

LOCATION MAP NOT TO SCALE

SUBDIVISION DATA

- 1. DHO No. PR-2023-008999
2. Zone Atlas Index No.: S-14, S-15, S-16, S-17, T-15 and T-16.
3. Gross Subdivision Acreage: 651.8410 Acres
4. Number of Existing Tracts: 1, Number of Tracts Created: 4, Number of right-of-way parcels created: 3
5. Plat is located within Sections 26, 27, 28, 29, 33 and 34, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: November, 2025
8. Total area of dedicated public street right-of-ways: 8.1605 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract N, BULK LAND PLAT, INNOVATION PARK III, TRACTS A-N, as the same is shown and designated on the plat thereof filed 09/05/2024, Plat Book 2024C, Page 85, as Document No. 2024062459, into four (4) tracts, three (3) dedicated right-of-way parcels and grant easements as shown.

DOCUMENTS

- 1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract N, BULK LAND PLAT INNOVATION PARK III, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 5, 2024 in Book 2024C, Page 85 as Document No. 2024062459. Tract contains 651.8410 acres

NOTES

- 1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0555H, Map Revised August 16, 2012 and Number 35001C0535G, Map Revised September 26, 2008.
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "2_R17" and "3_Q16" Bearing = N49°03'55"W.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
4. Distances are ground distances "US SURVEY FOOT".
5. Record easements taken from record data as shown hereon.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".
8. The installation of public water lines and/or public sanitary sewer lines may be required as a condition of future development approval at no net cost to the Water Authority, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.

LANDFILL DISCLOSURE STATEMENT

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

JURISDICTIONAL AFFIDAVIT

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

Barry Phillips
2025.11.05 15:04:30 -07'00'
Barry S. Phillips
New Mexico Professional Surveyor 15517

BULK LAND NOTE

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

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

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

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

FREE CONSENT AND DEDICATION

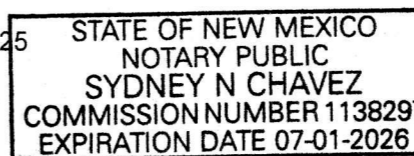
The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants and grant all easements shown hereon. 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 City of Albuquerque, New Mexico.

Signature of Steve B. Chavez, Date 11/13/25
Steve B. Chavez,
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 13th day of November 2025



by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 7/1/2026
Notary Public

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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 Phillips
2025.11.05 15:03:57 -07'00'
Barry S. Phillips Date:
New Mexico Professional Surveyor No. 15517



BULK LAND PLAT
INNOVATION PARK III
TRACTS N-1 THRU N-4
(BEING A REPLAT OF TRACT N, INNOVATION PARK III)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2025

PROJECT NUMBER: PR-2023-008999

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Signatures and dates for utility approvals: Daniel Aragon (PNM Electric Services, 11/05/2025), Jeff Estanek (New Mexico Gas Company, 11/4/2025), Natalia Antonio (Comcast, 10/31/2025), Todd Schunelle (Comcast, 10/31/2025).

City Approvals:

Signature and date for City Surveyor: Loren N. Risenhoover P.S., 11/12/2025

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date
Signature and date for AMAFCA: Leana Radium, 10/31/2025

Hydrology Date

Code Enforcement Date

Planning Department Date

City Engineer Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

TRACT N, INNOVATION PARK III: UPC #101605027020120101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE



TANGENT DATA		
ID	BEARING	DISTANCE
T1	N57°27'46"E	270.39'
T2	S14°03'53"E	478.03'
T3	N75°56'07"E	654.02'
T4	S14°03'53"E	506.00'
T5	N75°56'07"E	822.55'
T6	S88°58'21"E	394.70'
T7	N46°02'24"E	82.00'
T8	S43°57'36"E	651.00'
T9	N46°02'24"E	761.00'
T10	S43°57'36"E	52.00'
T11	S68°57'36"E	311.07'
T12	S43°57'36"E	1190.59'
T13	S75°56'07"W	309.94'
T14	S14°03'53"E	662.47'
T15	S75°56'07"W	830.46'
T16	N14°03'53"W	683.98'
T17	N80°27'33"E	401.10'
T18	N01°55'34"W	206.09'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	152.18'	472.00'	76.75'	18°28'21"	151.52'	N66°41'56"E
C2	171.84'	533.00'	86.67'	18°28'21"	171.10'	N66°41'56"E
C3	356.47'	454.00'	187.99'	44°59'15"	347.38'	N68°32'01"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C6	198.09'	454.00'	100.65'	25°00'00"	196.53'	S56°27'36"E
C7	1299.42'	2524.00'	664.45'	29°29'50"	1285.12'	S29°12'41"E
C8	23.46'	15.00'	14.90'	89°36'07"	21.14'	N59°15'49"W
C9	521.77'	1000.00'	266.97'	29°53'43"	515.87'	S29°00'45"E
C10	545.18'	1080.00'	278.53'	28°55'22"	539.41'	N28°31'34"W
C11	18.33'	1080.00'	9.17'	0°58'21"	18.33'	N43°28'26"W

TRACT 10, BULK LAND PLAT OF MESA DEL SOL FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

TRACT 14

TRACT 15

BULK LAND PLAT OF TRACTS 1 THROUGH 18, ARTISTE FILED 02/11/2022, PLAT BOOK 2022C, PAGE 12, DOC. NO. 2022014343

TRACT 8

TRACT 16

TRACT 9

NEW RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT AREA= 1.6340 AC.

NEW RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT AREA= 0.7807 AC.

TRACT N FILED 09/05/2024 PLAT BOOK 2024C, PAGE 85

TRACT N-4 AREA= 571.8734 AC.

TRACT N-1 AREA= 24.3052 AC.

TRACT N-2 AREA= 34.5423 AC.

TRACT N-3 AREA= 12.9596 AC.

TRACT C FILED 09/05/2024 PLAT BK. 2024C, PG. 85

UNIVERSITY BLVD. (152' ROW) FILED 09/05/2024 PLAT BK. 2024C, PG. 85

TRACT D FILED 09/05/2024 PLAT BK. 2024C, PG. 85

TRACT 3, BULK LAND PLAT OF MESA DEL SOL FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

30' PERMIT FOR RIGHT OF WAY AND EASEMENT FOR PRIMARY DISTRIBUTION LINE

TANGENT DATA		
ID	BEARING	DISTANCE
T20	S43°57'36"E	746.21'
T21	S46°02'24"W	870.15'
T22	S46°02'24"W	80.00'
T23	S43°57'36"E	444.38'
T24	N46°02'24"E	681.00'
T25	N14°03'53"W	654.58'
T26	N14°03'53"W	662.69'
T27	N75°57'01"E	852.00'
T28	S75°56'07"W	852.00'

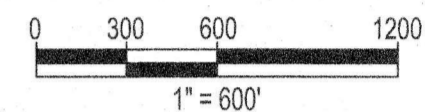
TANGENT DATA		
ID	BEARING	DISTANCE
T29	S75°56'07"W	80.00'
T30	S14°03'53"E	52.00'
T31	S75°56'07"W	654.02'
T32	N14°03'53"W	52.00'
T33	S14°03'53"E	66.00'
T34	S75°56'07"W	1078.42'
T35	N14°03'53"W	66.00'
T36	N75°56'07"E	1078.42'
T37	S75°56'07"W	1081.77'

PNM TRANSMISSION LINE NOTE

A perpetual easement exclusive to PNM 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 hereinafter 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.



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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2025



ALBUQUERQUE GEODETIC REFERENCE STATION "3-Q16"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,457,045.094 USft E = 1,533,498.782 USft
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "2_R17"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,451,904.04 USft E = 1,539,424.271 USft
GROUND TO GRID FACTOR = 0.999662298
DELTA ALPHA = -00°11'36.1"
NAVD 1988 ELEVATION = 5295.222 USft

