notice to, or joinder of, any of the Owners of the Mesa del Sol Property, provided that the City shall have first satisfied itself that all existing or presently envisioned subdivision parcels at the time of any such release have access to the public street system.

Executed as of the day and year first set out above.

~~Pacifica Mesa Studios, LLC, a
California limited liability company~~

~~By: _____
Its: _____~~

~~Mesa Del Sol, LLC, a
New Mexico limited liability company~~

By: FC Covington Manager, LLC, a
New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico
corporation, Member

By: 
Michael D. Daly, President

Forest City Covington NM, LLC, a
New Mexico limited liability company,

By: FC Covington Manager, LLC, a
New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico
Corporation, Member

By: 
Michael D. Daly, President

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on the 8 day of Feb., 2008, by Michael D. Daly, President of FC Mesa, Inc., a New Mexico corporation, Member of FC Covington Manager, LLC, a New Mexico limited liability company, Member of Forest City Covington NM, LLC, a New Mexico limited liability company.

Debra J Gleason
Notary Public

My Commission Expires: 6-6-10



STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on the 8 day of Feb., 2008, by Michael D. Daly, President of FC Mesa, Inc., as Member of FC Covington Mdels Manager, LLC, Managing Member of Mdels, LLC, a New Mexico limited liability company.

Debra J Gleason
Notary Public

My Commission Expires: 6/6/10



STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2008, by _____, _____ of Pacifica Mesa Studios, LLC, a California limited liability company.

Notary Public

My Commission Expires: _____

Forest City Covington NM, LLC, a
New Mexico limited liability company,

By: FC Covington Manager, LLC, a
New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico
Corporation, Member

By: _____
Michael D. Daly, President

MDELS, LLC, a New Mexico limited liability company

By: _____
Michael D. Daly, President

The University of New Mexico, a
Constitutionally created institution
of the State of New Mexico

By: *David W. Davis*
Its: _____

The New Mexico Commissioner of Public Lands

By: _____
Its: _____

The City of Albuquerque, a
New Mexico municipal corporation

By: _____
Its: _____

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2008, by _____ of Pacifica Mesa Studios, LLC, a California limited liability company.

Notary Public

My Commission Expires: _____

STATE OF NEW MEXICO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2008, by _____ of The New Mexico Commissioner of Public Lands.

Notary Public

My Commission Expires: _____

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on the 20 day of February, 2008, by Dario Harris, EVP Administration of the University of New Mexico, a constitutionally created institution of the State of New Mexico.

[Signature]
Notary Public

My Commission Expires: Dec. 20, 2011

Forest City Covington NM, LLC, a
New Mexico limited liability company,

By: FC Covington Manager, LLC, a
New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico
Corporation, Member

By: _____
Michael D. Daly, President

MDELS, LLC, a New Mexico limited liability company

By: _____
Michael D. Daly, President

The University of New Mexico, a
Constitutionally created institution
of the State of New Mexico

By: _____
Its: _____

REVIEWED AND APPROVED:
BY STATE LAND OFFICE
GENERAL COUNSEL

By: *S.D. Hughes*
Print Name: S.D. Hughes
2/21/08

The New Mexico Commissioner of Public Lands

By: *Patricia H. Lyne*
Its: _____

The City of Albuquerque, a
New Mexico municipal corporation

By: _____
Its: _____

Forest City Covington NM, LLC, a
New Mexico limited liability company,

By: FC Covington Manager, LLC, a
New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico
Corporation, Member

By: _____
Michael D. Daly, President

MDELS, LLC, a New Mexico limited liability company

By: _____
Michael D. Daly, President

The University of New Mexico, a
Constitutionally created institution
of the State of New Mexico

