

**REPLAT OF  
TRACT P-1-A and TRACT 1-A  
INNOVATION PARK II  
BEING A REPLAT OF TRACTS P-1 AND P-2 MESA DEL SOL  
INNOVATION PARK, AND  
TRACTS 1 THRU 3  
MESA DEL SOL INNOVATION PARK II  
SECTION 22, TOWNSHIP 9 NORTH, RANGE 3 EAST  
N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2023**

Project Number: PR-2023-008842 DHO Approval date February 28, 2024  
Application Number: SD-2024-00036

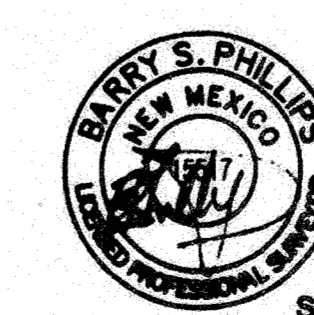
**PLAT APPROVAL**

<b>Utility Approvals:</b>	
<i>Daniel Aragon</i>	02 / 15 / 2024
PNM Electric Services	Date
<i>W. Est</i>	11/22/2023
New Mexico Gas Company	Date
<i>Natalia Antonia</i>	11/22/2023
CenturyLink	Date
<i>Miko Mortus</i>	11/27/2023
Comcast	Date
<b>City Approvals:</b>	
<i>Loran N. Rianchoover P.S.</i>	11/7/2023
City Surveyor	Date
N/A	02 / 15 / 2024
*Real Property Division (conditional)	Date
N/A	02 / 15 / 2024
**Environmental Health Department (conditional)	Date
<i>Ernest Armijo</i>	03/06/24
Traffic Engineering, Transportation Division	Date
<i>Dina Gutierrez</i>	03/11/24
ABCWUA	Date
<i>Whitney Belter</i>	03/06/24
Parks and Recreation Department	Date
<i>Alfonso</i>	12/4/2023
AMAFCA	Date
<i>Regina Chan</i>	03/06/24
Hydrology	Date
<i>Jeff Peltan</i>	03/06/24
Code Enforcement	Date
<i>Jay Rodenbeck</i>	03/06/24
Planning Department	Date
<i>Shahab Biagar</i>	03/12/24
City Engineer	Date
N/A	02 / 15 / 2024
***MRGCD (conditional)	Date

**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.

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



**LEGAL DESCRIPTION:**

Tract P-1 and Tract P-2, Mesa Del Sol Innovation Park as the same are shown and designated on plat filed December 14, 2021 in book 2021C, page 0145 in Bernalillo County, New Mexico and Tracts 1 thru 3, Mesa Del Sol Innovation Park II as the same are shown and designated on plat filed July 12, 2022 in book 2022C, page 0069, in Bernalillo County, New Mexico.

Tract contains 171.6593 acres more or less.

DOCH 2024017455

03/18/2024 09:31 AM Page: 1 of 3  
PLAT R: \$25.00 B: 2024C P: 0027 Linda Stover, Bernalillo County

**FREE CONSENT:**

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 City of Albuquerque 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.

Client

By: *Kenneth Falcon*  
Kenneth Falcon  
Program Manager, Design & Construction  
Netflix Studios, LLC

11-9-23  
Date:

State of *California* )  
County of *Riverside* ) SS

This instrument was acknowledged before me on 11/3 2023

By: *Kenneth Falcon*, Program Manager, Design & Construction  
Netflix Studios, LLC

By: *M. Siren*  
Notary Public



My Commission Expires: May 3, 2026  
Notary Public

**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83.
- Base of Bearings established from two known monuments "1\_R16" and "3-Q16" as shown hereon bears N 12° 15' 07" E.
- Distances are ground distances "US SURVEY FOOT".
- Record bearings and distances are the same as shown on the 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 pink plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517" unless otherwise noted.
- Tract is subject to Flood Zone X, as designated on FIRM Map 35001C0555H effective date 8/16/2012.

