

ZONE ATLAS R-15-Z & S-15-Z
N.T.S.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST d/b/a CENTURYLINK QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT A-1-A-2, MONTAGE 5 UPC #101505049550310201

BERNALILLO COUNTY TREASURERS OFFICE:

BY: George Stone DATE: 11-18-24

MONUMENTS

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (⊙) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 7482".

EASEMENT (RECIPROCAL ACCESS, DRAINAGE AND UTILITY)

NON-EXCLUSIVE PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE GRANTED BY THIS PLAT. OVER AND UPON, ALLEY PARCELS; BULTMAN ALLEY, CASSATT ALLEY, DOWNING ALLEY, ESTES ALLEY, GATCH ALLEY, FERBER ALLEY, HOMER ALLEY, JAFFEE ALLEY & KATZEN ALLEY FOR THE BENEFIT OF RESIDENCES, CITY AND UTILITY PROVIDERS. BLOCK 2 LOTS 1-20, BLOCK 3 LOTS 1-42, BLOCK 6 LOTS 1-22 & BLOCK 7 LOTS 1-30 GRANTED BY THIS PLAT. EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF SAID LOTS, PARCELS.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983. NO BEARINGS AND DISTANCES HAVE CHANGED FROM THE RECORDED FINAL PLAT OF MESA DEL SOL INNOVATION PARK AS FILED DECEMBER 22, 2021 IN BOOK 2021C, PAGE 0153.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 365.00).
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEETS 2 - 6 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- THE PROJECT GROUND TO GRID FACTOR: 1.000335812732

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT A-1-A-2 INTO ONE HUNDRED SIXTY-SEVEN (167) SINGLE FAMILY RESIDENTIAL LOTS, ONE (1) TRACT, TWENTY-ONE (21) PARCELS AND SIX (6) ALLEY PARCELS. PARCELS 'A' THROUGH 'W' ARE LANDSCAPE AREAS AND/OR PARKS AND/OR OPEN SPACE. PARCEL 'AA' THROUGH PARCEL 'FF' WILL BE PRIVATE ALLEYS. TRACT A WILL BE RIGHT-OF-WAY DEDICATION.

FREE CONSENT AND DEDICATION

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Chris Pacheco 9/6/2024
CHRIS PACHECO, CEO DATE
TITAN MONTAGE 5, LLC

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 6, 2024
BY CHRIS PACHECO, CEO OF TITAN MONTAGE 5, LLC ON BEHALF OF SAID COMPANY.

BY: E. A. Gonzalez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/19/2024

UTILITY 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.

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer 8/29/24
Kim C. Stelzer, N.M.P.L.S. NO. 7482 DATE



**FINAL PLAT OF
MONTAGE UNIT 5
TRACT A-1-A-2
OF
MESA DEL SOL
INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2024
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LEGAL DESCRIPTION

CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 21 AND 22, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-1-A-2 BULK LAND OF MESA DEL SOL INNOVATION PARK.
PLAT FILED: DECEMBER 31, 2019 IN PLAT BOOK 2019C, PAGE 146 AS DOCUMENT NO. 2019111900.

CONTAINING 31.8578 ACRES MORE OR LESS.

PROJECT NO. PR-2021-005745
APPLICATION NO. SD-2024-00141
DHO APPROVAL: OCTOBER 9, 2024

PLAT APPROVALS

UTILITY APPROVALS:

<u>R. H. [Signature]</u>	<u>09/09/2024</u>
PNM ELECTRIC SERVICES	DATE
<u>J. H. [Signature]</u>	<u>9/9/2024</u>
NEW MEXICO GAS COMPANY	DATE
<u>Abdul A. Bhuujan</u>	<u>09/09/2024</u>
CENTURYLINK	DATE
<u>Mike Montua</u>	<u>09/09/2024</u>
COMCAST	DATE

CITY APPROVALS:

<u>Loren N. Risenhoover, P.S.</u>	<u>8/30/2024</u>
CITY SURVEYOR	DATE
<u>NA</u>	
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<u>NA</u>	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>Ernest Armijo</u>	<u>11/11/24</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	<u>11/13/24</u>
A.B.C.W.U.A.	DATE
<u>Hannah Aulick</u>	<u>11/12/24</u>
<small>Hannah Aulick (Nov 12, 2024 06:24 MST)</small>	
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>9/9/2024</u>
AM/FCA	DATE
<u>Heqie Chen</u>	<u>11/11/24</u>
HYDROLOGY	DATE
<u>[Signature]</u>	<u>11/12/24</u>
CODE ENFORCEMENT	DATE
<u>[Signature]</u>	<u>11/11/24</u>
PLANNING DEPARTMENT	DATE
<u>Shahab Biagar</u>	<u>11/15/24</u>
CITY ENGINEER	DATE

DOCR 2024082572

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PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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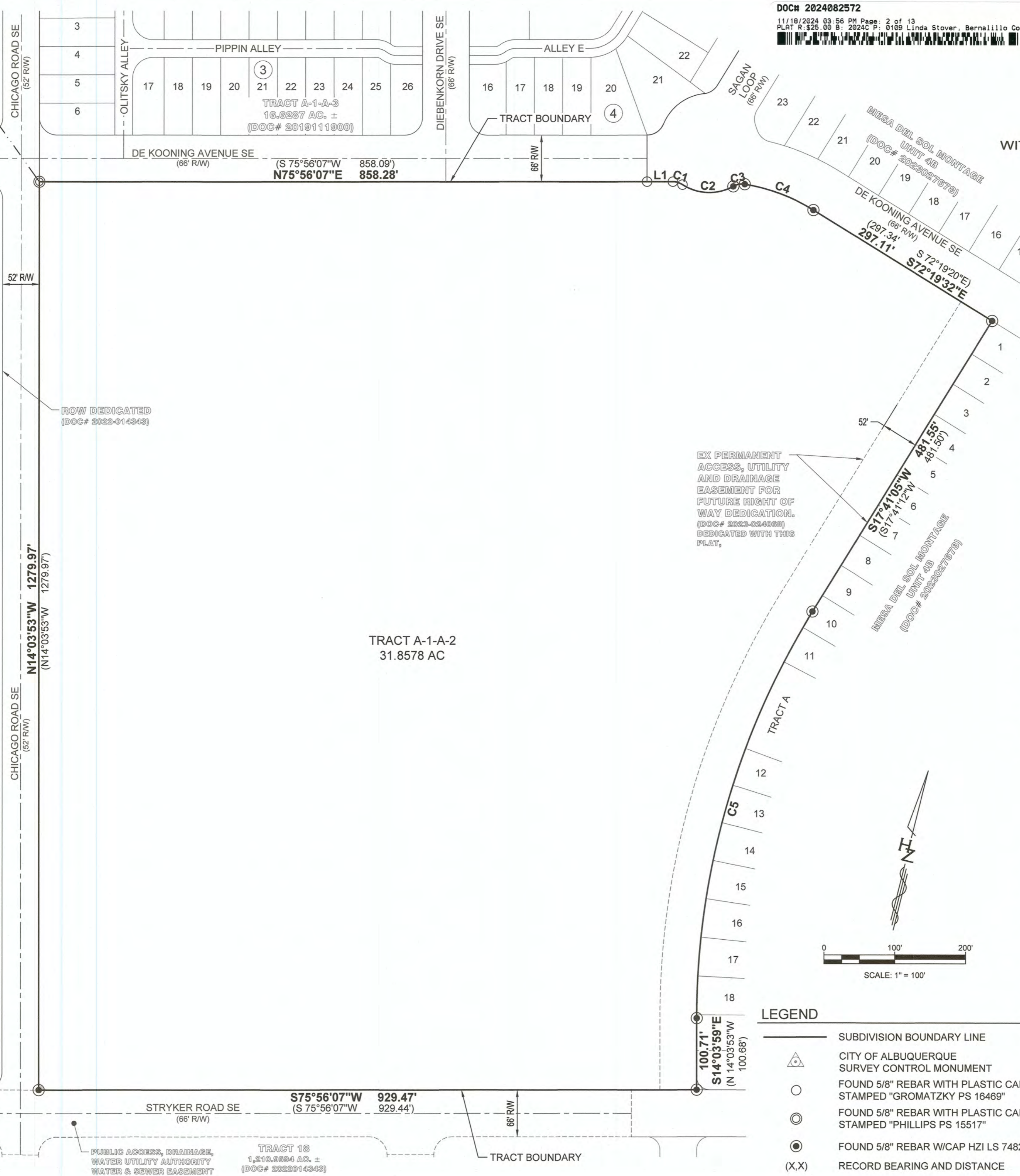
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 PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 2 of 13

"3-R15, 2006"
 N.M. STATE PLANE COORDINATES
 N=1,452,945.288 (U.S. SURVEY FEET)
 E=1,524,958.785 (U.S. SURVEY FEET)
 CENTRAL ZONE NAD 1983
 MAPPING ANGLE = -00°13'15.89"
 GRID TO GROUND = 0.999665170
 ELEV. = 5310.916 (U.S. SURVEY FEET)
 (NAVD 1988)

"4-R15, 2006"
 N.M. STATE PLANE COORDINATES
 N=1,451,193.721 (U.S. SURVEY FEET)
 E=1,526,090.858 (U.S. SURVEY FEET)
 CENTRAL ZONE NAD 1983
 MAPPING ANGLE = -00°13'07.94"
 GRID TO GROUND = 0.999664595
 ELEV. = 5316.68 (U.S. SURVEY FEET)
 (NAVD 1988)



DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARD PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF THE MAINTENANCE WITHIN (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED.
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ON STREET PARKING.