By: _____
Its: _____

REVIEWED AND APPROVED:
BY STATE LAND OFFICE
GENERAL COUNSEL

The New Mexico Commissioner of Public Lands

By: _____
Its: _____

By: _____
Print Name: _____

The City of Albuquerque, a
New Mexico municipal corporation

By: [Signature]
Its: City Engineer

[Signature]
[Signature]
2-25-08

Exhibit A

Tract 4-C, Mesa del Sol, as the same is shown and designated on the Plat of Mesa del Sol, Tracts 4-A, 4-B and 4-C, recorded in the Bernalillo County, New Mexico real estate records on June 22, 2006, in Book 2006-C, Page 197

Tracts 1 through 26, Bulk Land Plat for Mesa del Sol Innovation Park, as the same are shown and designated on the plat thereof, recorded in the Bernalillo County, New Mexico real estate records on September 13, 2007, in Book 2007-C, Page 259

H:\forestcity\Leases\Fidelity Investments\Partial Release and Amendment to Easement Agrmt.doc\2/7/2008 3:19 PM

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of the 21st day of June, 2006, by the State of New Mexico, acting by and through its Commissioner of Public Lands ("SLO"), joined by Forest City Covington, NM, L.L.C., a New Mexico limited liability company ("FCC"), and the University of New Mexico, a constitutionally created institution of the State of New Mexico ("UNM"). The SLO and UNM are sometimes jointly referred to herein as the Grantors.

RECITALS:

A. SLO is the owner in fee simple, in trust, of all of the land (the "SLO Land") except for the UNM Land, as hereinafter defined, as shown and described on the unrecorded Mesa del Sol Bulk Plat, a copy of which is attached hereto as **Exhibit "A"** (the "Plat");

B. The Plat creates fifteen (15) parcels of property (the "Parcels");

C. FCC is the lessee of all of the SLO Land except for Tracts 11, 12, 13 and 15 shown on the Plat (the "FCC Lease Land"), pursuant to the First Amended and Restated Business Ground Lease entered into by and between FCC and the SLO dated September 4, 2002, as amended by the First Amendment to First Amended and Restated Business Ground Lease dated February 25, 2003 (the "FCC Lease");

D. UNM is the owner of the portion of the Property shown on the Plat described on **Exhibit "B"** (the "UNM Land"). The SLO Land and the UNM Land are jointly referred to herein as the Grantors' Land;

E. Third parties are the owners of the five (5) 40 acre parcels identified on the Plat as Patent #3948, Patent #3944, Patent #3957, Patent #3943 and Patent #3972 and shown as NOT PART OF THIS PLAT (the "Out-Parcels");

F. The Grantors have made application to the City of Albuquerque (the "City") for approval of the Plat, which approval requires that each of the Parcels and the Out-Parcels have legal access to the public street system and utility easements providing for access to public and private utilities ("Utilities") located, or to be located, in or adjacent to, the public street system;

G. Once created by the Plat, Parcels 4, 6, 7, 8, 9, 10, 12, and 13 will have access to the public street system and to Utilities (the "Accessed Parcels") and Parcels 1, 2, 3, 5, 11, 12, 14 and 15 and the Out-Parcels will not have access to the public street system nor the Utilities (the "Non-Accessed Parcels");

H. Immediately upon the filing of the Plat, as a result of certain conveyances which are conditioned upon the filing of the Plat, the SLO will own Parcels 1, 3, 10, 11,

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12, 13, 14 and 15 (the "SLO Parcels"), UNM will own Parcels 2 and 5 (the "UNM Parcels") and FCC will own Parcels 4, 6, 7, 8 and 9 (the "FCC Parcels");

I. It is premature to locate and dedicate public street rights-of-way and utility easements until the Parcels are further developed, however to satisfy the City's requirement for approval of the Plat the Grantors agree to grant the Easements defined herein pursuant to the terms hereof.