**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

**TAX CERTIFICATION**

This is to certify that taxes are current and paid on UPC #

10605114622730201, 101605120117430202, 101605133522440402

Property Owner of Record: City of Albuquerque

*George Stone*  
Bernillo County Treasurer's Office

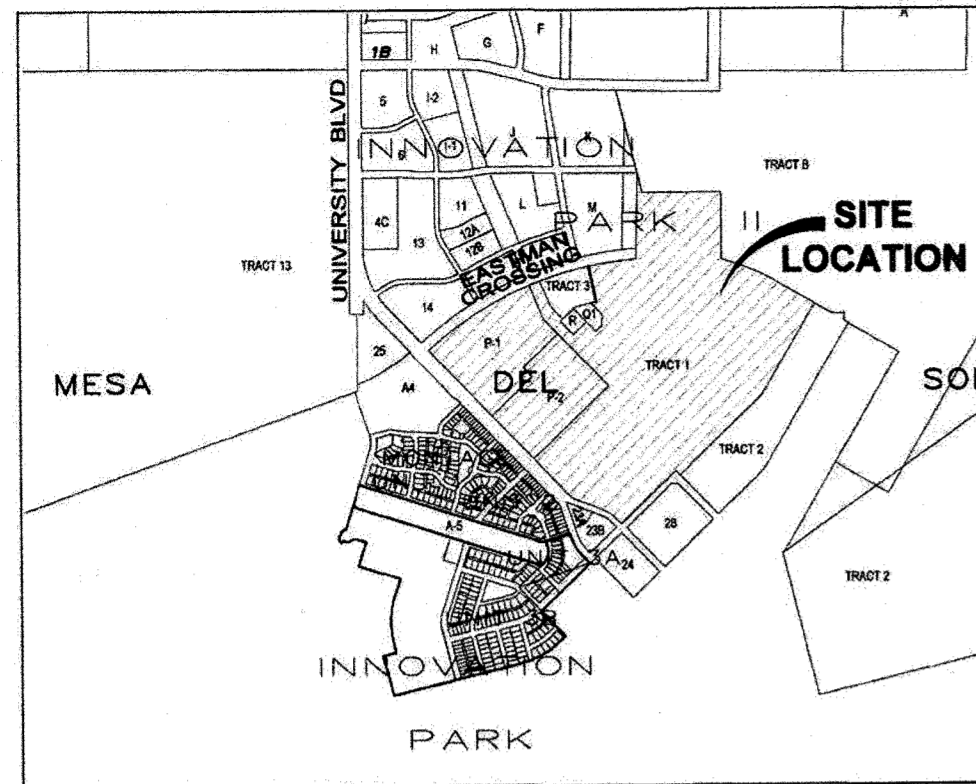
3-18-24  
Date

**SURVEYOR'S CERTIFICATION:**

I, Barry S. Phillips a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

*Barry S. Phillips*  
Barry S. Phillips  
New Mexico Professional Surveyor: 15517

11-01-23  
Date:



**LOCATION MAP**  
NOT TO SCALE

**SUBDIVISION DATA:**

- Zone Atlas Index Nos.: R-16
- Gross Subdivision Acreage: 171.6593 Acres.
- Total Number of Tracts Created: 2 Tracts.
- Date of Survey: August 10, 2023.
- Plat is located adjacent to University Blvd SE and Eastman Crossing SE, within Section 22, T 9 N, R 3 E; N.M.P.M.
- NO public streets were created.
- Zoning: VC.

**PURPOSE OF PLAT:**

The purpose of this Replat is to combine Tracts P-1, P-2 and Tract 1 into two (2) tracts as the same are shown and designated in Replat Tract P-1 and Tract P-2, Mesa Del Sol Innovation Park, filed December 14, 2021 in book 2021C, page 0145 in Bernalillo County, New Mexico and Tracts 1 thru 3, Mesa Del Sol Innovation Park II, filed July 12, 2022 in book 2022C, page 0069, in Bernalillo County, New Mexico.

**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 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.
- Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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), Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, COMCAST 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.

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 BEING A REPLAT OF TRACTS P-1 AND P-2 MESA DEL SOL  
 INNOVATION PARK, AND  
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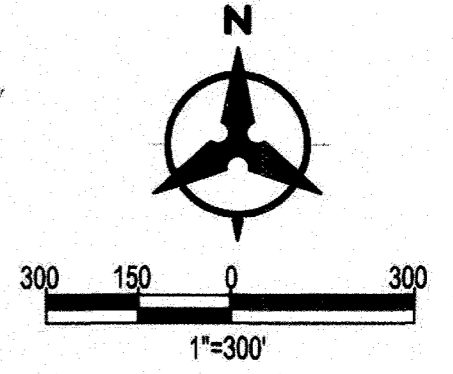
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N43°57'36"W	63.83'
T2	N43°57'36"W	69.00'
T3	S43°57'36"E	185.91'
T4	S46°02'24"W	37.00'
T5	S43°57'36"E	200.00'
T6	N46°02'24"E	163.00'
T7	S43°57'36"E	145.00'
T8	N46°02'24"E	92.52'
T9	N03°02'24"E	112.78'
T10	N43°57'36"W	179.40'
T11	N01°30'09"E	114.59'
T12	S14°03'53"E	215.57'
T13	S00°02'06"E	80.09'

ALBUQUERQUE GEODETIC REFERENCE STATION 3-Q16  
 GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N=1457045.094 USR E=1533498.732 USR  
 GROUND TO GRID FACTOR = 0.999663002  
 Δa = -00°12'17.33"  
 NAVD 1988 ELEVATION = 5310.39 USR

