

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index No.: R16
3. Gross Subdivision Acreage: 41.350 Acres
4. Total Number of Tracts Created: 2 Tracts
5. Date of Survey: July, 2021
6. Plat is located within the projected Section 22, T 9 N, R 3 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC

PURPOSE OF PLAT

The purpose of this Replat is to combine Tracts 22-A, 22-B, 22-C and Tract P, into 2 Tracts as the same are shown and designated in Mesa Del Sol Innovation Park (A Replat of Tract 22 Mesa Del Sol Innovation Park), as Doc No. 2008044090 filed April 18, 2008, in Book 2008C, Page 0092 and Tract P as the same are shown and designated in TR P Bulk Land Plat for Mesa Del Sol Innovation Park II (A Replat of Trs 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, Mesa Del Sol and Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3 and OS-8, Mesa Del Sol Innovation Park) as Doc No. 2008089615 filed August 7, 2008, in plat Book 2008C, page 175.

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

Tract P of the Bulk Land Plat for Mesa Del Sol Innovation Park II, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 7, 2008 in Book 2008C, page 175 as Document No 2008089615 and Tracts 22-A, 22-B and 22-C of the Plat Mesa Del Sol Innovation Park (A replat of Tract 22 Mesa Del Sol Innovation Park) as the same is shown and designated on the plat thereof, filed April 4, 2008 in Book 2008C, Page 0092 as Document No. 2008044090.

Tract contains 41.350 acres more or less.

DOCH 2021145439

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PLAT R \$25.00 B: 2021C P: 0145 Linda Stover, Bernalillo County

BULK LAND VARIANCE NOTE N/A

Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico. Said owner(s) hereby grant and vacate all Easements as may be shown on this plat and dedication of Right Of Way to the City of Albuquerque in fee simple as shown hereon.

Netflix Studios, LLC Date 7-15-21

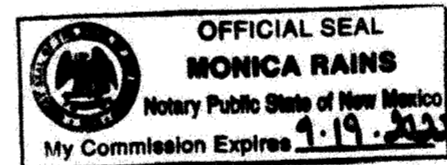
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 15 day of July 2021

by NETFLIX STUDIOS, LLC

My Commission Expires: 7-19-2022 [Signature]
Notary Public



NOTES

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C055H, revised August 16, 2012.
2. Date of Survey: July, 2021.
3. 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.
4. Distances are ground distances "US SURVEY FOOT".
5. Record Bearings and distances are the same as shown on plats referenced hereon.
6. 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".
7. All corners created with this plat will be monumented with a #6 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

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.

[Signature] Date: 7-15-2021
Barry S. Phillips SURVEY STAMP DATE
New Mexico Professional Surveyor 15517



REPLAT
TRACT P-1 AND TRACT P-2
BEING A REPLAT OF
TRACT 22-A, 22-B AND 22-C AND TRACT P
MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22 MESA DEL SOL INNOVATION PARK) TRACT P BULK LAND PLAT MESA DEL SOL INNOVATION PARK II (A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3, & 4-A-4 MESA DEL SOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21)
SECTION 22
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2021

PROJECT NUMBER: PR-2021-005629

Application Number: SD-2021-00214

PLAT APPROVAL
Utility Approvals:

| Utility/Company | Date |
|---|--|
| PNM Electric Services <u>[Signature]</u> Pamela Stone New Mexico Gas Company <u>Abdul A. Bhuigan</u> Century Link <u>[Signature]</u> Comcast <u>[Signature]</u> | 12/09/2021 11/18/2021 11/18/21 |
| City Approvals: <u>[Signature]</u> City Surveyor <u>Jeanne Wolfenbarger</u> Traffic Engineering, Transportation Division <u>Blaine Carter</u> ABCWJA <u>[Signature]</u> Parks and Recreation Department <u>Nick Friedt</u> AMAFCA <u>Ernest Armijo</u> City Engineer/Hydrology <u>Robert Webb</u> Code Enforcement <u>[Signature]</u> DRB Chairperson, Planning Department | 9/9/2021 Dec 10, 2021 Dec 13, 2021 Dec 10, 2021 11/22/2021 Dec 10, 2021 Dec 10, 2021 Dec 14, 2021 |

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

JURISDICTIONAL AFFIDAVIT

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

[Signature]
Barry S. Phillips
New Mexico Professional Surveyor 15517

Bohannon & Huston
www.bhinc.com 800.877.5332

2021C-145

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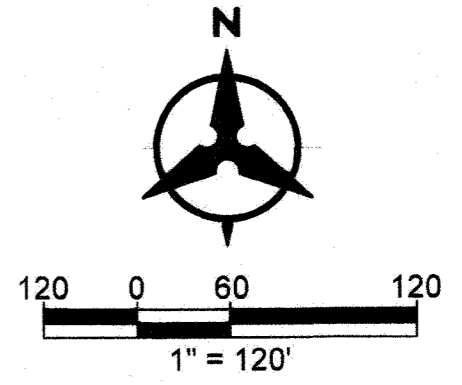
ALBUQUERQUE GEODETIC REFERENCE STATION "3_Q16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1,457,045.094 USft E = 1,533,498.782 USft
 GROUND TO GRID FACTOR = 0.999663002
 DELTA ALPHA = -00°12'17.33"
 NAVD 1988 ELEVATION = 5310.39 USft

N12°15'07"E 3691.51'
 (BASIS OF BEARING)

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 PLAT R: \$25.00 B: 2021C P: 0145 Linda Stover, Bernalillo County