NOW, THEREFORE, for good and valuable consideration the Grantors agree as follows:

1. Grants of Easements. The Grantors grant to the owners of the Non-Accessed Parcels easements for ingress and egress and for the installation, maintenance, and operation of Utilities over, under and across the Grantor's Land (the "Easements") subject to the following terms:

1.1. The Easements shall be "floating", that is they are not currently located, but will be located pursuant to the terms hereof.

1.2. Upon further subdivision of each of the Parcels (the "Specific Parcels"), public rights-of-way shall be dedicated exclusively to the City within the Specific Parcels which will locate specific rights-of-way eventually providing access to all of the Non-Accessed Parcels at which time this floating easement shall terminate to the extent that it encumbers any of the Specific Parcels, or portions thereof, which have had rights-of-way dedicated through them, subject to the determination of the City that additional fixed easements are not required across the Specific Parcels to serve other Parcels. The termination of the floating easement shall be noted on the plat which dedicates the specific rights-of-way.

1.3. In the event that the owner of any of the Non-Accessed Parcels (the "Developing Owner") desires to develop or put its parcel to use, prior to rights-of-way having been dedicated from the public street system to the Developing Owner's parcel (the "Developing Parcel"), the Developing Owner shall give written notice to the owner(s) (the "Crossed Owner") of the Grantors' Parcel(s) (the "Crossed Parcel") located between the Developing Parcel and the public street system (the "Access Notice"). The Crossed Owner shall have sixty (60) days following the Access Notice to dedicate a reasonably non-circuitous right-of-way from the public road system to the Developing Parcel which right-of-way shall be of a width and location acceptable to the City (the "Fixed ROW"). The Crossed Owner shall have no obligation to improve the Fixed ROW with roadway or utility improvements. Upon dedication of the Fixed ROW, the floating easement shall terminate to the extent that it encumbers the Crossed Parcel(s) through which the Fixed ROW has been dedicated subject to the determination by the City that additional fixed easements are not required to serve other Parcels. In the event that the Crossed Owner has not dedicated the Fixed ROW within the sixty (60) day period the Developing Owner shall have the right to locate the Fixed ROW across the Crossed Parcel(s) having a width and location acceptable to the City.



The Fixed ROW, whether its alignment is fixed by the Crossed Owner or by the Developing Owner, shall be fixed in a location reasonably consistent with any adopted City plans for the Parcels. The dedication of the fixed right-of-way shall be by plat or by a grant of easement in the form as attached as **Exhibit "C"**. Following the location of the Fixed ROW the owner of the Crossed Parcel(s) encumbered with the Fixed ROW shall have the right to relocate the Fixed ROW so long as: (a) the Crossed Owner bears all expense associated with such relocation, including removal of then existing improvements to the Fixed ROW and construction of replacement improvements of at least a comparable quality, (b) the relocated Fixed ROW enters and leaves the Crossed Parcel(s) in the same locations as it did prior to relocation, (c) there is at all times uninterrupted access to the Parcel(s) served by the Fixed ROW, and (d) the relocated ROW is of a width and location acceptable to the City and is reasonably consistent with any adopted City plans for the Parcels. In the event that the Fixed ROW is relocated the Easement in the location of the original Fixed ROW shall automatically terminate, subject to the City's subdivision ordinance requirements.

1.4. This Easement includes the right to enter upon the Grantors' Parcel(s) following establishment of the Fixed ROW at any time that it may become reasonably necessary to construct, maintain and repair the Fixed ROW, together with the right to remove trees, brush, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said rights-of-way.

1.5. Grantors reserve the right to authorize or grant rights-of-way or other easements to third parties, which may be parallel to, cross over or bisect the Fixed ROWs.

1.6. In clearing the Fixed ROWs, the Developing Owner agrees to dispose of brush and other debris so as not to interfere with the movement of livestock of State agriculture lessees or the FCC Lease, and so as not to obstruct or interfere with any development of the SLO adjacent lands.