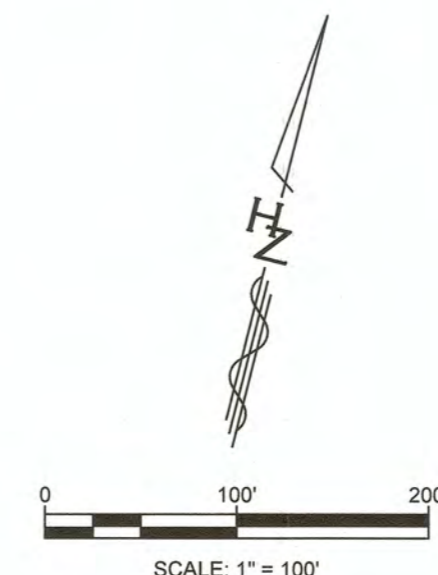
SOLAR COLLECTION NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

FLOOD ZONE INFORMATIONAL NOTE

FLOOD INSURANCE RATE MAP NUMBER 3500160555H
 MAP DATED 8/16/2012
 PROPERTY LIES WITHIN FLOOD ZONE 'X'

EX PERMANENT ACCESS, UTILITY AND DRAINAGE EASEMENT FOR FUTURE RIGHT OF WAY DEDICATION. (DOC# 2023-034006) DEDICATED WITH THIS PLAT,



LEGEND

- SUBDIVISION BOUNDARY LINE
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
- FOUND 5/8" REBAR W/CAP HZI LS 7482
- RECORD BEARING AND DISTANCE



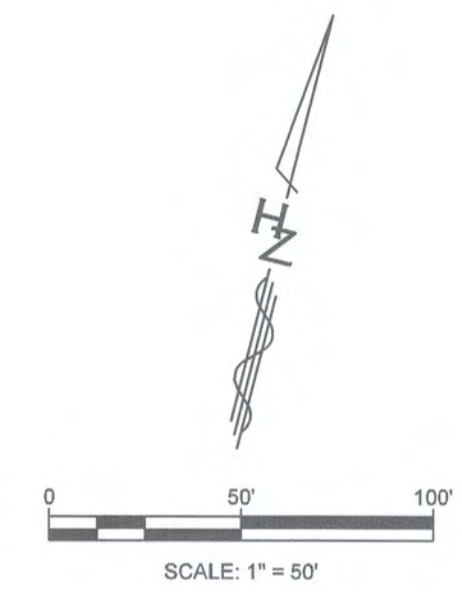
HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 3 of 13

MONTAGE 5 ALLEY PROPERTY CORNER NOTE

SET MAG NAIL IN CURB&GUTTER 1-FOOT FROM
 PROPERTY CORNER ALL LOCATIONS.



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW PARCEL PROPERTY LINE
- NEW LOT LINE
- EXIST RIGHT OF WAY LINE
- - - NEW (P.A.E.) PUBLIC ACCESS EASEMENT
- - - NEW (P.D.E.) PUBLIC DRAINAGE EASEMENT
- STREET CENTERLINE MONUMENTATION
- R/W LINE
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
- FOUND 5/8" REBAR WITH CAP HZI LS 7482

ABBREVIATIONS

- P.A.E - PUBLIC ACCESS EASEMENT
- P.D.E - PUBLIC DRAINAGE EASEMENT
- P.U.E - PUBLIC UTILITY EASEMENT
- P.N.M - PUBLIC SERVICE COMPANY OF NEW MEXICO
- RAD - RADIAL BEARING
- AC - ACRES
- R/W - RIGHT-OF-WAY
- P.L. - PROPERTY LINE



8/29/24
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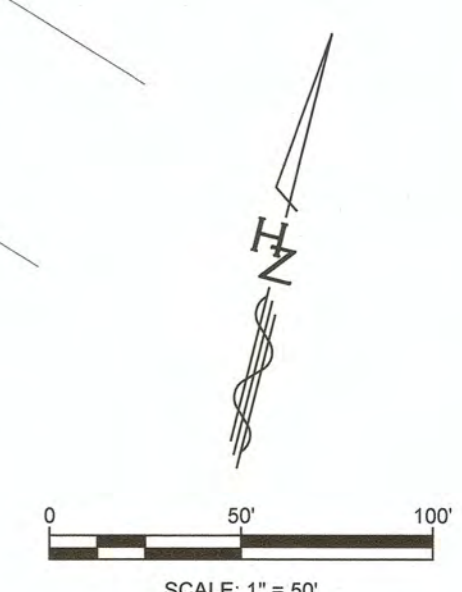


SEE SHEET 5

SEE SHEET 4

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 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 4 of 13



LEGEND

- SUBDIVISION BOUNDARY LINE
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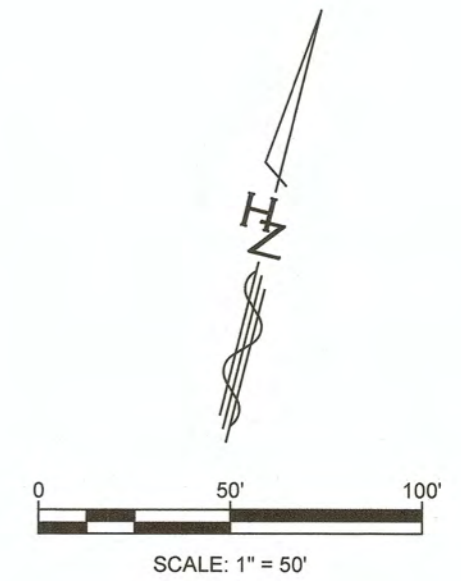
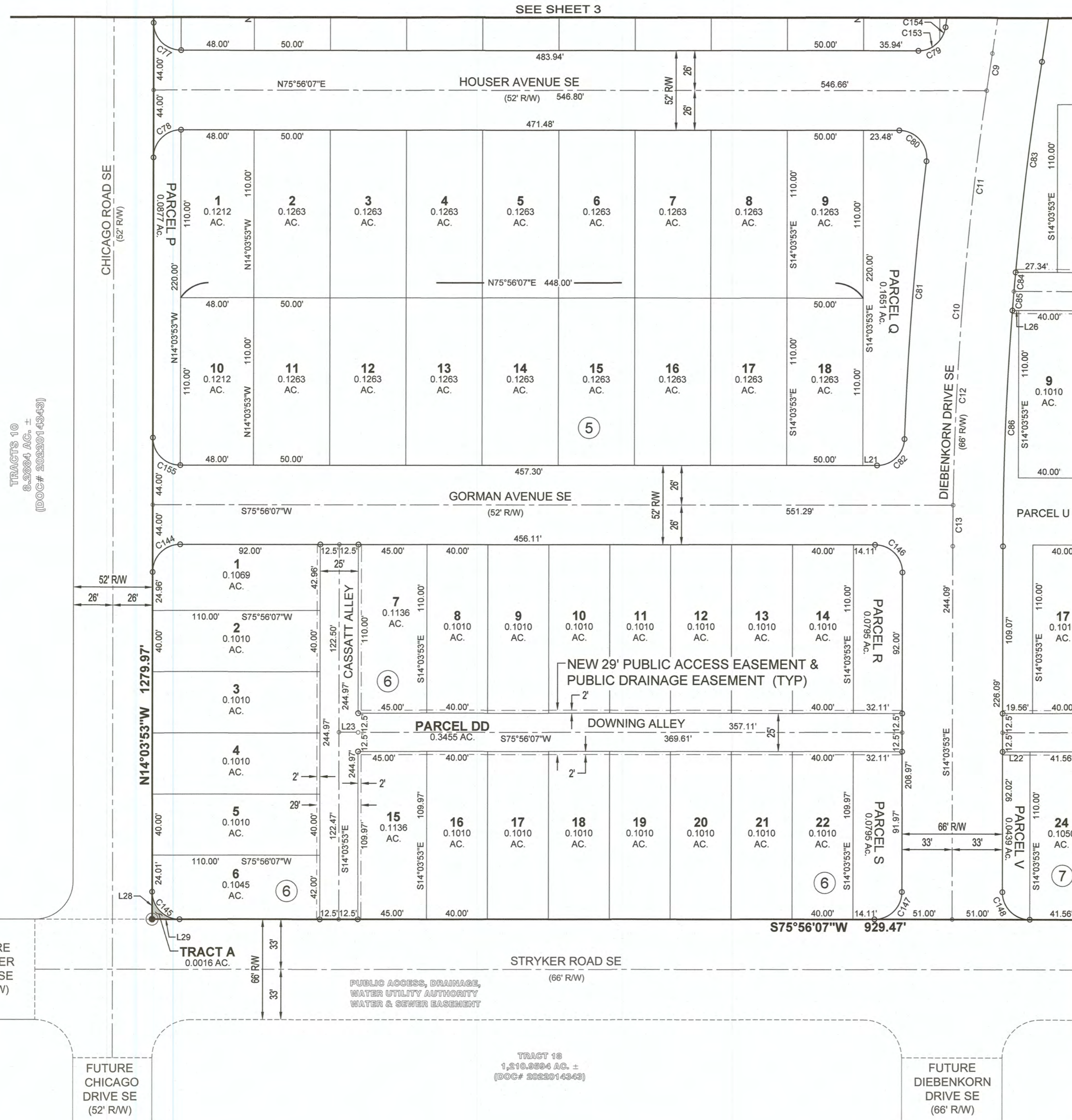
SEE SHEET 3

