

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. Zone Atlas Index No.R-15-Z and R-16-Z
2. Gross Subdivision Acreage: 6.4638 Acres.
3. Number of Existing Tracts: 1, Number of Tracts Created: 3, Number of Right Of Way Parcels created: 2
4. Plat is located within Section 22, T9N, R3E, N.M.P.M.
5. Zoning: PC
6. Date of Survey: June, 2025.
7. Total area of dedicated public street right-of-way: 0.0125 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK, as the same is shown and designated on the plat thereof filed 09/13/2007, Plat Book 2007C, Page 259, as Document No. 2007131551, into 3 tracts, 2 dedicated right of way parcels and grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK 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 13, 2007 in Plat Book 2007C, Page 259 as Document No. 2007131551. Tract contains 6.4638 acres more or less.

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..
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°03'16"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 14-14-7 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.
9. All tracts are subject to a blanket cross lot drainage easement for the benefit of each to be maintained by each with the filing of this plat.

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.

Digitally signed by Barry Phillips
Date: 2025.11.06 14:31:33
-07'00'

Barry S. Phillips
New Mexico Professional Surveyor 15517

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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 and vacation of easements as 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.

Steve B. Chavez, Date 11/13/25
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: 7/11/2026
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
SYDNEY N CHAVEZ
COMMISSION NUMBER 1138297
EXPIRATION DATE 07-01-2026

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.

Digitally signed by Barry Phillips
Date: 2025.11.06 14:30:36 -07'00'

Barry S. Phillips
New Mexico Professional Surveyor No. 15517

Date:



PLAT OF
MESA DEL SOL
INNOVATION PARK
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

PROJECT NUMBER: XXXXXXXXXXXX

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Daniel Aragon PNM Electric Services Signed by: Jeff Estanko New Mexico Gas Company Signed by: Natalia Antonio Century Link Signed by: Todd Schunville Comcast	10/30/2025 Date 11/3/2025 Date 10/31/2025 Date 10/31/2025 Date
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City Approvals:

Loren N. Risenhoover P.S. City Surveyor	11/12/2025 Date
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Traffic Engineering, Transportation Division	Date
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ABCWUA	Date
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Parks and Recreation Department Signed by: Kara Radius AMAFCA	Date 10/31/2025 Date
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Hydrology	Date
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Code Enforcement	Date
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Planning Department	Date
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City Engineer	Date
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TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

TRACT 25, MESA DEL SOL, INNOVATION PARK: UPC #101605101222430101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

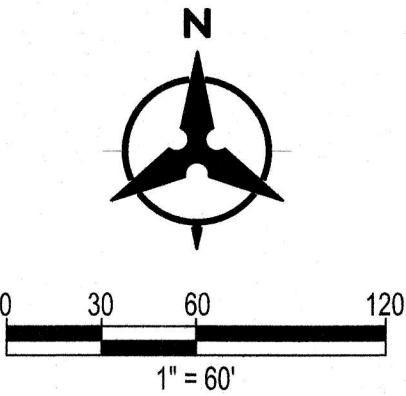
PLAT OF
**MESA DEL SOL
INNOVATION PARK**
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	260.70'	1125.00'	130.94'	13°16'38"	260.12'	S37°19'17"E
C2	681.23'	1841.64'	344.55'	21°11'39"	677.35'	S58°58'13"E
C3	262.23'	1841.64'	131.34'	8°09'30"	262.01'	N52°27'09"E
C4	413.15'	1841.64'	207.45'	12°51'14"	412.29'	S62°57'31"W
C5	5.85'	1841.64'	2.92'	0°10'55"	5.85'	S69°28'35"W
C6	56.59'	325.00'	28.37'	9°58'37"	56.52'	S05°41'12"E
C7	211.13'	1125.00'	105.88'	10°45'11"	210.83'	S38°35'01"E
C8	49.56'	1125.00'	24.79'	2°31'27"	49.56'	S31°56'42"E
C9	21.54'	14.00'	13.55'	88°08'21"	19.47'	N77°16'36"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°07'15"W	58.29'
T2	N00°07'15"W	111.04'
T3	N00°07'15"W	42.11'
T4	N58°39'13"E	8.36'

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 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



4' R/W ENCROACHMENT
AGREEMENT BETWEEN THE
COUNTY OF BERNALILLO, NEW
MEXICO & MESA DEL SOL, LLC,
FILED 08/31/2006, BK. A123, PG.
2579 AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

PUBLIC ROADWAY EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3314, DOC. NO. 2006173791
AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

TRACT 13, BULK LAND PLAT OF MESA
DEL SOL, TRACTS 1-15
FILED 06/21/2006, PLAT BOOK 2006C,
PAGE 196, DOC. NO. 2006091342

N00°07'15"W 762.62' TOTAL
N00°07'15"W 314.22'
N00°07'15"W 390.11'

TRACT 25-A
AREA= ±1.9609 AC.
(85,418 SQ.FT.)

TRACT 25
FILED 09/13/2007
PLAT BOOK 2007C, PAGE 259

TRACT 25-B
AREA= ±2.0560 AC.
(89,561 SQ.FT.)

NEW 26' ACCESS EASEMENT
FOR THE BENEFIT OF ALL
TRACTS TO BE MAINTAINED BY
ALL TRACTS GRANTED WITH
THE FILING OF THIS PLAT

TRACT 25-C
AREA= ±2.4344 AC.
(106,041 SQ.FT.)

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

NEW RIGHT OF WAY
DEDICATED TO THE CITY
OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT
±0.0026 AC. (113 SQ.FT.)

Fnd. 5/8" Rebar with 1-1/4"
Plastic Cap stamped "Gromatsky
16469" with Washer stamped
"Phillips PS 15517"

PUBLIC ROADWAY EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3315, DOC. NO. 2006173792
AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

NEW RIGHT OF WAY
DEDICATED TO THE CITY
OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT
±0.0099 AC. (432 SQ.FT.)

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

EXISTING 10' PUBLIC UTILITY
EASEMENT AS SHOWN ON PLAT
FILED 09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

10' PUE as shown on
Plat filed 09/13/2007
Plat Bk. 2007C, Pg. 259

PUBLIC DRAINAGE EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3314, DOC. NO. 2006173791 AND
AGREEMENT & COVENANT
BETWEEN CITY OF ALBUQUERQUE
& MESA DEL SOL, LLC, FILED
12/14/2006, BK. A128, PG. 7712, AS
SHOWN ON PLAT FILED 09/13/2007,
PLAT BOOK 2007C, PAGE 259, DOC.
NO. 2007131551
VACATED WITH THE FILING OF
THIS PLAT.

TRACT A-4-A, CORRECTED FINAL
PLAT, TRACTS A-1-A-5-A, A-1-A-5-B,
A-1-A-5-C & A-4-A OF MESA DEL SOL
INNOVATION PARK
FILED 12/22/2021, PLAT BOOK 2021C,
PAGE 153, DOC. NO. 2021148852

EASTMAN CROSSING ROAD S.E.
R.O.W. VARIES
A.K.A. BOBBY FOSTER ROAD
PLAT BOOK 2021C, PAGE 153