1.7. FCC shall have the right to dedicate to the City the Fixed ROWs, to the extent permitted by the FCC Lease.

1.8. The Developing Owner hereby agrees to carefully avoid destruction or injury to any improvements or livestock lawfully upon the Parcels, to close all gates immediately upon passing through same, and to pay promptly the reasonable and just damages for any injury or destruction arising from construction or maintenance of these Easements.

1.9. The rights granted herein are subject to valid existing rights.

1.10. SLO reserves the right to execute leases of the Parcels for oil and gas, coal, and minerals of whatsoever kind and for geothermal resources development and operation, the right to sell or dispose of same and the right to grant rights-of-way and easements related to such leasing.

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1.11. In all matter affecting the Parcels or operations thereon, the beneficiaries of the Easements (the "Grantees"), their employees, agents and contractors shall, at their own expense, fully comply with all laws, regulations, rules, ordinances, and requirements of any governmental authority or agency, which may be enacted or promulgated, including, but not limited to, requirements or enactment's pertaining to conservation, sanitation, aesthetics, pollution, cultural properties, fire, or ecology, including those provisions of the New Mexico Cultural Properties Act, §§18-6-1 through 17, NMSA 1978, that attach criminal penalties to the appropriation, excavation, injury or destruction of any site or object of historical, archaeological, architectural, or scientific value located on state lands. In addition, Grantees, their employees, agents and contractors must comply with the provisions of the Pipeline Safety Act, §§ 70-3-11 through 20, NMSA 1978, and rules enacted pursuant to the Act, and agree to provide the Public Regulation Commission access to records of compliance.

1.12. Each Grantee, agrees to save and hold harmless, defend and indemnify the State of New Mexico, the Commissioner of Public Lands, and his agents or employees, in their official and individual capacities, of and from any and all liability, claims, losses, or damages arising out of or alleged to arise out of or indirectly arising from the negligence or wrongful intentional acts of their employees, agents, or contractors hereunder.

1.13. Each Grantee agrees to preserve and protect the natural environmental conditions of the land encompassed in this Easement, and to take those reclamation or corrective actions that are accepted soil and water conservation practices and that are deemed necessary by the SLO to protect the land from pollution, erosion, or other environmental degradation.

1.14. Each Grantee agrees to reclaim by grading, leveling, or terracing all areas disturbed by the construction or maintenance of the rights-of-way or operations thereon and to landscape such areas at its own cost and expense. Landscaping shall include the planting of native grasses, shrubs, or other vegetation so as to return disturbed areas to their natural state and prevent water and wind erosion.

1.15. These Easements shall become effective upon its execution by Grantors and filing in the Bernalillo County, New Mexico real estate records.

2. FCC Consent. FCC, as lessee of the FCC Lease Property pursuant to the FCC lease, consents to the terms of this Easement.

3. Expenses. Under no circumstances shall the terms of this Agreement obligate the State of New Mexico or the New Mexico Commissioner of Public Lands to construct any roadway or utility to improvements or to encumber its property except as expressly set out herein. In the event that pursuant to applicable law the Grantor is obligated to receive compensation for any rights-of-way granted pursuant to the terms



hereof, it shall be the obligation of the owner of the Non-Accessed Parcel requiring such right-of-way to pay such compensation.

4. Appurtenant. All rights and obligations contained in this Agreement shall run with, be appurtenant to, benefit and burden the Parcels described herein.

5. Subject to. This Agreement is subject to all matters of record and subject to the lease entered into by and between the SLO and the U.S. Department of Energy dated November 1, 2001.

6. Third Party Beneficiary. It is the intent of the parties that the City is a third party beneficiary of this Agreement. This Agreement may not be amended without the consent of the City.

7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By: _____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: David W. Harris
David W. Harris, Acting President
University of New Mexico



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Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By: 
Michael Daly, Chief Operating Officer

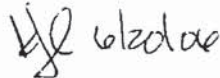
THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

APPROVED:


City Engineer

6-20-06
Date





Mary Herrera

Bern. Co.