SEE SHEET 6

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 CITY OF ALBUQUERQUE
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 AUGUST 2024
 Sheet 5 of 13

TRACTS 10
 8.2884 AC. ±
 (DOC# 2022014343)



LEGEND

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- NEW RIGHT OF WAY LINE
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- NEW R/W DEDICATION

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TRACT 18
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 (DOC# 2022014343)

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SEE SHEET 3

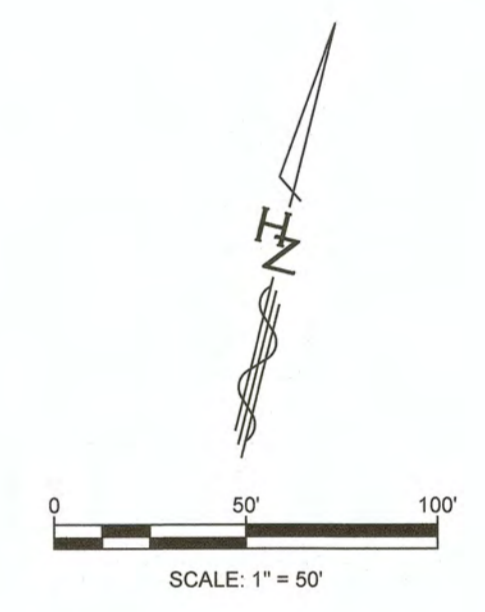
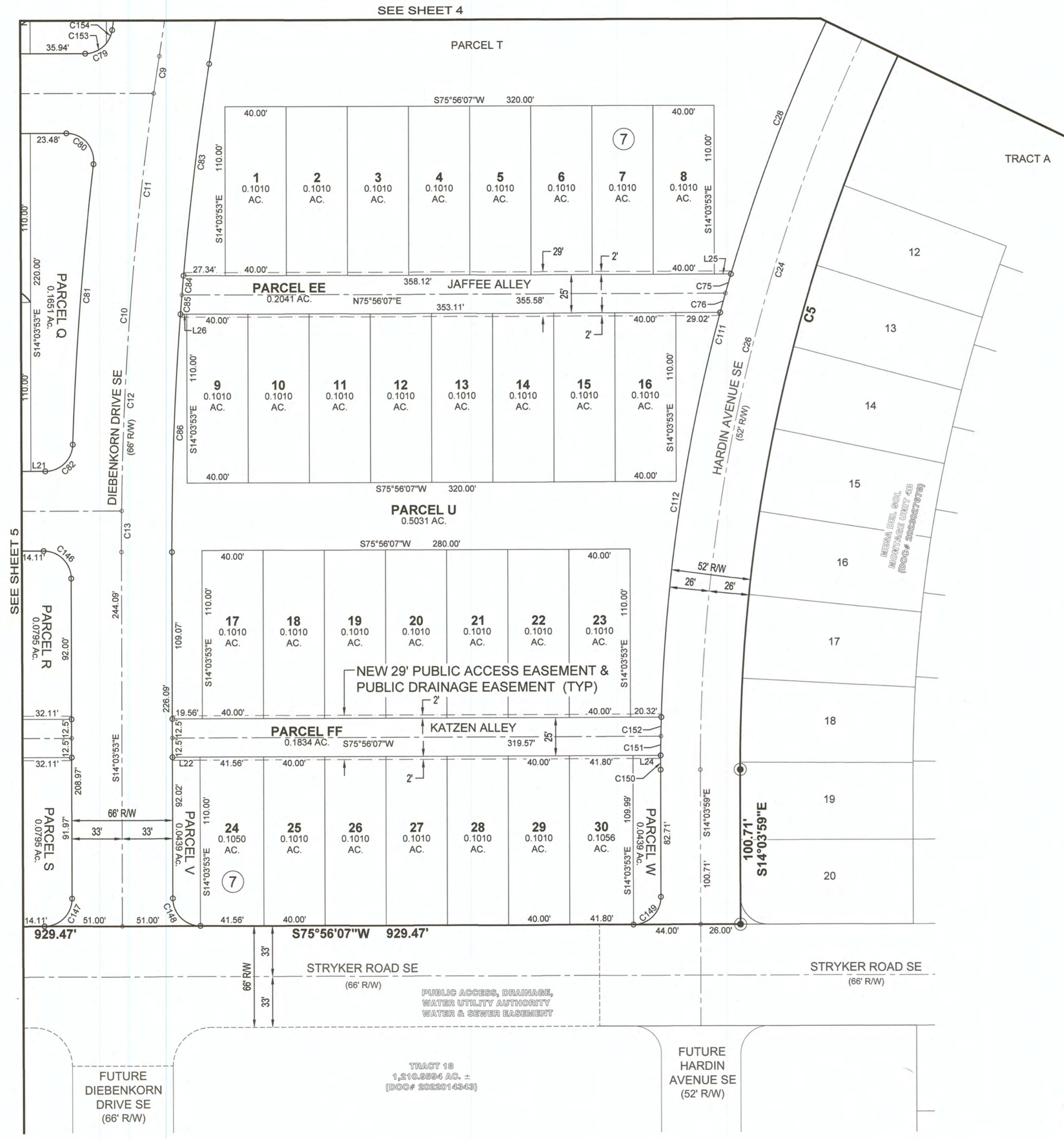


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 AUGUST 2024
 Sheet 6 of 13



LEGEND

- SUBDIVISION BOUNDARY LINE
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- NEW PARCEL PROPERTY LINE
- NEW LOT LINE
- EXIST RIGHT OF WAY LINE
- - - NEW (P.A.E.) PUBLIC ACCESS EASEMENT
- - - NEW (P.D.E.) PUBLIC DRAINAGE EASEMENT
- - - STREET CENTERLINE MONUMENTATION
- - - R/W LINE
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
- FOUND 5/8" REBAR WITH CAP HZI LS 7482

ABBREVIATIONS

- P.A.E. - PUBLIC ACCESS EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- PNM - PUBLIC SERVICE COMPANY OF NEW MEXICO
- RAD - RADIAL BEARING
- AC - ACRES
- R/W - RIGHT-OF-WAY
- P.L. - PROPERTY LINE

SEE SHEET 5

SEE SHEET 4

Plotted: 8/29/2024 9:17:38 PM, By: Tatyana, Linda
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DOC# 2024082572

11/19/2024 03:56 PM Page: 6 of 13
 PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County



HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

TRACT 18
 1,210.9284 AC. ±
 (DOC# 2022014343)

FUTURE
 HARDIN
 AVENUE SE
 (52' R/W)

FUTURE
 DIEBENKORN
 DRIVE SE
 (66' R/W)

FINAL PLAT OF
MONTAGE UNIT 5
TRACT A-1-A-2
OF
MESA DEL SOL
INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2024
Sheet 7 of 13

