

VICINITY MAP  
FROM ZONE ATLAS PAGE F-06-Z  
N.T.S.



NTS

**SUBDIVISION DATA**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY
2. ZONE ATLAS MAP NO. F-06; ZONING: SU-1.
3. GROSS SUBDIVISION ACREAGE: 129.594 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: FIVE (5) TRACTS.
5. DATE OF SURVEY: JUNE 2021
6. PLAT IS LOCATED WITHIN, BERNALILLO COUNTY, NEW MEXICO.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE (1) EXISTING TRACT INTO FIVE (5) NEW TRACTS.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON SPECIAL WARRANTY DEED FILED JULY 02, 2021, DOC. #2021078895.
3. GROUND TO GRID SCALE FACTOR USED IS 0.999655360 AS PUBLISHED BY ACS MONUMENT "EAGLE AIR".

**TREASURER'S OFFICE CERTIFICATION**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY  
TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**DESCRIPTION**

TRACT "D-1-A-1", OF AEROSPACE TECHNOLOGY PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS D-1-A-1, D-1-A-2 AND S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST AND SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 13, 2008, IN PLAT BOOK 2088C, PAGE 103, AS DOC. NO. 2008054238.  
LESS AND EXCEPTING THE FOLLOWING:

**PARCEL 1:**

A TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF TRACT D-1-A-1 LOCATED WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST, N.M.P.M. TRACT D-1-A-1 IS REFERENCED AND DESCRIBED ON THE PLAT OF TRACTS D-1-A-1, D-1-A-2 AND S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST AND SECTION 1, TOWNSHIP 10 NORTH, RANGE 1 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE 2007, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MAY 13, 2008 AND KNOWN AS DOCUMENT #2008054238. SAID TRACT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, POINT BEING A SET NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924", WHICH LAYS S. 22° 43' 19" W., A DISTANCE OF 3996.30 FEET FROM THE CITY OF ALBUQUERQUE SURVEY CONTROL POINT, "EAGLE AIR".  
THENCE; S. 00° 15' 00" W., A DISTANCE OF 285.11 FEET, ALONG THE WEST BOUNDARY OF TRACT "C" OF THE PLAT BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 10, 2002 AND KNOWN AS DOCUMENT #2002087308, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; S. 00° 15' 00" W., A DISTANCE OF 149.23 FEET, ALONG WEST BOUNDARY OF TRACT "E" OF THE PLAT BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 10, 2002 AND KNOWN AS DOCUMENT #2002087308, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; N. 89° 35' 08" W., A DISTANCE OF 496.62 FEET, ALONG THE NORTH BOUNDARY OF THE PLAT BULK LAND PLAT OF LOTS 1-15, AEROSPACE TECHNOLOGY PARK, UNIT 1, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 23, 2007 AND KNOWN AS DOCUMENT #2007122216, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; N. 00° 24' 52" E., A DISTANCE OF 430.79 FEET, ALONG THE EAST BOUNDARY OF TRACT D-1-A-2 OF THE ABOVE REFERENCED PLAT, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; S. 89° 59' 47" E., A DISTANCE OF 495.39 FEET, ALONG THE PROPERTY LINE CREATED BY THIS DESCRIPTION TO THE POINT OF BEGINNING.

