



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST


APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

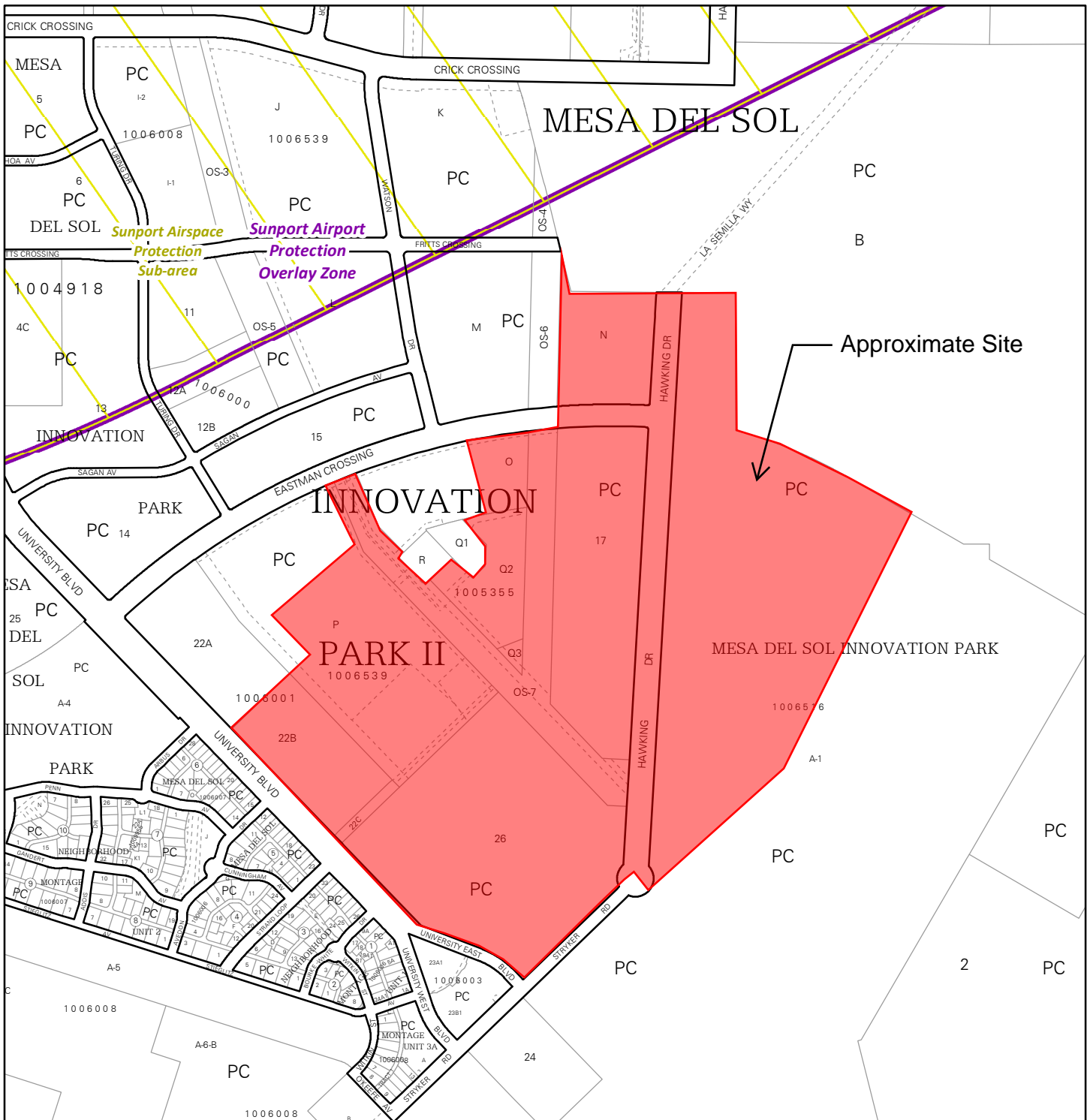
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

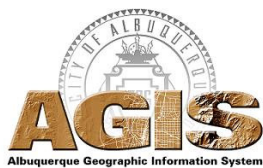
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- N/A 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