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	32°48'20"	25.00'	S87°39'43"E	14.12'	14.31'
C2	61°45'26"	70.00'	N77°51'44"E	71.85'	75.45'
C3	38°18'00"	25.00'	N66°08'01"E	16.40'	16.71'
C4	22°23'27"	267.00'	S83°31'16"E	103.68'	104.34'
C5	31°45'04"	1089.78'	S1°48'33"W	596.22'	603.91'
C6	8°58'48"	2000.00'	N9°34'29"W	313.14'	313.46'
C7	2°31'44"	2000.00'	N12°48'01"W	88.27'	88.28'
C8	6°27'04"	2000.00'	N8°18'37"W	225.07'	225.18'
C9	0°40'44"	2070.00'	S5°25'27"E	24.53'	24.53'
C10	8°58'48"	2070.00'	S9°34'29"E	324.10'	324.44'
C11	3°40'04"	2070.00'	S7°35'51"E	132.49'	132.51'
C12	3°53'22"	2070.00'	S11°22'34"E	140.49'	140.52'
C13	0°44'38"	2070.00'	S13°41'34"E	26.88'	26.88'
C14	31°44'21"	788.00'	N88°11'42"W	430.95'	436.51'
C15	15°55'13"	100.00'	N6°06'16"W	27.70'	27.79'
C16	26°21'18"	505.50'	S89°06'46"W	230.48'	232.52'
C17	1°56'57"	1243.15'	S16°42'33"W	42.29'	42.29'
C18	1°59'04"	1254.28'	S16°41'33"W	43.44'	43.44'
C19	15°55'13"	300.00'	S83°53'44"W	83.09'	83.36'
C20	9°38'48"	500.00'	N87°01'56"E	84.08'	84.18'
C21	22°19'49"	295.00'	N86°37'33"W	114.25'	114.97'
C22	0°38'37"	1141.78'	S17°21'46"W	12.82'	12.82'
C23	87°29'54"	25.00'	N60°47'25"E	34.58'	38.18'
C24	31°45'04"	1115.78'	S1°48'33"W	610.44'	618.32'
C25	3°08'56"	1115.78'	S16°06'37"W	61.31'	61.32'
C26	28°36'08"	1115.78'	S0°14'05"W	551.24'	557.00'
C27	87°29'29"	25.00'	N31°42'54"W	34.57'	38.18'
C28	9°38'51"	1141.78'	N7°12'25"E	192.03'	192.25'
C29	14°07'27"	70.00'	S78°19'16"E	17.21'	17.26'
C30	22°38'33"	70.00'	N83°17'44"E	27.48'	27.66'
C31	24°59'26"	70.00'	N59°28'44"E	30.29'	30.53'
C32	90°00'00"	18.00'	N59°03'53"W	25.46'	28.27'
C33	90°00'00"	18.00'	S30°56'07"W	25.46'	28.27'
C34	90°00'00"	18.00'	N59°03'53"W	25.46'	28.27'
C35	90°00'00"	18.00'	S30°56'07"W	25.46'	28.27'
C36	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C37	90°00'00"	18.00'	S30°56'07"W	25.46'	28.27'
C38	90°00'00"	18.00'	N30°56'07"E	25.46'	28.27'
C39	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C40	10°09'48"	326.00'	S81°01'01"W	57.75'	57.83'
C41	56°14'03"	18.00'	N57°58'54"E	16.97'	17.67'
C42	13°00'45"	72.00'	S36°22'15"W	16.32'	16.35'
C43	56°33'54"	18.00'	N14°35'41"E	17.06'	17.77'
C44	31°59'27"	18.00'	N26°52'54"E	9.92'	10.05'
C45	24°34'26"	18.00'	N1°24'03"W	7.66'	7.72'
C46	0°22'37"	1967.00'	N13°52'34"W	12.94'	12.94'
C47	0°25'52"	2033.00'	N13°50'57"W	15.30'	15.30'
C48	54°26'22"	18.00'	S40°51'12"E	16.47'	17.10'
C49	40°39'40"	72.00'	N47°44'33"W	50.03'	51.10'
C50	60°43'57"	18.00'	S57°46'41"E	18.20'	19.08'
C51	8°39'21"	274.00'	S80°15'48"W	41.36'	41.39'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C52	3°51'52"	274.00'	S77°52'03"W	18.48'	18.48'
C53	4°47'29"	274.00'	S82°11'44"W	22.91'	22.91'
C54	66°29'09"	18.00'	N62°09'57"W	19.73'	20.89'
C55	37°01'32"	72.00'	S47°26'08"E	45.72'	46.53'
C56	56°33'54"	18.00'	N37°39'58"W	17.06'	17.77'
C57	3°56'52"	1967.00'	N7°24'35"W	135.50'	135.53'
C58	4°21'11"	2033.00'	S7°15'40"E	154.42'	154.46'
C59	54°26'22"	18.00'	S17°46'55"W	16.47'	17.10'
C60	13°52'43"	72.00'	S38°03'45"W	17.40'	17.44'
C61	60°43'57"	18.00'	S61°29'22"W	18.20'	19.08'
C62	9°38'48"	526.00'	S87°01'56"W	88.46'	88.56'
C63	22°19'49"	269.00'	N86°37'33"W	104.18'	104.84'
C64	9°38'48"	474.00'	N87°01'56"E	79.71'	79.81'
C65	2°14'18"	474.00'	S89°15'49"E	18.52'	18.52'
C66	6°04'21"	474.00'	N86°34'52"E	50.21'	50.24'
C67	1°20'09"	474.00'	N82°52'37"E	11.05'	11.05'
C68	22°19'49"	321.00'	N86°37'33"W	124.32'	125.11'
C69	7°01'15"	321.00'	N85°43'10"E	39.31'	39.33'
C70	1°57'37"	321.00'	N89°47'24"W	10.98'	10.98'
C71	7°50'28"	321.00'	N84°53'21"W	43.90'	43.93'
C72	2°14'30"	321.00'	N79°50'52"W	12.56'	12.56'
C73	2°14'06"	321.00'	N77°36'34"W	12.52'	12.52'
C74	1°01'53"	321.00'	N75°58'35"W	5.78'	5.78'
C75	0°39'11"	1141.78'	S2°03'24"W	13.01'	13.01'
C76	0°39'03"	1141.78'	S1°24'17"W	12.97'	12.97'
C77	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C78	90°00'00"	18.00'	S30°56'07"W	25.46'	28.27'
C79	81°22'16"	18.00'	N35°14'59"E	23.47'	25.56'
C80	96°54'07"	18.00'	N55°36'50"W	26.94'	30.44'
C81	4°59'13"	2103.00'	S9°39'23"E	182.98'	183.04'
C82	88°05'06"	18.00'	N31°53'34"E	25.03'	27.67'
C83	3°54'45"	2037.00'	S7°02'27"E	139.07'	139.09'
C84	0°21'10"	2037.00'	S9°10'24"E	12.55'	12.55'
C85	0°21'10"	2037.00'	S9°31'34"E	12.54'	12.54'
C86	4°21'44"	2037.00'	S11°53'01"E	155.05'	155.08'
C87	2°53'26"	800.50'	N77°22'50"E	40.38'	40.39'
C88	3°34'43"	800.50'	N80°36'55"E	49.99'	50.00'
C89	3°34'43"	800.50'	N84°11'39"E	49.99'	50.00'
C90	0°55'50"	800.50'	N86°26'55"E	13.00'	13.00'
C91	3°35'33"	800.50'	N88°42'36"E	50.18'	50.19'
C92	3°34'43"	800.50'	N87°42'15"W	49.99'	50.00'
C93	3°34'43"	800.50'	N84°07'32"W	49.99'	50.00'
C94	3°34'43"	800.50'	N80°32'48"W	49.99'	50.00'
C95	3°34'43"	800.50'	N76°58'05"W	49.99'	50.00'
C96	2°51'11"	800.50'	N73°45'08"W	39.86'	39.86'
C97	31°44'21"	800.50'	N88°11'42"W	437.79'	443.44'
C98	31°44'18"	775.50'	N88°11'44"W	424.11'	429.58'
C99	4°57'08"	775.50'	N78°24'41"E	67.01'	67.03'
C100	4°44'43"	775.50'	N83°15'37"E	64.21'	64.23'
C101	1°41'47"	775.50'	N86°28'52"E	22.96'	22.96'
C102	4°14'28"	775.50'	N89°27'00"E	57.39'	57.40'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C103	4°14'28"	775.50'	N86°18'33"W	57.39'	57.40'
C104	4°14'28"	775.50'	N82°04'05"W	57.39'	57.40'
C105	4°14'28"	775.50'	N77°49'38"W	57.39'	57.40'
C106	3°22'52"	775.50'	N74°00'58"W	45.76'	45.76'
C107	10°20'24"	903.30'	N87°30'24"W	162.79'	163.02'
C108	3°11'37"	900.30'	S88°54'53"W	50.18'	50.18'
C109	3°34'43"	903.30'	N87°42'15"W	56.41'	56.42'
C110	3°34'43"	903.30'	N84°07'32"W	56.41'	56.42'
C111	26°05'50"	1141.78'	S1°01'04"E	515.58'	520.06'
C112	13°25'25"	1141.78'	N5°37'57"W	266.89'	267.50'
C113	9°41'52"	675.50'	S80°47'03"W	114.20'	114.33'
C114	4°57'08"	675.50'	N78°24'41"E	58.37'	58.39'
C115	4°44'43"	675.50'	N83°15'37"E	55.93'	55.95'
C116	20°20'42"	675.50'	N82°29'53"W	238.60'	239.86'
C117	4°14'28"	675.50'	N89°27'00"E	49.99'	50.00'
C118	4°14'28"	675.50'	S86°18'33"E	49.99'	50.00'
C119	4°14'28"	675.50'	S82°04'05"E	49.99'	50.00'
C120	4°14'28"	675.50'	S77°49'38"E	49.99'	50.00'
C121	3°22'52"	675.50'	S74°00'58"E	39.86'	39.86'
C122	15°42'25"	628.00'	S81°05'09"W	171.62'	172.16'
C123	11°26'09"	628.00'	N83°31'04"W	125.14'	125.35'
C124	4°52'02"	628.00'	S75°39'58"W	53.33'	53.35'
C125	5°31'50"	628.00'	S80°51'53"W	60.59'	60.62'
C126	5°18'34"	628.00'	S86°17'05"W	58.17'	58.19'
C127	5°14'06"	628.00'	N86°37'06"W	57.36'	57.38'
C128	6°12'03"	628.00'	N80°54'01"W	67.93'	67.97'
C129	15°55'13"	87.50'	N6°06'16"W	24.23'	24.31'
C130	15°10'31"	112.50'	N5°43'55"W	29.71'	29.80'
C131	25°05'43"	518.00'	S88°28'59"W	225.07'	226.88'
C132	2°09'51"	518.00'	N77°01'03"E	19.57'	19.57'
C133	5°31'50"	518.00'	N80°51'53"E	49.98'	50.00'
C134	5°37'19"	518.00'	N86°26'28"E	50.81'	50.83'
C135	1°13'00"	518.00'	N89°51'37"E	11.00'	11.00'
C136	5°31'50"	518.00'	S86°45'58"E	49.98'	50.00'
C137	5°01'53"	518.00'	S81°29'06"E	45.47'	45.49'
C138	24°45'22"	493.00'	S88°18'48"W	211.36'	213.01'
C139	3°03'08"	493.00'	S77°27'41"W	26.26'	26.26'
C140	5°54'06"	493.00'	S81°56'18"W	50.76'	50.78'
C141	5°49'41"	493.00'	S87°48'12"W	50.13'	50.15'
C142	1°54'59"	493.00'	N88°19'28"W	16.49'	16.49'
C143	8°03'28"	493.00'	N83°20'14"W	69.28'	69.33'
C144	90°00'00"	18.00'	S30°56'07"W	25.46'	28.27'
C145	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C146	90°00'00"	18.00'	N59°03'53"W	25.46'	28.27'
C147	90°00'00"	18.00'	N30°56'07"E	25.46'	28.27'
C148	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C149	90°00'06"	18.00'	N30°56'04"E	25.46'	28.27'
C150	0°28'03"	1141.78'	N13°49'58"W	9.32'	9.32'
C151	0°37'38"	1141.78'	S13°17'07"E	12.50'	12.50'
C152	0°37'39"	1141.78'	S12°39'28"E	12.50'	12.50'
C153	51°21'54"	18.00'	N50°15'10"E	15.60'	16.14'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C154	29°58'28"	18.00'	N9°34'59"E	9.31'	9.42'
C155	90°00'00"	18.00'	S59°03'53"E	25.46'	28.27'
C156	2°02'22"	1266.78'	S16°39'54"W	45.09'	45.09'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N75°56'07"E	36.38'
L2	N14°03'53"W	11.04'
L3	S75°56'07"W	42.11'
L4	S75°56'07"W	16.44'
L5	S75°56'07"W	19.88'
L6	S72°19'32"E	21.02'
L7	N14°03'53"W	18.00'
L8	N14°03'53"W	18.00'
L9	N14°03'53"W	18.00'
L10	S14°03'53"E	18.00'
L11	S14°03'53"E	18.00'
L12	N75°56'10"E	15.53'
L13	N75°56'07"E	9.61'
L14	N07°39'50"E	11.12'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L15	S72°19'32"E	10.12'
L16	N72°19'32"W	10.12'
L17	S00°	