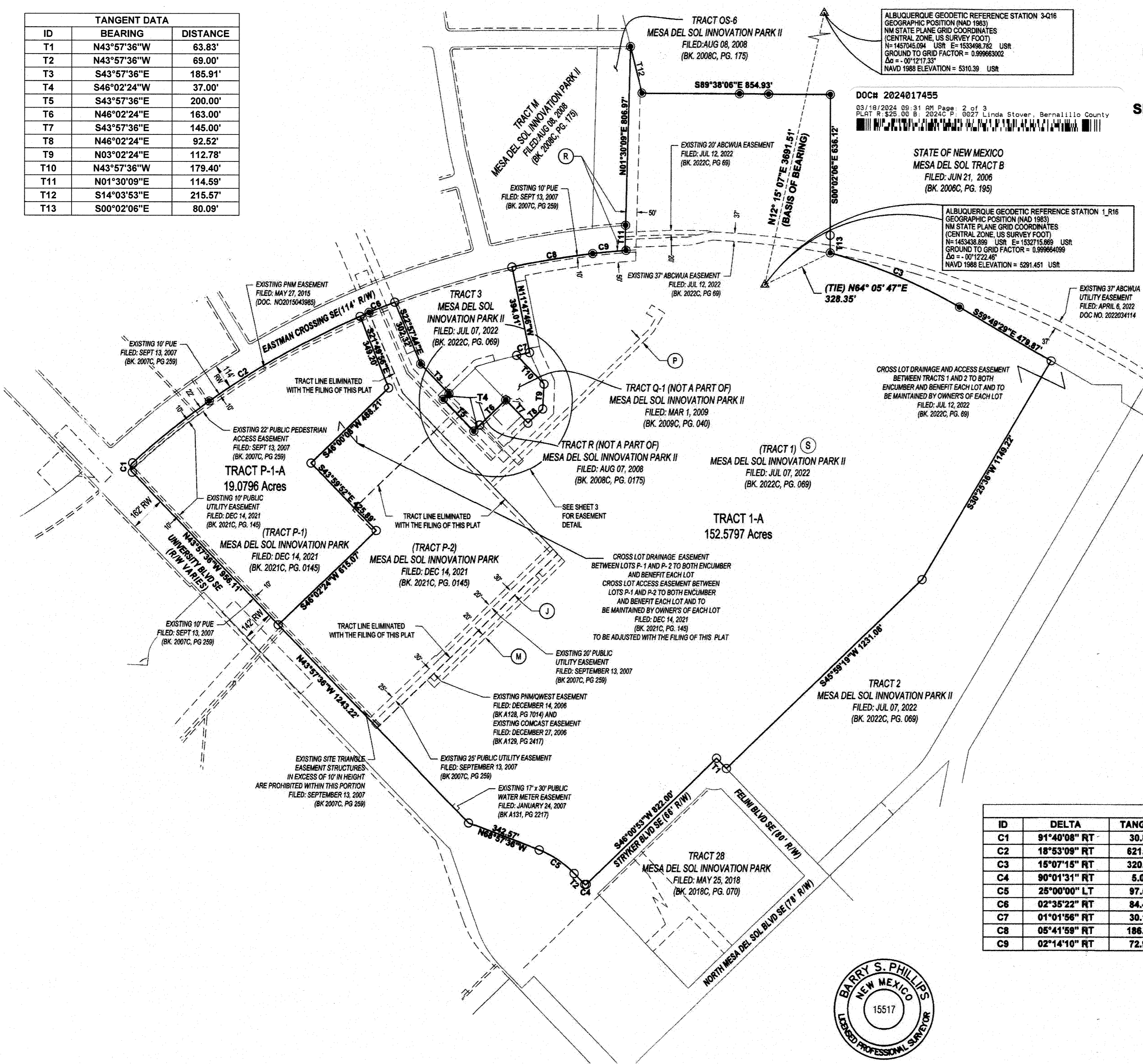
DOCH 2024017455  
 03/19/2024 09:31 AM Page: 2 of 3  
 PLAT R: \$25,000 B: 20240 P: 0027 Linda Stover, Bernalillo County

STATE OF NEW MEXICO  
 MESA DEL SOL TRACT B  
 FILED: JUN 21, 2006  
 (BK. 2006C, PG. 195)

ALBUQUERQUE GEODETIC REFERENCE STATION 1\_R16  
 GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N=1453438.899 USR E=1532715.689 USR  
 GROUND TO GRID FACTOR = 0.999664099  
 Δa = -00°12'22.46"  
 NAVD 1988 ELEVATION = 5291.451 USR



NOTE:  
 SEE SHEET 3 OF 3 FOR EASEMENT DETAIL  
 AND EASEMENT NOTES.