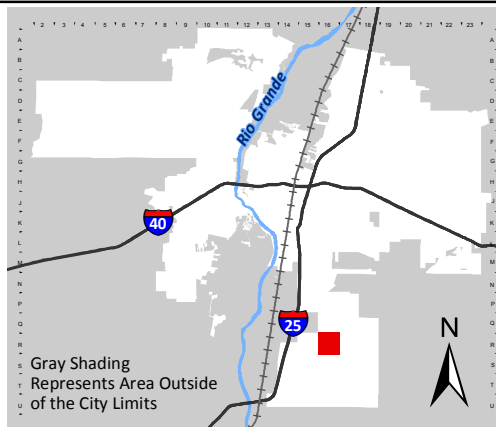


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

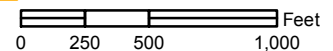


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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



June 22, 2023

DFT
Planning - COA
415 Silver Ave SW
Albuquerque, NM 87102

Re: Justification Letter – UPDATED Sketch Plat: Replat of Tract 1 of Tracts 1 thru 3 (Mesa del Sol Innovation Park II and Tract P-2 Replat of Tract P Mesa del Sol Innovation Park) PS-2023-00064 and PR-2021-005573

Dear Development Facilitation Team,

Bohannon Huston, Inc. has prepared a Sketch Plat for the above referenced location to be scheduled for the next DFT meeting on June 28th. The purpose of the sketch plat is to consolidate Tracts P-2 with Tract 1 to create one large parcel for the current Netflix Expansion. In addition this UPDATED submittal is requesting to vacate a blanket ABCWUA easement granted for an interim condition to serve the existing elevated water tower drain line. This vacation request was not included on the previous Sketch Plat that was heard on March 29th 2023. The site will be approximately 153.57 acres.

Sincerely,

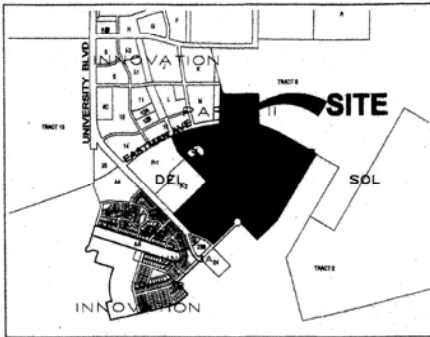


Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

- DRB No.
- Zone Atlas Index No.: R16
- Gross Subdivision Acreage: 162.78 Acres
- Total Number of Tracts Created: 3 Tracts
- Total Area of Vacated Public Street Right-of-Way: 10.5624 Acres
- Date of Survey: July - August, 2021
- Plat is located within Section 22 and 23, T 9 N, R 3 E, N.M.P.M.
- No public streets were created.
- Zoning: PC

PURPOSE OF PLAT

The purpose of this Replat is to replat eight existing lots into three tracts and vacate portions of Eastman Avenue and Hawking Drive as the same are shown and designated in Mesa Del Sol Innovation Park II (A Replat of Tract Q Mesa Del Sol Innovation Park II), as Doc No. 2009028207 filed March 17, 2009, in Book 2009C, Page 0040 and Tract N and Tract OS-7 as the same are shown and designated in Bulk Land Plat for Mesa Del Sol Innovation Park II (A Replat of Tracts 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-6, Mesa Del Sol Innovation Park) as Doc No. 2008089615 filed August 7, 2008, in plat Book 2008C, page 175, and Tract 17 as the same are shown and designated in Bulk Land Plat for Mesa Del Sol Innovation Park (A Replat of Tract 4-A-1 & 4-B, Mesa Del Sol) as Doc No. 2007131551 filed September 13, 2007, in plat Book 2007C, page 259. Tract A-1-A-5 as the same are shown and designated Bulk Land Plat Tract A-1-A-5 and Tract A-1-A-1 (A Replat of Tract A-1-A-1 per Plat Tract A-5-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5 Mesa Del Sol Innovation Park) as Doc No. 2020108296 filed October 29, 2020 in plat Book 2020C, page 105.

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 Grantees, 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 subterranean), 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/switchgear, 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 (NMGCO) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCO 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.