TRACT A-1-A-3
16.6287 AC. ±
(DOC# 2019111900)

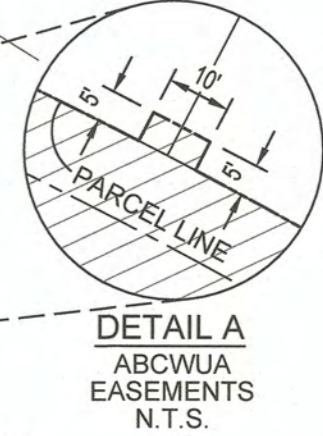
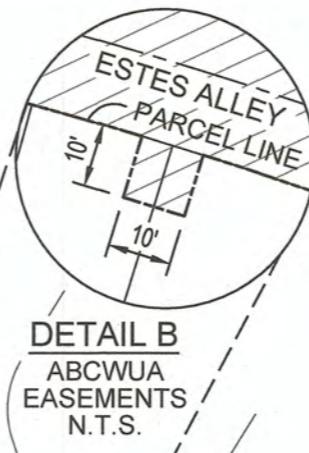
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PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

FINAL PLAT OF MONTAGE UNIT 5 TRACT A-1-A-2 OF MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2024
Sheet 8 of 13

NEW ABCWUA EASEMENTS

PUBLIC WATER AND PUBLIC SANITARY
SEWER EASEMENTS GRANTED TO
THE ALBUQUERQUE BERNALILLO
COUNTY WATER UTILITY AUTHORITY
BY THIS PLAT SHALL BE MAINTAINED
BY THE HOME OWNERS ASSOCIATION.

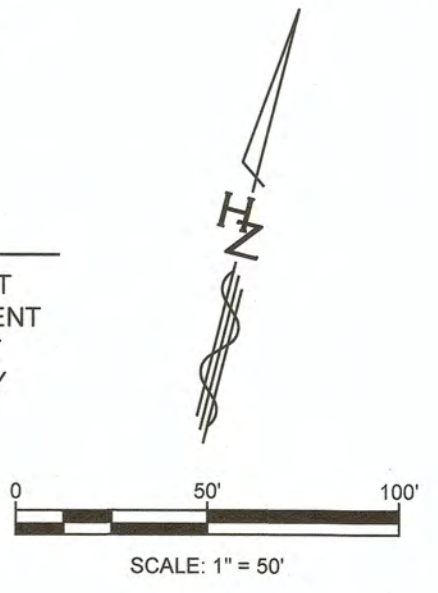


ABBREVIATIONS

P.A.E.	- PUBLIC ACCESS EASEMENT
P.D.E.	- PUBLIC DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
PNM	- PUBLIC SERVICE COMPANY OF NEW MEXICO
RAD	- RADIAL BEARING
AC	- ACRES
R/W	- RIGHT-OF-WAY
P.L.	- PROPERTY LINE

LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW RIGHT OF WAY LINE
	NEW PARCEL PROPERTY LINE
	NEW LOT LINE
	NEW ABCWUA EASEMENT
	BLOCK DESIGNATION
	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
	FOUND 5/8" REBAR WITH CAP HZI LS 7482
	NEW ABCWUA EASEMENT AREA



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 9/11/2024 2:52:13 PM, By: Tatfaya, Linda
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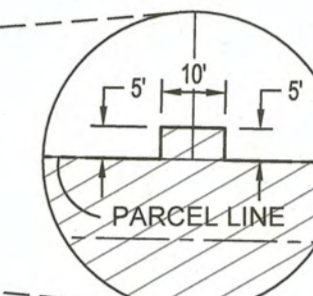
SEE SHEET 9

FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

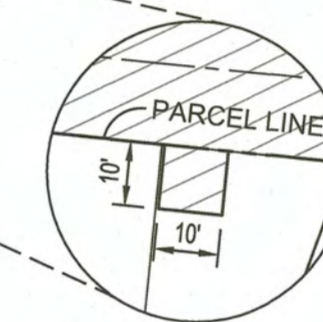
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 9 of 13

**NEW ABCWUA
 EASEMENTS**

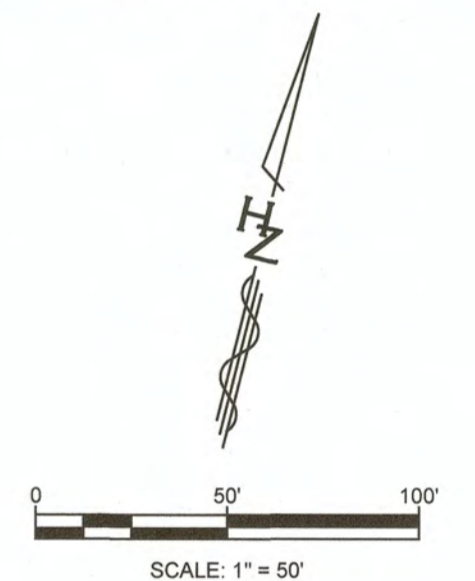
PUBLIC WATER AND PUBLIC SANITARY
 SEWER EASEMENTS GRANTED TO
 THE ALBUQUERQUE BERNALILLO
 COUNTY WATER UTILITY AUTHORITY
 BY THIS PLAT SHALL BE MAINTAINED
 BY THE HOME OWNERS ASSOCIATION.



DETAIL A
 ABCWUA
 EASEMENTS
 N.T.S.



DETAIL B
 ABCWUA
 EASEMENTS
 N.T.S.