**PARCEL 2:**

A TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF TRACT D-1-A-1 LOCATED WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST, N.M.P.M. TRACT D-1-A-1 IS REFERENCED AND DESCRIBED ON THE PLAT OF TRACTS D-1-A-1, D-1-A-2 AND S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK WITHIN SECTION 36, TOWNSHIP 11 NORTH, RANGE 1 EAST AND SECTION 1, TOWNSHIP 10 NORTH, RANGE 1 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE 2007, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MAY 13, 2008 AND KNOWN AS DOCUMENT #2008054238. SAID TRACT IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, POINT BEING A SET PK NAIL WITH WASHER STAMPED "PS 7924", WHICH LAYS S. 34° 41' 04" W., A DISTANCE OF 4482.65 FEET FROM THE CITY OF ALBUQUERQUE SURVEY CONTROL POINT, "EAGLE AIR".  
THENCE; S. 00° 24' 52" W., A DISTANCE OF 427.12 FEET, ALONG THE WEST BOUNDARY OF TRACT D-1-A-2 OF THE REFERENCED PLAT, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; N. 89° 35' 08" W., A DISTANCE OF 1076.96 FEET, ALONG THE NORTH BOUNDARY OF THE PLAT BULK LAND PLAT OF LOTS 1-15, AEROSPACE TECHNOLOGY PARK, UNIT 1, FILED AT THE OFFICE OF BERNALILLO COUNTY CLERK ON AUGUST 23, 2007 AND KNOWN AS DOCUMENT #2007122216, TO A FOUND NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; N. 00° 56' 49" E., A DISTANCE OF 419.44 FEET, ALONG THE EAST BOUNDARY OF "TRACT B" OF THE PLAT BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS, FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 10, 2002 AND KNOWN AS DOCUMENT #2002087308, TO A SET NUMBER FIVE REBAR WITH CAP STAMPED "PS 7924".  
THENCE; S. 89° 59' 47" E., A DISTANCE OF 1073.09 FEET, ALONG THE PROPERTY LINE CREATED BY THIS DESCRIPTION TO THE POINT OF BEGINNING.

**FREE CONSENT**

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TRACTS D-1-A-1-A THRU D-1-A-1-E, AEROSPACE TECHNOLOGY PARK, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: 3 KI, LLC

BY: JAMES JARAMILLO

TITLE: MANAGING MEMBER

SIGNATURE \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_)

)SS.

COUNTY OF \_\_\_\_\_)

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME

PERSONALLY APPEARED

\_\_\_\_\_ KNOWN TO ME TO

BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION

EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SKETCH PLAT OF  
TRACTS D-1-A-1-A  
D-1-A-1-B, D-1-A-1-C,  
D-1-A-1-D & D-1-A-1-E  
AEROSPACE TECHNOLOGY PARK  
(BEING A REPLAT OF A PORTION OF  
TRACT D-1-A-1)  
WITHIN SECTION 36, TOWNSHIP 11 NORTH,  
RANGE 1 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2022

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

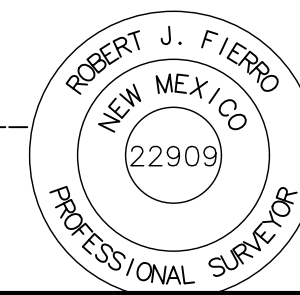
CITY ENGINEER/HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909 \_\_\_\_\_ Date \_\_\_\_\_



**Fierro & Company**  
ENGINEERING | SURVEYING

3201 4th. STREET NW, ALBUQUERQUE, NM 87107  
PH 505.352.8930 www.fierrocompany.com

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**GRADING AND DRAINAGE NOTES:**

1. a. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- b. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- c. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- d. NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
2. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, PROTECTED BY THE LEVEE ACCORDING TO THE FIRM PANEL 35001C0527H, EFFECTIVE DATE 08/16/2012.
  - a. THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. OVERTOPPING OR FAILURE OF THE STRUCTURE PROTECTING THIS AREA IS POSSIBLE. FLOOD INSURANCE AND ADHERENCE TO ELEVATION PROCEDURES ARE STRONGLY RECOMMENDED.

**A.B.C.W.U.A. NOTE:**

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

**UTILITY NOTES:**

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND 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 SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACCROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON 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) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

SKETCH PLAT OF  
 TRACTS D-1-A-1-A  
 D-1-A-1-B, D-1-A-1-C,  
 D-1-A-1-D & D-1-A-1-E  
**AEROSPACE TECHNOLOGY PARK**  
 (BEING A REPLAT OF A PORTION OF  
 TRACT D-1-A-1)  
 WITHIN SECTION 36, TOWNSHIP 11 NORTH,  
 RANGE 1 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2022