DOCH 2022065392
07/12/2022 10:10 on Page: 1 of 3
PLAT # 525 00 B 2022C P 0069 Linda Stover, Bernalillo County

USE IS TO VERIFY THAT THESE ARE THE SAME PARCELS ON WHICH PROPERTY OWNER OF RECORD: City of Albuquerque
7/12/22

LEGAL DESCRIPTION

Tract Q Mesa Del Sol Innovation Park II), as Doc No. 2009028207 filed March 17, 2009, in Book 2009C, Page 0040 and Tract N and Tract OS-7 as the same are shown and designated in Bulk Land Plat for Mesa Del Sol Innovation Park II (A Replat of Tracts 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-6, Mesa Del Sol Innovation Park) as Doc No. 2008089615 filed August 7, 2008, in plat Book 2008C, page 175, and Tract 17 as the same are shown and designated in Bulk Land Plat for Mesa Del Sol Innovation Park (A Replat of Tract 4-A-1 & 4-B, Mesa Del Sol) as Doc No. 2007131551 filed September 13, 2007, in plat Book 2007C, page 259. Tract A-1-A-5 as the same are shown and designated Bulk Land Plat Tract A-1-A-5 and Tract A-1-A-1 (A Replat of Tract A-1-A-1 per Plat Tract A-5-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5 Mesa Del Sol Innovation Park) as Doc No. 2020108296 filed October 29, 2020 in plat Book 2020C, page 105.

162.78 acres more or less.

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

January 19, 2022

State of New Mexico

County of Bernalillo

This instrument was acknowledged before me on 19th day of January, 2022

by NETFLIX STUDIOS, LLC.

My Commission Expires: 07/20/2024

Notary Public



NOTES

- Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
- Date of Survey: July-August, 2021.
- Basis of Bearings is the inverse between City of Albuquerque Control Stations "1_R16" having NN MAD 83 State Plane Grid Coordinates Central Zone: N=1,453,438.899 and E=1,532,715.959 and "3_C16" having NN MAD 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".
- Record Bearings and distances are the same as shown on 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".

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.

Barry S. Phillips
New Mexico Professional Surveyor 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.

Barry S. Phillips
New Mexico Professional Surveyor 15517

January 14, 2022
Date: SURVEY STAMP DATE

**TRACTS 1 thru 3
MESA DEL SOL INNOVATION PARK II
BEING A REPLAT OF**

**TRACTS N, O, Q-2, Q-3, 17, 26, OS-7 and TRACT A-1-A-6
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-6, MESA DEL SOL INNOVATION PARK) BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 4-A-1 & 4-B, MESA DEL SOL) BULK LAND PLAT TRACT A-1-A-5 AND TRACT A-1-A-1 (A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT A-5-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK)**

**SECTION 22 and 23
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021**

PROJECT NUMBER: **2021-005573**

Application Number: SD-2021-00171

PLAT APPROVAL

Utility Approvals:	Date
PNM Electric Services Jeff Estvanko	05/05/2022
New Mexico Gas Company	Date
Abdul A Bhujiyan	4/25/2022
Century Link	Date
Mike Mortine	04/25/2022
Comcast	Date
City Approvals:	
Loren N. Raenhouwer P.S.	1/27/2022
City Surveyor	Date
Ernest Armijo	Jul 8, 2022
Traffic Engineering, Transportation Division	Date
Blaine Carter	Jul 8, 2022
ABCNUA	Date
Cheryl Langlois	Jul 8, 2022
Parks and Recreation Department	Date
AMAFCA	4/15/2022
Shahab Biagan	Jul 11, 2022
City Engineer/Hydrology	Date
SH Plan	Jul 8, 2022
Code Enforcement	Date
Julio	Jul 11, 2022
DRB Chairperson, Planning Department	Date
Chelo Garcia	July 11, 2022

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

DOCH 2022065392
 07/12/2022 12:10 PM Page: 2 of 3
 PLAT # 125 00 0 2022 P 2009 Linda Stover, Bernalillo County

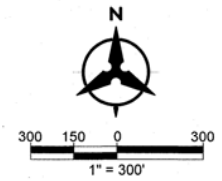
ALBUQUERQUE GEODETIC REFERENCE STATION "3-Q16"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N = 1,457,045.094 USR E = 1,533,486.782 USR
 GROUND TO GRID FACTOR = 0.99966302
 DELTA ALPHA = -09°12'17.33"
 NAVD 1988 ELEVATION = 5310.390 USR