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW PARCEL PROPERTY LINE
- NEW LOT LINE
- NEW ABCWUA EASEMENT
- (X) BLOCK DESIGNATION
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
- FOUND 5/8" REBAR WITH CAP HZI LS 7482
- ▨ NEW ABCWUA EASEMENT AREA

ABBREVIATIONS

- P.A.E - PUBLIC ACCESS EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- PNM - PUBLIC SERVICE COMPANY OF NEW MEXICO
- RAD - RADIAL BEARING
- AC - ACRES
- R/W - RIGHT-OF-WAY
- P.L. - PROPERTY LINE



8/29/24

HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

DOCH 2024082572

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 PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

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TRACT 18
 1,210.2524 AC. ±
 (DOC# 2022014343)

PUBLIC ACCESS, DRAINAGE,
 WATER UTILITY AUTHORITY
 WATER & SEWER EASEMENT

FUTURE
 HARDIN
 AVENUE SE
 (52' R/W)

FUTURE
 DIEBENKORN
 DRIVE SE
 (66' R/W)

S75°56'07"W 929.47'

100.71'
 S14°03'59"E

66' R/W

DIEBENKORN DRIVE SE
 (66' R/W)

HARDIN AVENUE SE
 (52' R/W)

52' R/W

STRYKER ROAD SE
 (66' R/W)

STRYKER ROAD SE
 (66' R/W)

PARCEL Q

PARCEL R

PARCEL S

PARCEL V

PARCEL W

PARCEL U

TRACT A

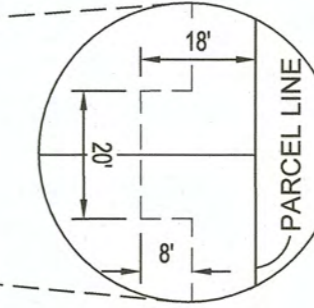
MESA DEL SOL
 MONTAGE UNIT 4B
 (DOCH# 2022014343)

FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

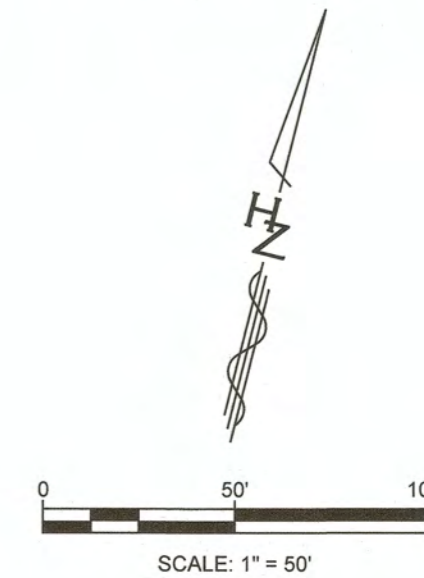
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 10 of 13

**NEW PUBLIC UTILITY
 EASEMENTS**

PUBLIC WATER AND PUBLIC SANITARY
 SEWER EASEMENTS GRANTED TO
 THE ALBUQUERQUE BERNALILLO
 COUNTY WATER UTILITY AUTHORITY
 BY THIS PLAT SHALL BE MAINTAINED
 BY THE HOME OWNERS ASSOCIATION.



DETAIL B
 PUBLIC UTILITY
 EASEMENTS
 N.T.S.



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW PARCEL PROPERTY LINE
- NEW LOT LINE
- - - NEW PNM / PUBLIC UTILITY EASEMENT
- - - NEW PUBLIC UTILITY EASEMENT
- ⊗ BLOCK DESIGNATION
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
- FOUND 5/8" REBAR WITH CAP HZI LS 7482

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8/29/24

HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

DOCH 2024082572

11/18/2024 03:56 PM Page: 10 of 13
 PLAT R: \$25.00 B: 2024C P: 0105 Linda Stover, Bernalillo County

SEE SHEET 11

SEE SHEET 12

TRACT A-1-A-3
 16.6287 AC. ±
 (DOC# 2019111900)

DE KOONING AVENUE SE
 (66' R/W)

N75°56'07"E 858.28'

CHICAGO ROAD SE
 (52' R/W)

DIEBENKORN DRIVE SE
 (66' R/W)

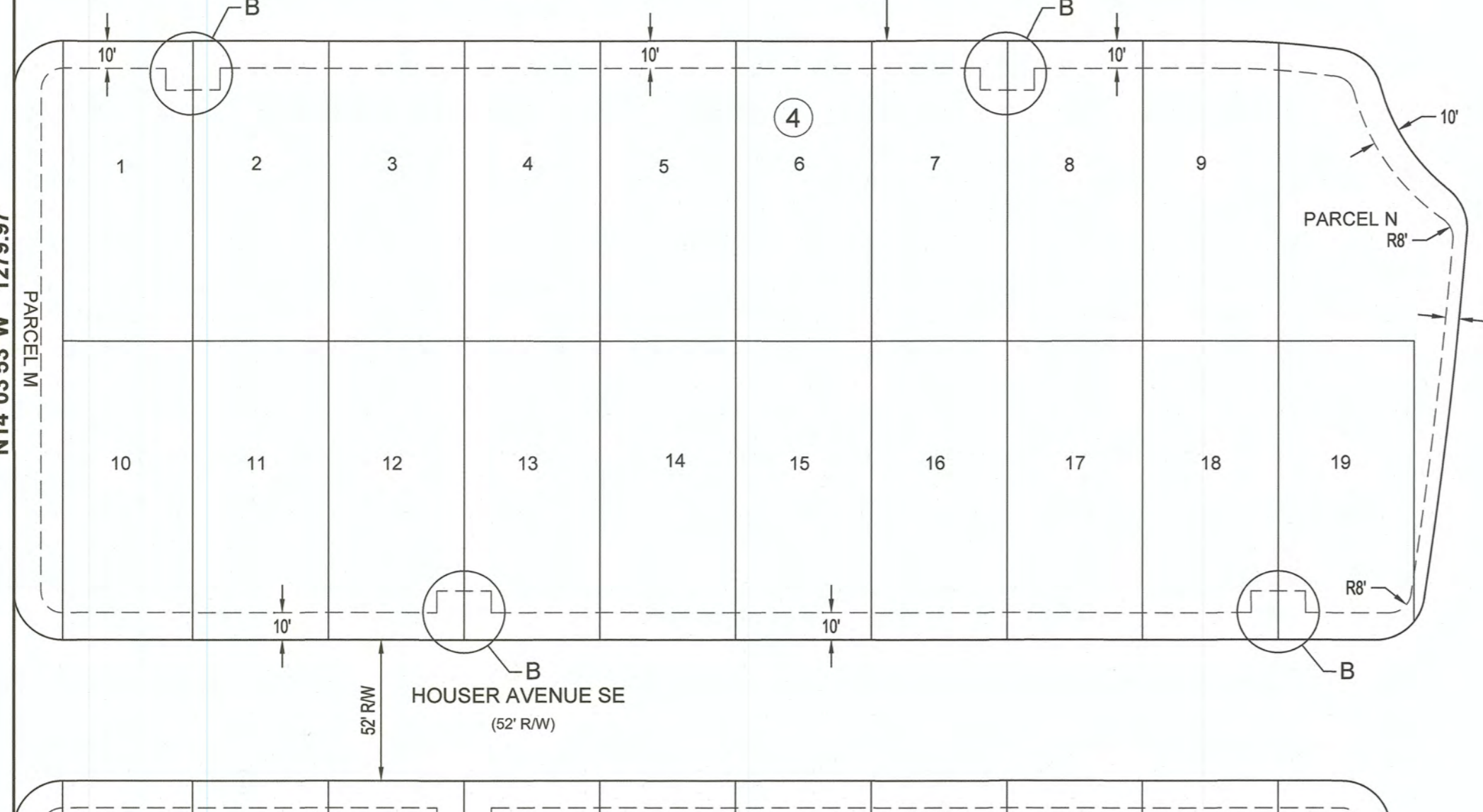
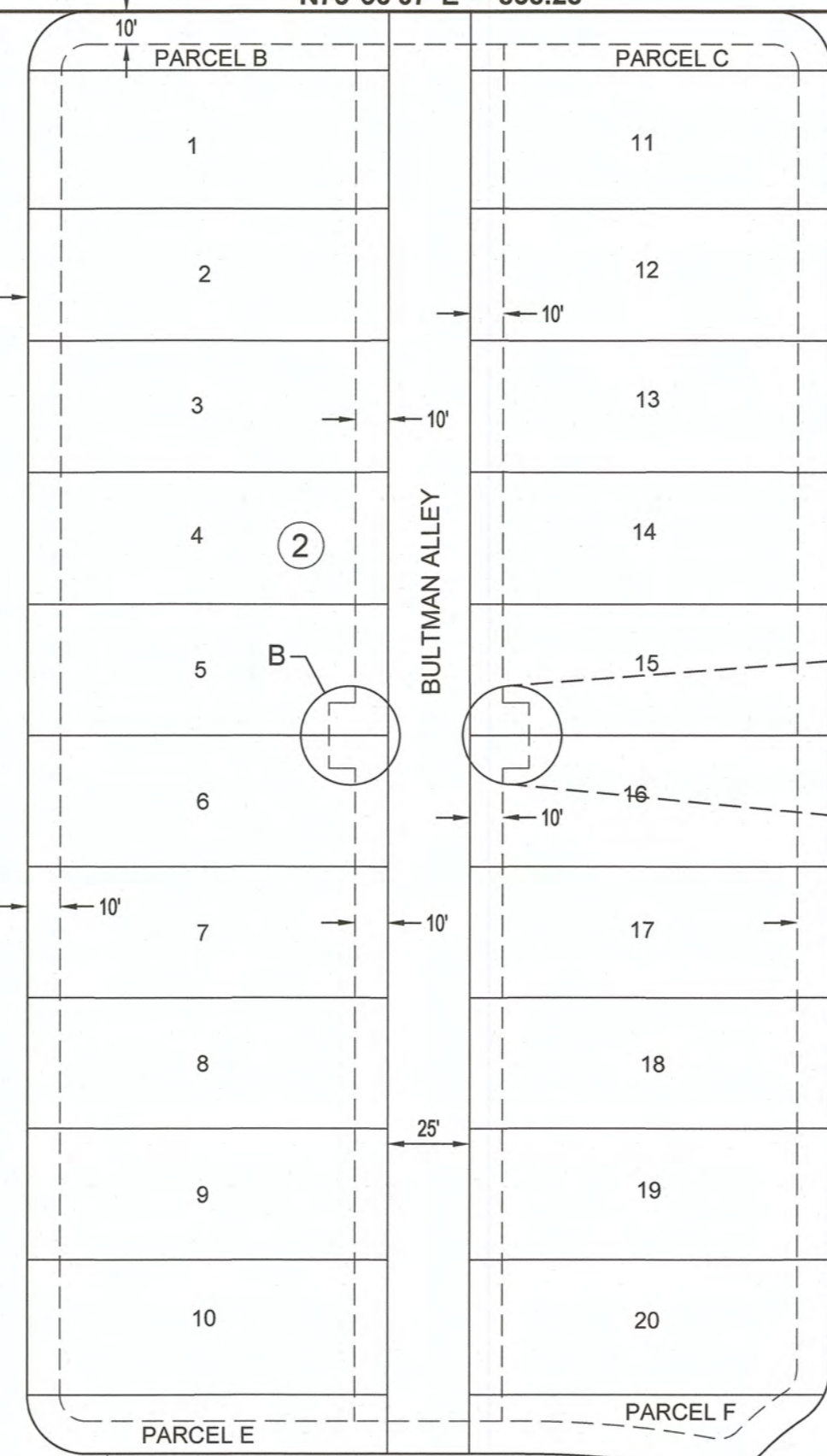
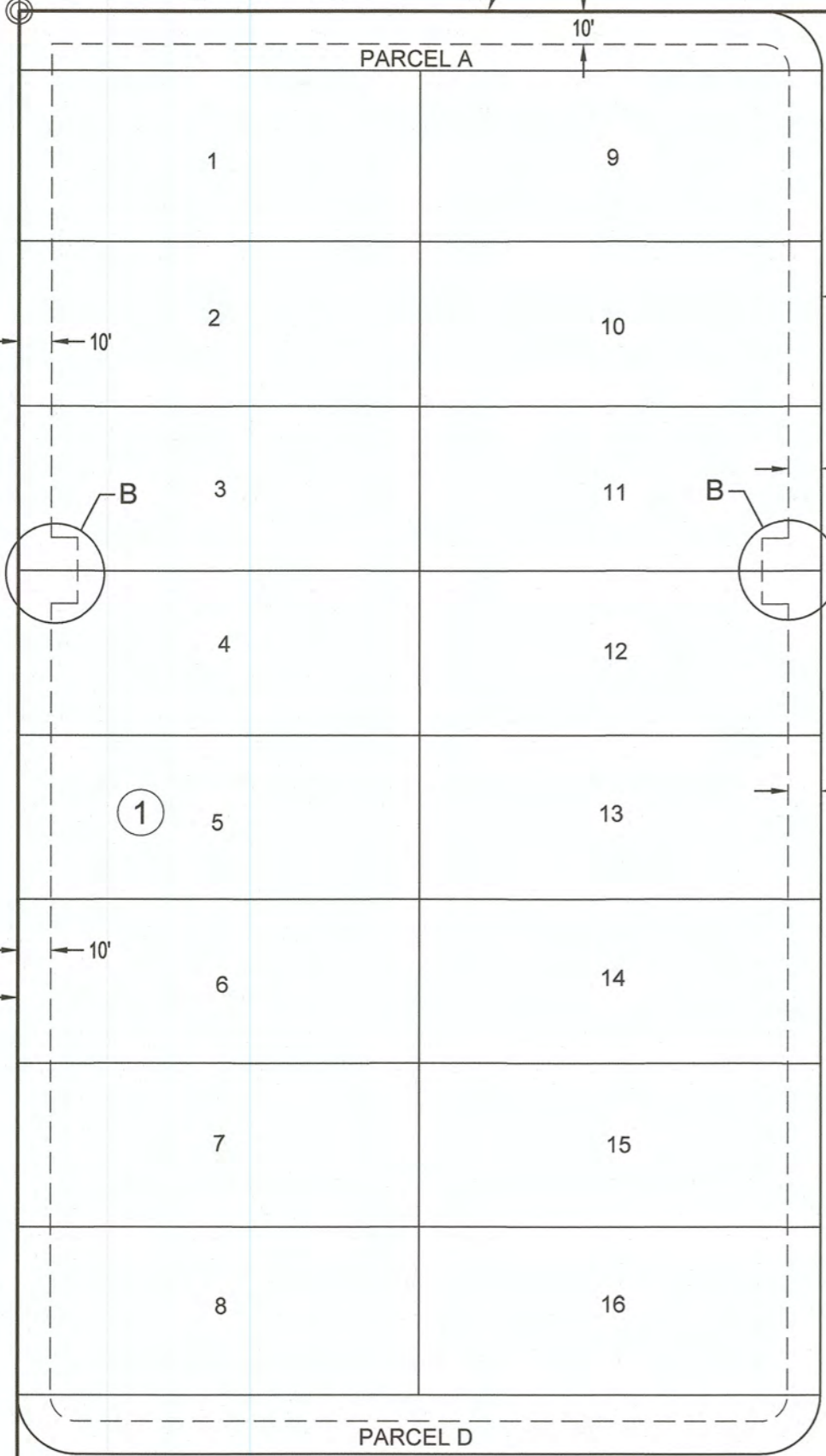
SCHOLER AVENUE SE
 (52' R/W)