**LEGEND**

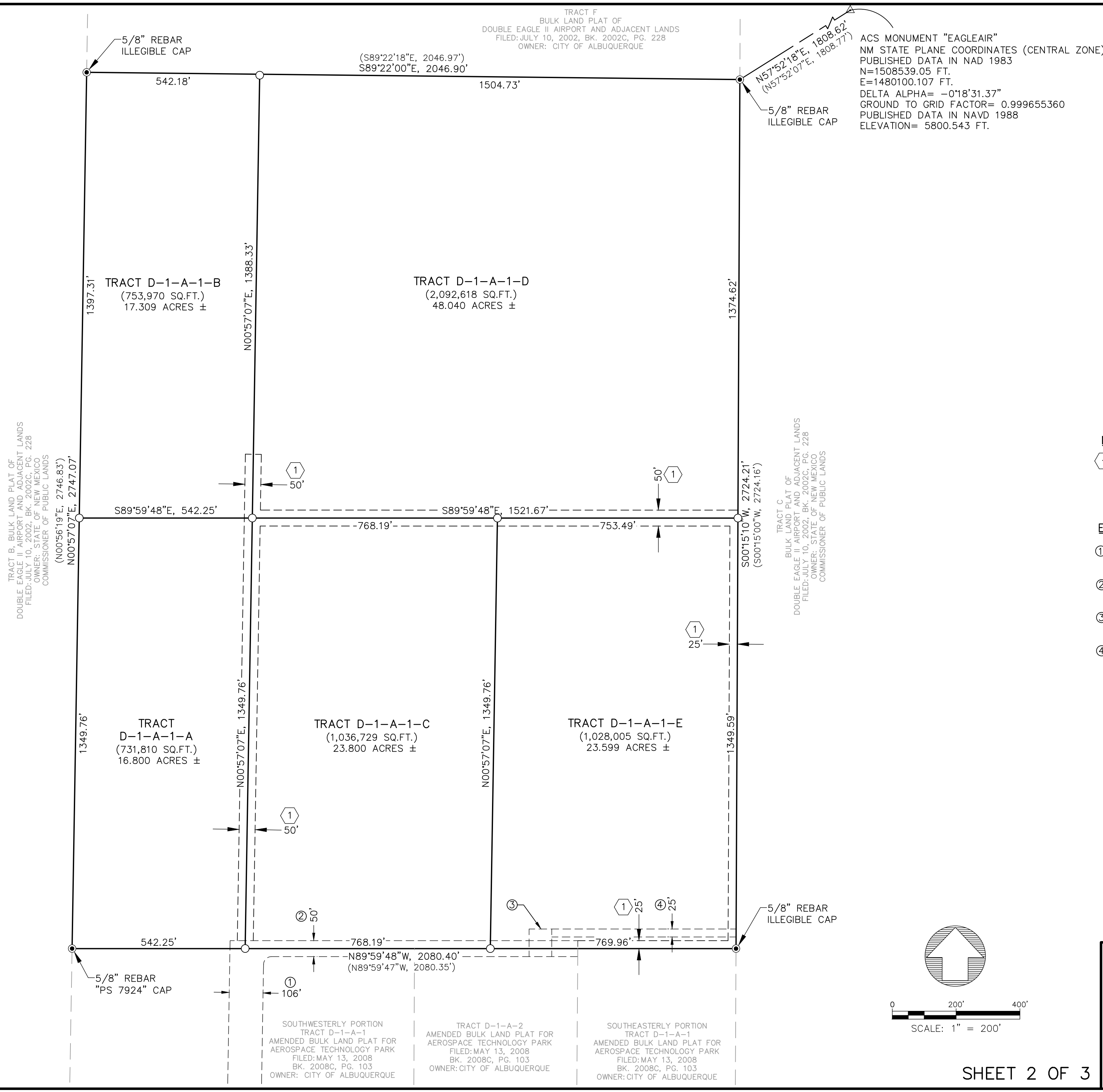
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 18"x1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE BK. 2008C, PG. 103.
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE



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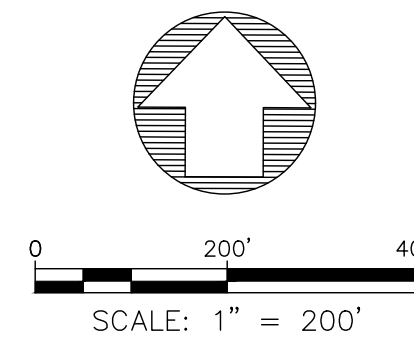
SKETCH PLAT OF  
**TRACTS D-1-A-1-A**  
**D-1-A-1-B, D-1-A-1-C,**  
**D-1-A-1-D & D-1-A-1-E**  
**AEROSPACE TECHNOLOGY PARK**  
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SKETCH PLAT OF  
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AERIAL

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