**TRACTS 1 thru 3
 MESA DEL SOL INNOVATION PARK II
 BEING A REPLAT OF**

TRACTS N, O, Q-2, Q-3, 17, 26, OS-7 and TRACT A-1-A-6
 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-6, MESA DEL SOL INNOVATION PARK) BULK LAND PLAT FOR MESA
 DEL SOL INNOVATION PARK (A REPLAT OF TRACT 4-A-1 & 4-B, MESA DEL SOL) BULK LAND
 PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A (A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT
 A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK)

**SECTION 22 and 23
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021**

STATE OF NEW MEXICO
 MESA DEL SOL
 TRACT 8
 FILED: JUNE 21, 2008
 (BK. 2006C, PG. 198)



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
- CORNER TO BE SET WITH "PHILLIPS 15517" CAP OR WASHER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE
- - - VACATED RIGHT-OF-WAY LINE

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	15°35'47" RT	56.83'	112.97'	415.00'	S38°14'30"W	112.62'
C2	03°21'48" LT	98.18'	196.30'	3343.96'	S74°53'24"W	196.27'
C3	09°29'01" RT	272.27'	553.52'	3738.32'	N73°25'33"E	553.01'
C4	15°07'15" RT	320.29'	636.86'	2413.20'	S67°23'09"E	635.02'
C5	90°01'31" RT	5.00'	7.86'	5.00'	N88°58'22"W	7.07'
C6	25°00'00" LT	97.55'	191.99'	440.00'	N56°27'36"W	190.47'
C7	01°54'52" RT	62.46'	124.92'	3738.32'	N88°13'36"E	124.91'
C8	05°41'59" RT	186.10'	371.89'	3738.32'	N80°31'03"E	371.73'
C9	02°14'10" RT	72.96'	145.90'	3738.32'	N94°29'09"E	145.90'
C10	01°01'56" LT	30.13'	60.25'	3343.96'	S77°05'17"W	60.25'

CONSOLIDATED TRACT

Tangent Data

ID	BEARING	DISTANCE
T1	S59°49'29"E	214.49'
T2	S89°47'27"E	135.42'
T3	S00°00'22"E	78.25'
T4	S59°49'29"E	51.73'
T5	S16°47'30"E	6.76'
T6	S46°02'24"W	163.00'
T7	N43°57'36"W	155.91'
T8	N43°57'36"W	179.40'
T9	N03°02'24"E	112.78'
T10	N46°02'24"E	92.52'
T11	N43°57'36"W	145.00'
T12	S46°02'24"W	37.00'
T13	N43°57'36"W	200.00'
T14	S14°03'33"E	215.57'
T15	N43°57'36"W	83.83'
T16	N43°57'36"W	69.00'
T17	N43°57'36"W	225.15'
T18	N01°30'09"E	114.59'
T19	S00°02'06"E	80.09'

TAX CERTIFICATION:

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

- TRACT N UPC #: 101605132236810201
- TRACT O UPC #: 101605124229430410
- TRACT Q-2 UPC #: 101605126524630425
- TRACT Q-3 UPC #: 101605127320730430
- TRACT 17 UPC #: 101605131524440205
- TRACT 26 UPC #: 101605128311440102
- TRACT OS-7 UPC #: 101605128620940206
- TRACT A-1-A-6 UPC #: 101605140619740401

PROPERTY OWNER OF RECORD: *City of Albuquerque*

[Signature] 7/12/22
 BERNALILLO COUNTY TREASURER'S OFFICE DATE



Bohannon & Huston
 www.bhinc.com 800.877.5332

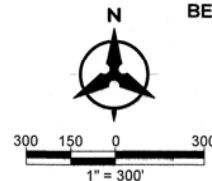
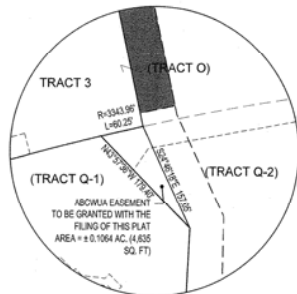
50' PNM EASEMENT:

A PERPETUAL EASEMENT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN OVERHEAD AND/OR UNDERGROUND FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER AND ENERGY AND FACILITIES FOR FIBER OPTICS AND OTHER COMMUNICATION PURPOSES. SUCH FACILITIES MAY INCLUDE (BUT ARE NOT LIMITED TO) LINES, CABLES, POLES, GUY WIRES, ANCHORS, CONDUITS AND OTHER EQUIPMENT, FIXTURES, APPURTENANCES AND STRUCTURES NECESSARY TO MAINTAIN SUCH FACILITIES ON, OVER, BENEATH, THROUGH AND ACROSS THE EASEMENT HERINAFTER DESCRIBED, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT 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 EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE AND TO TRIM AND REMOVE ANY TREES, SHRUBS, BUSHES OR VEGETATION AND REMOVE ANY STRUCTURES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN.