HOUSER AVENUE SE
 (52' R/W)

TRACTS 10
 8.2884 AC. ±
 (DOC# 2022014343)

N14°03'53"W 1279.97'

PARCEL M

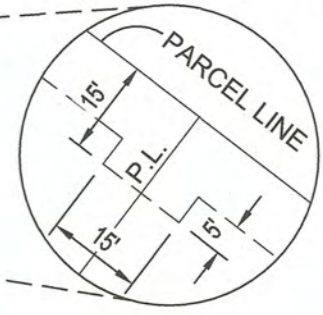
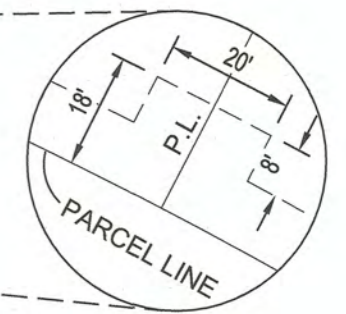
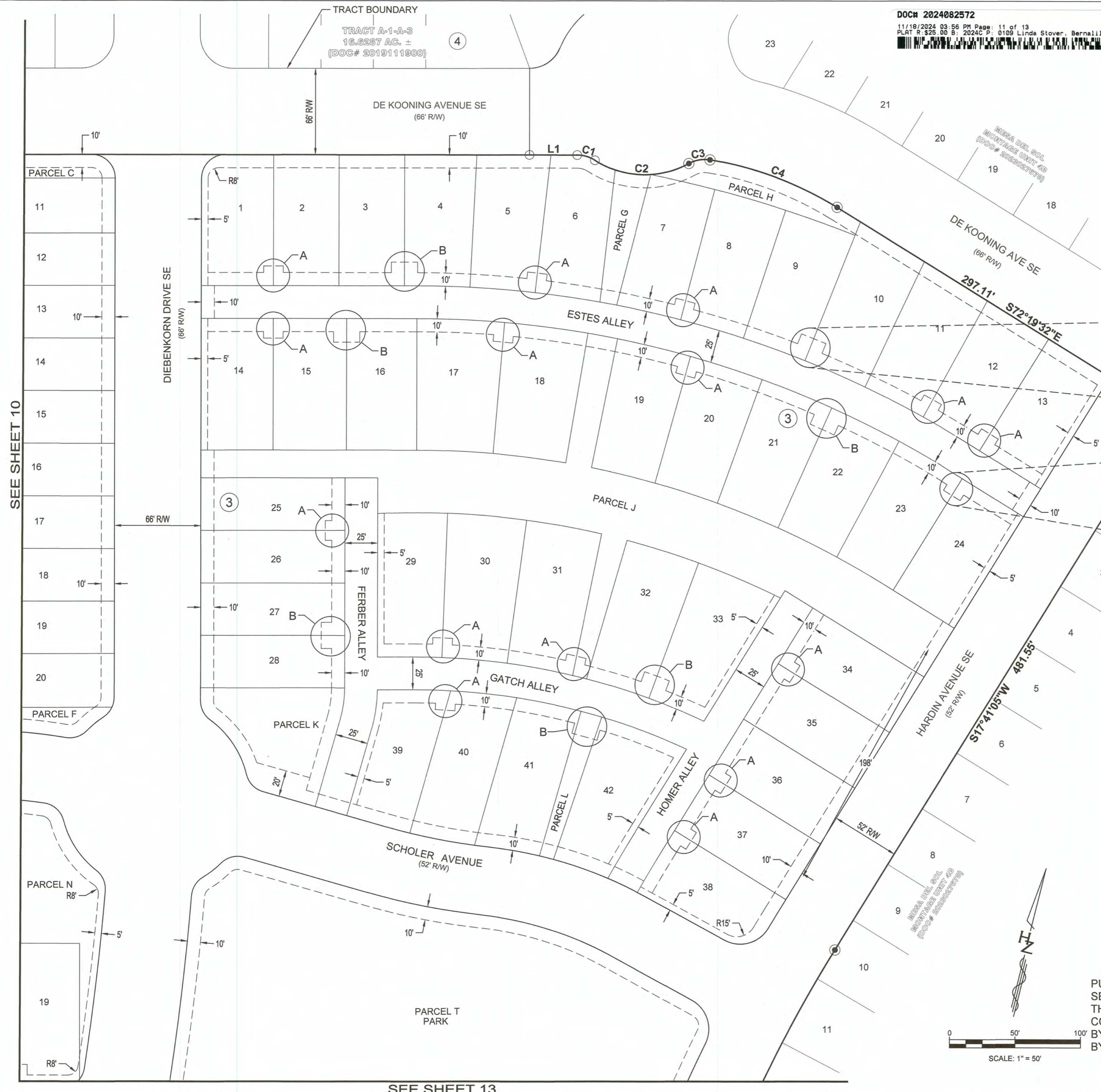