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STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before on June 15th, 2006,
by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New
Mexico limited liability company.


Notary Public

My Commission Expires:
5/4/08

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on _____,
2006, by David W. Harris, Acting President, University of New Mexico , on behalf of The
Regents of the University of New Mexico.

Notary Public

My Commission Expires:


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May 1, 2023

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Letter of Authorization – Tracts A Thru M (City Center) PR-2021-005628

Dear Development Hearing Officer:

MDS Investments, LLC hereby appoints Bohannan Huston Inc. (BHI) as agents to act on our behalf in the application process, for the site above, in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO and Bernalillo County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve B. Chavez", with a long horizontal flourish extending to the right.

Steve B. Chavez
President
MDS Investments, LLC

May 2, 2023

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Submittal Letter to support vacation of 2 easements associated with Tracts A Thru M City Center (Being a replat of Tract 17 of Artiste) (PR-2021-005628)

Dear Development Hearing Officer,

Bohannon Huston Inc. (BHI) is submitting a vacation request for two easements. (1) Vacation of a Public Easement (ABCWUA) along Mesa del Sol Blvd which will be dedicated Right of Way as a result of this platting effort and (2) Vacation/release of a Private Easement (SLO and UNM Access) as Right of Way is being dedicated providing access to the Non-Accessed Parcels as described in the original recorded blanket easement document. As noted, these vacations are both a result of new Right of Way being dedicated and they comply with Section 14-16-6-6 (M), specifically subsection (M)(3), as the public welfare does not require that these easements be retained and there is a net benefit to the public welfare as there is new dedicated Right of Way being granted with the filing of this plat over the top of these vacated/released easements.

As a result of this submittal we are also amending our previously approved Preliminary/Final Plat to include the documentation of these vacation actions.

We are submitting these vacations packages and the amendment to the preliminary plat to be heard on the next DHO hearing scheduled for 5/10/2023.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

April 19th, 2023

DFT - CASES FOR REVIEW AND COMMENT

Comments due – April 18th @ 5:00 pm

PR-2022-006825

PS-2023-00068 – SKETCH PLAT

REQUEST: LOT CONSOLIDATION: 4 LOTS TO 2 LOTS, GRANT 10' PUE, VACATE EXISTING 6' AND 8' DITCH EASEMENT, VACATE EXISTING 5' TEMPORARY CONSTRUCTION EASEMENT

LOCATION: 424 MONTANO RD NW, 5514 & 5565 4TH ST NW

PR-2018-001184

PS-2023-00067 – SKETCH PLAT

REQUEST: REVIEW OF SITE PLAN CONSISTING OF 4 SUBDIVIDED LOTS

LOCATION: CARMEL BETWEEN VENTURA NE AND HOLBROOKE NE

PR-2023-008487

PS-2023-00069 – SKETCH PLAT

REQUEST: CREATE 2 LOTS

LOCATION: 301 EDITH & 416 SILVER

PR-2019-003030

PS-2023-00072 – SKETCH PLAT

REQUEST: LOT CONSOLIDATION: 8 LOTS TO 1 NEW LOT

LOCATION: 5827 4TH ST between MONTANO AND OSUNA

PR-2021-005628

PS-2023-00073 – SKETCH PLAT

REQUEST: PARTIAL RELEASE OF BLANKET EASEMENT, VACATION OF ABCWUA PUBLIC EASEMENT

LOCATION: BETWEEN UNIVERSITY BLVD AND STRYKER RD SE

PR-2023-008250

SI-2023-00376 – SITE PLAN DFT (2ND SUBMITTAL)

LOCATION: BETWEEN VENICE AVE NE and I-25

PR-2023-008423 (*Comments due – April 25th but are appreciated ASAP*)

SI-2023-00606 – SITE PLAN DFT (2ND SUBMITTAL)

LOCATION: 4821 PAN AMERICAN FWY