**TRACTS 1 thru 3
 MESA DEL SOL INNOVATION PARK II
 BEING A REPLAT OF**

**TRACTS N, O, Q-2, Q-3, 17, 26, OS-7 and TRACT A-1-A-6
 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-6, MESA DEL SOL INNOVATION PARK) BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 4-A-1 & 4-B, MESA DEL SOL) BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A (A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK)**

**SECTION 22 and 23
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021**



LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/ PHILLIPS 15517/BENHAM 16500"
- ⊗ 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
- - - FUTURE EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE
- - - VACATED RIGHT-OF-WAY LINE
- ▨ RIGHT-OF-WAY LINE TO BE VACATED WITH THE FILING OF THIS PLAT
- ▨ 30' WIDE PORTION OF EASEMENT (SEE NOTE E) TO BE VACATED WITH THE FILING OF THIS PLAT
- ▨ 30' WIDE PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT
- ▨ 40' WIDE PNM PUE TO BE VACATED WITH THE FILING OF THIS PLAT
- ▨ 22' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT

EASEMENT NOTES

- A. EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259) (TO BE VACATED WITH THE FILING OF THIS PLAT)
- B. EXISTING 30' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWUA FILED: MAY 22, 2008 DOCUMENT NO. 2008057385
- C. EXISTING PRIVATE DRAINAGE EASEMENT FILED: MARCH 17, 2009 (BK 2009C, PG 40) (TO BE VACATED WITH THE FILING OF THIS PLAT)
- D. EXISTING PUBLIC UTILITY EASEMENT GRANTED TO PNM FILED: MARCH 17, 2009 (BK 2009C, PG 40)
- E. EXISTING PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA AND PRIVATE ACCESS EASEMENT FILED: MARCH 17, 2009 (BK 2009C, PG 40) (SHADED PORTION TO BE VACATED WITH THE FILING OF THIS PLAT)
- F. EXISTING PNM UNDERGROUND EASEMENT FILED: JULY 9, 2007 (DOC. NO. 2007098253)
- G. EXISTING TIME WARNER LINE ENCROACHMENT AGREEMENT FILED: JANUARY 23, 2009 (DOC. NO. 2009006867)
- H. EXISTING PUBLIC WATERLINE EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
- I. EXISTING PRIVATE ACCESS EASEMENT FILED: FEBRUARY 23, 2009 DOCUMENT NO. 2009013365
- J. EXISTING 30' UTILITY EASEMENT FILED: DECEMBER 27, 2006 (BK A129, PG 2417) AND A150 FILED AUGUST 7, 2008 (BK 2008C, PG 175)
- K. EXISTING PRIVATE ACCESS EASEMENT GRANTED TO AND MAINTAINED BY PNM AND ABCWUA FILED: SEPTEMBER 13, 2007 DOCUMENT NO. 2007131551 (BK 2007C, PG 259)
- 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 ACROSS TRACT 26 FOR THE BENEFIT OF TRACTS 21 & 22 (NOW TRACT 22C AND TRACT P) FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
- N. EXISTING 22' PUBLIC PEDESTRIAN ACCESS EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259) (TO BE VACATED WITH THE FILING OF THIS PLAT)
- O. SEE NOTE 10 (PLAT BK 2007C, PG 259). THE PUBLIC PEDESTRIAN ACCESS AND PUBLIC DRAINAGE EASEMENT WITHIN TRACT Q-1 ARE HEREBY VACATED WITH THE FILING OF THIS PLAT.
- P. EXISTING PRIVATE UTILITY EASEMENT FILED: JANUARY 24, 2022 DOCUMENT NO. 202207557
- Q. ABCWUA ACCESS EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- R. 50' PNM EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- S. NEW ABCWUA 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, GRANTED WITH THE FILING OF THIS PLAT.

REQUESTING THE VACATION OF THIS EASEMENT.