LEGEND	
●	FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/ PHILLIPS 15517/BENHAM 15500"
△	FOUND BRASS CAP AS NOTED
○	TO BE SET PHILLIPS 15517 CAP OR PKWASHER
—	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" RT	30.89'	48.00'	30.00'	43.04'	N01°52'28"E
C2	18°53'09" RT	621.76'	1232.23'	3738.32'	1226.66'	N57°09'06"E
C3	15°07'15" RT	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C4	90°01'31" RT	5.00'	7.86'	5.00'	7.07'	N88°58'22"W
C5	25°00'00" LT	97.65'	191.99'	440.00'	190.47'	N56°27'36"W
C6	02°35'22" RT	84.49'	168.94'	3738.32'	168.93'	N67°53'22"E
C7	01°01'56" RT	30.13'	60.25'	3343.96'	60.25'	N77°05'17"E
C8	05°41'59" RT	186.10'	371.89'	3738.32'	371.73'	N80°31'03"E
C9	02°14'10" RT	72.96'	145.90'	3738.32'	145.90'	N84°29'08"E



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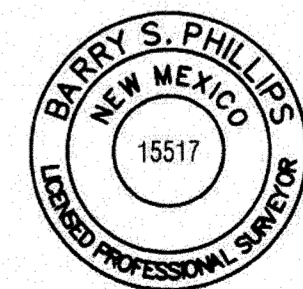
EASEMENT DETAIL

EASEMENT NOTES:

- A. EXISTING 10' PUBLIC UTILITY EASEMENT FILED: AUGUST 7, 2008 (BK 2008C, PG 175, DOCUMENT NO. 2008089615).
- B. EXISTING 30' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWJA FILED: MAY 22, 2008 (DOCUMENT NO. 2008057385).
- C. EXISTING ABCWJA EASEMENT FILED: JULY 12, 2022 (BK 2022C, PG 069, DOCUMENT NO. 2022065392).
- D. EXISTING PUBLIC UTILITY EASEMENT GRANTED TO PNM FILED: MARCH 17, 2009 (BK 2009C, PG 40, DOCUMENT NO. 2009028207).
- E. EXISTING PUBLIC WATERLINE EASEMENT GRANTED TO ABCWJA AND PRIVATE ACCESS EASEMENT FILED: MARCH 17, 2009 (BK 2009C, PG 40, DOCUMENT NO. 2009028207).
- F. EXISTING 20' PNM UNDERGROUND ELEC AND GAS EASEMENT FILED: JULY 9, 2007 (DOCUMENT NO. 2007098253).
- G. EXISTING TIME WARNER LINE ENCROACHMENT AGREEMENT FILED: JANUARY 23, 2009 (DOCUMENT NO. 2009006867).
- H. EXISTING PUBLIC WATERLINE EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259, DOCUMENT NO. 2007131551).
- I. EXISTING PRIVATE ACCESS EASEMENT FILED: FEBRUARY 23, 2009 DOCUMENT NO. 2009018366.
- J. EXISTING 30' PNM UNDERGROUND ELEC AND GAS EASEMENT FILED: JULY 9, 2007 DOCUMENT NO. 2007098253.
- K. EXISTING PRIVATE ACCESS EASEMENT GRANTED TO AND MAINTAINED BY PNM AND ABCWJA FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259, DOCUMENT NO. 2007131551).
- L. TRACT R IS SUBJECT TO AN EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5821).
- M. EXISTING 20' SUBSURFACE CROSS LOT DRAINAGE EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259) TO BE VACATED WITH THE FILING OF THIS PLAT.
- N. NOT USED.
- O. NOT USED.
- P. EXISTING PRIVATE UTILITY EASEMENT FILED: JANUARY 24, 2022 DOCUMENT NO. 2022007557.
- Q. EXISTING ABCWJA ACCESS EASEMENT FILED JULY 12, 2022 (BK. 2022C, PG 069, DOCUMENT NO. 2022065392).
- R. EXISTING 50' PNM EASEMENT FILED JULY 12, 2022 (BK. 2022C, PG 069, DOCUMENT NO 2022065392).
- S. EXISTING ABCWJA EASEMENT FOR THE PURPOSES OF COLLECTING STORM DRAINAGE OFF EXISTING TRACT Q-1 AND TRACT 3 FOR THE BENEFIT OF TRACT Q-1 AND TRACT 3 TO BE MAINTAINED BY TRACT 1, FILED JULY 12, 2022 (BK. 2022C, PG 069, DOCUMENT NO. 2022065393) TO BE VACATED WITH THE FILING OF THIS PLAT.

DOCH 2024017455

03/18/2024 09:31 AM Page: 3 of 3  
PLAT R: \$25.00 B: 2024C P: 0027 Linda Stover, Bernalillo County



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SHEET 3 OF 3