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 PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

**FINAL PLAT OF
 MONTAGE UNIT 5**
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 11 of 13

**NEW PUBLIC UTILITY
 EASEMENTS**



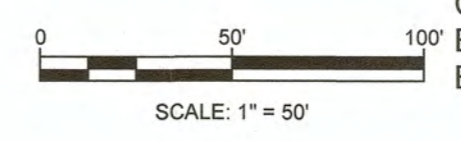
LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW PARCEL PROPERTY LINE
- NEW LOT LINE
- - - NEW PNM / PUBLIC UTILITY EASEMENT
- - - NEW PUBLIC UTILITY EASEMENT
- (X) BLOCK DESIGNATION
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "GROMATZKY PS 16469"
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PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

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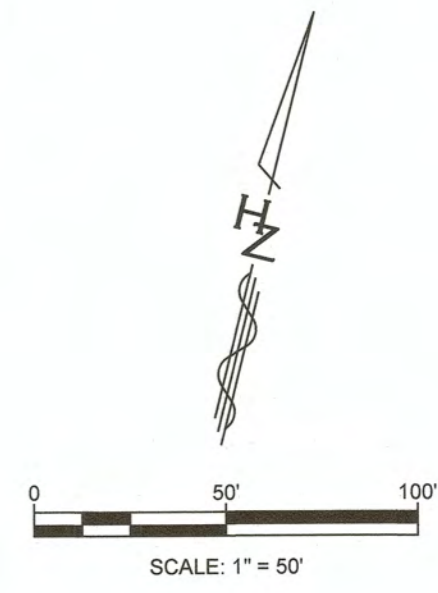
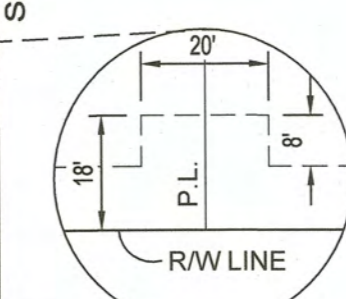
SEE SHEET 10

SEE SHEET 13

FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 12 of 13

**NEW PUBLIC UTILITY
 EASEMENTS**



- LEGEND**
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TRACTS 10
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 (DOC# 2023014343)

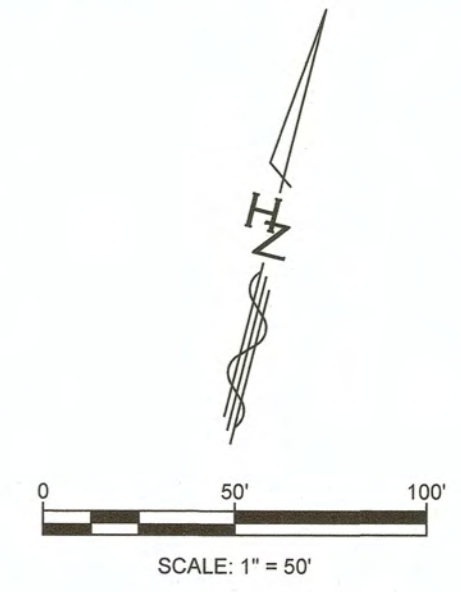
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FINAL PLAT OF
MONTAGE UNIT 5
 TRACT A-1-A-2
 OF
**MESA DEL SOL
 INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024
 Sheet 13 of 13

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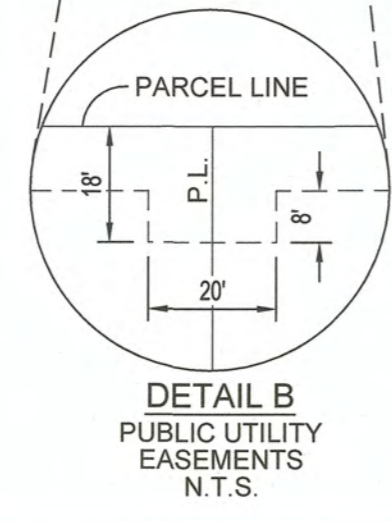
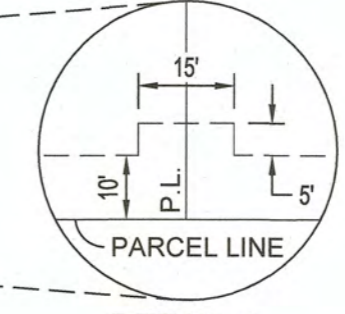
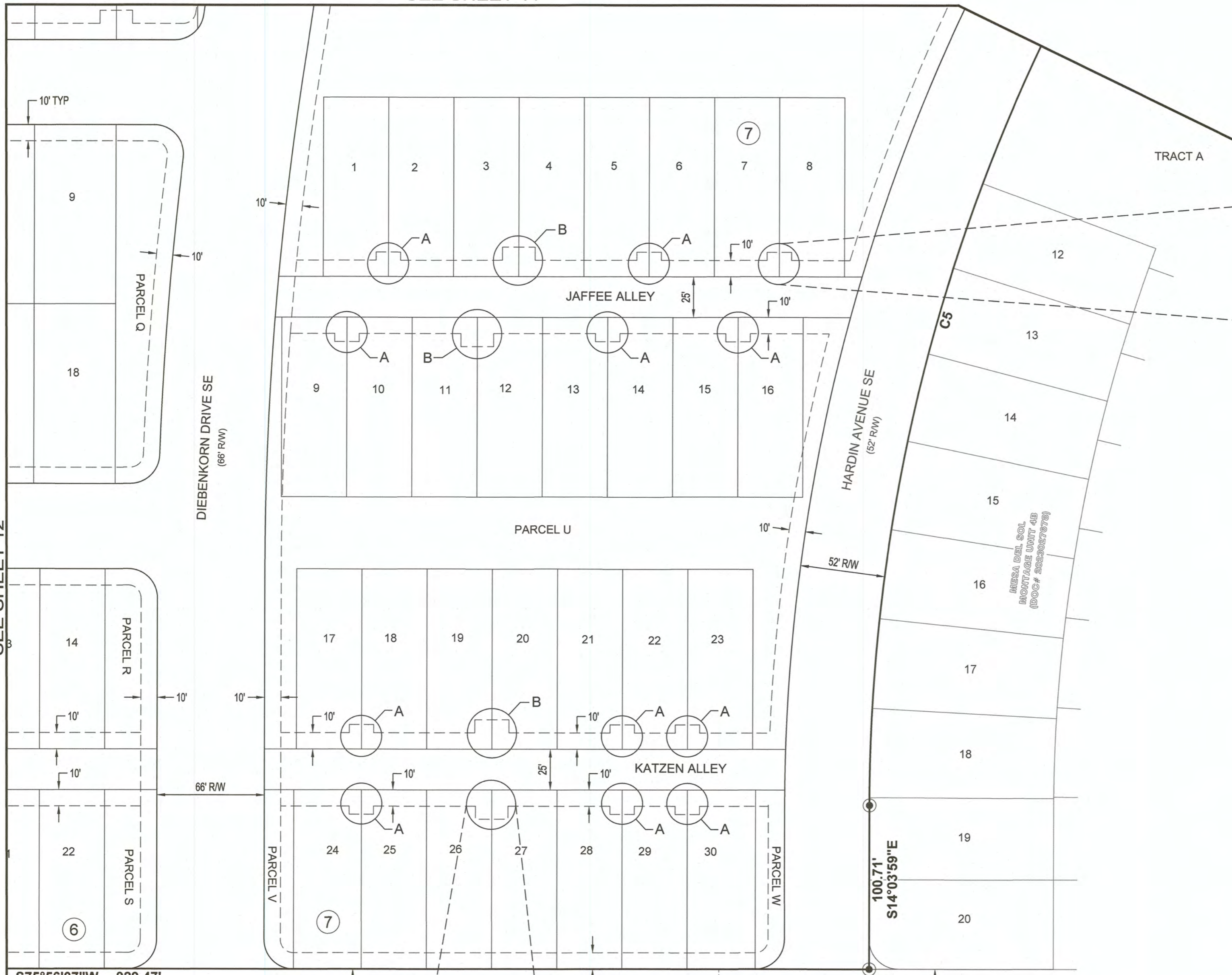


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 PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

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SEE SHEET 11

SEE SHEET 12



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