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

REPLAT
TRACT P-1 AND TRACT P-2
 BEING A REPLAT OF
 TRACT 22-A, 22-B AND 22-C AND TRACT P
 MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22
 MESA DEL SOL INNOVATION PARK) TRACT P BULK LAND PLAT
 MESA DEL SOL INNOVATION PARK II (A REPLAT OF TRS 1, 12,
 15, 4-A-2, 4-A-3, & 4-A-4 MESA DEL SOL & TRS 2-A, 2-B, 3, 4, 7,
 8, 9, 10, 16, 18, 19, 20, 21)
 SECTION 22
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2021



LEGEND

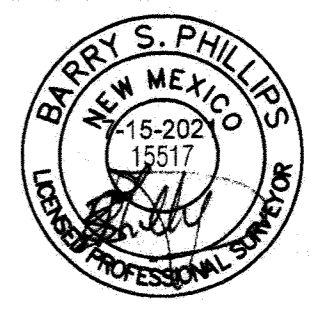
- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/ PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE

CURVE DATA

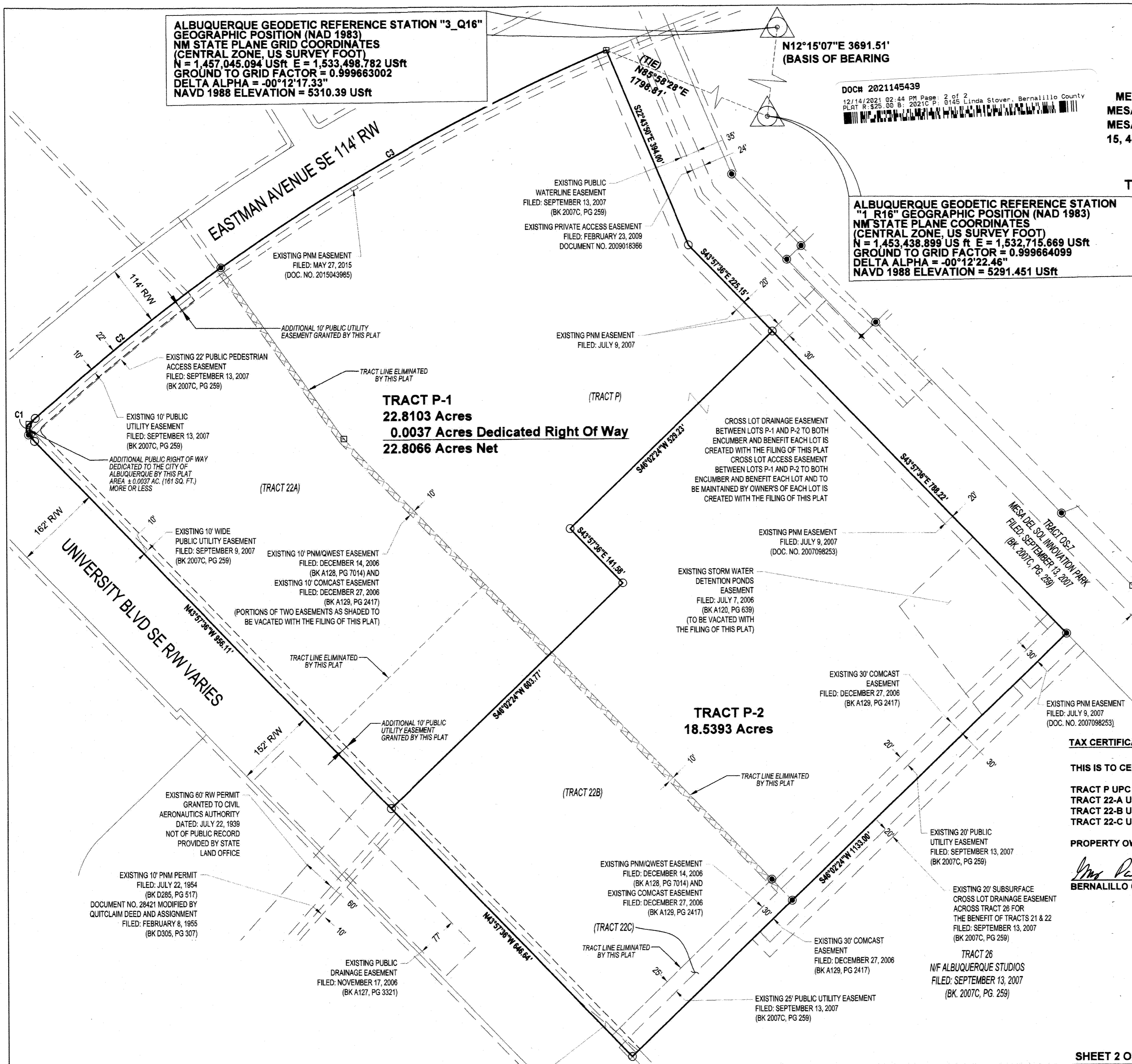
| ID | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BRG |
|----|-----------|---------|---------|----------|---------|-------------|
| C1 | 91°40'08" | 30.89' | 48.00' | 30.00' | 43.04' | N01°52'28"E |
| C2 | 6°51'37" | 224.07' | 447.60' | 3738.32' | 447.33' | N51°08'20"E |
| C3 | 12°42'02" | 416.03' | 828.66' | 3738.32' | 826.96' | N60°55'09"E |

TAX CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
 TRACT P UPC #: 101605118521930303
 TRACT 22-A UPC #: 101605111421330201
 TRACT 22-B UPC #: 101605116816030202
 TRACT 22-C UPC #: 101605119812930203

PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
Mr. Phill 12/14/21
 BERNALILLO COUNTY TREASURER'S OFFICE DATE



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2021C-145

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