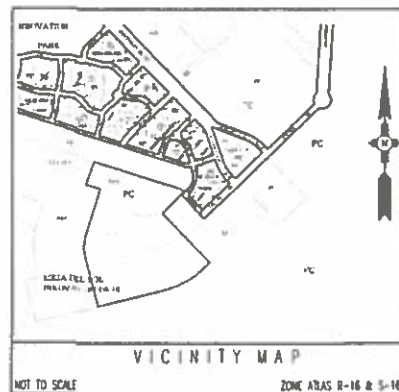




MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 2
RECORDED: 01-09-2013
BK: 2013C, P: 0002 M

MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 1
RECORDED: 12-15-2011
BK: 2011C, P: 0136 M

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
RECORDED: 01-16-2009
(2009C-14)

MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 3A
RECORDED: 3-13-2015
BK: 2015C, P: 0026 M

TRACT A-5
MESA DEL SOL, INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

KEY NOTES

- LOT LINE TO BE ELIMINATED BY THIS PLAT
- EXISTING 10' PNM EASEMENT (7/22/1954, BK D265, PG 517) TO BE VACATED BY PLAT.
- PORTION OF EXISTING 66'-80' PUBLIC ROADWAY EASEMENT (7/11/2011, BK 2011C PG 0066, DOC/2011063035) TO BE VACATED BY PLAT.

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67'	116.50'	28°21'44"	79.44'
C4	477.42'	915.00'	29°53'43"	244.28'
C5	184.49'	333.00'	31°44'33"	94.68'

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S46°02'24"W	284.08'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

TRACT A-6-C
MESA DEL SOL
INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED FOR THE LEVEL A AND B MASTER PLANS.
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 270 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

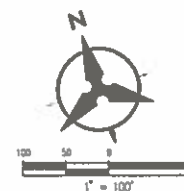
Wed, 29-Aug-2018 - 5:04 pm, Plotted by: SSTEJEN
P:\20190195\CDP\Plans\General\PrePlot\20190195_PRE_PLAT_PH3B.dwg

ACS BOUNDARY TABLE "1 OF 5" 1981
COORDINATE POSITION (MID. E)
NAD 83 STATE PLANE COORDINATE SYSTEM (ZONE 12)
T = 1.0000000000000000
S = 1.0000000000000000
E = 1.0000000000000000
N = 1.0000000000000000
ELEVATION = 5280.00
ELEVATION = 5280.00
ELEVATION = 5280.00
ELEVATION = 5280.00

Amended

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 3B

A REPLAT OF TRACT A-6-B MESA DEL SOL INNOVATION PARK
AND TRACT B MONTAGE UNIT 3A
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2018



LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-B MESA DEL SOL INNOVATION PARK FILED: JULY 11, 2011 IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035; AND TRACT B MESA DEL SOL MONTAGE UNIT 3A FILED: MARCH 13, 2015, IN BOOK 2015C, PAGE 0026, AS DOCUMENT #2015020811.

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 Acres
TOTAL NUMBER OF LOTS/TRACTS: 135 LOTS, INCLUDING 6 ALLEY TRACTS
PROPOSED GROSS DENSITY: 4.18 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE. WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REPL. COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (a) SHALL BE MARKED BY A 1/2" REBAR STAMPED "PHILIPS 15517".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (a) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN IN 0083 CENTRAL ZONE.
- BASE OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED

Scott H. Rasmussen P.S. 8/29/18
CITY SURVEYOR DATE

B. Fendley 8-29-18
Brian Fendley, Authorized Signatory, HSCOR, LLC
A United Liability Company DATE

Steve Chance 8/29/18
Steve Chance, Authorized Signatory, MDS Investments, LLC
A United Liability Company DATE

Bohannon & Huston
www.bhnc.com 800.877.5332

LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



**MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 2**
RECORDED: 01-09-2013
BK: 2013C, P: 0002 M

**MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 1**
RECORDED: 12-15-2011
BK: 2011C, P: 0136 M

**TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK**
RECORDED: 01-16-2009
(2009C-14)

**MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 3A**
RECORDED: 3-13-2015
BK: 2015C, P: 0026 M

**TRACT A-5
MESA DEL SOL, INNOVATION PARK**
RECORDED: 12-08-2010
BK: 2010C, P: 0131 M

KEYED NOTES

- LOT LINE TO BE ELIMINATED BY THIS PLAT
- EXISTING 10' PNM EASEMENT (7/22/1954, BK D285, PG 517) TO BE VACATED BY PLAT.
- PORTION OF EXISTING 66'-80' PUBLIC ROADWAY EASEMENT (7/11/2011, BK 2011C PG 0068, DOC#2011083035) TO BE VACATED BY PLAT.
- DESIGN VARIANCE REQUEST - PROPOSED PRIVATE ACCESS STREET WILL BE UTILIZED TO CONFORM WITH THE LEVEL A/B REQUIREMENTS WHICH PROHIBIT SINGLE LOT DIRECT ACCESS TO CONNECTOR STREETS (STRAND LOOP).

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.87	116.50	28°21'44"	29.44'
C4	477.42	915.00	29°53'43"	244.28'
C5	184.49	333.00	31°44'33"	94.68'

DRAINAGE FACILITIES MAINTENANCE NOTES:

Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities (storm water detention facilities) in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement (detention area) and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement (detention area) and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'38"E	8.87'
T3	N48°02'24"E	36.27'
T4	S44°01'01"E	352.00'
T7	S48°02'24"W	284.08'
T8	S43°57'38"E	375.00'
T9	S46°02'24"W	103.38'
T10	S73°56'07"W	731.98'
T11	N14°03'53"E	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"E	182.00'
T14	N17°40'40"E	256.00'

**TRACT A-6-C
MESA DEL SOL
INNOVATION PARK**
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

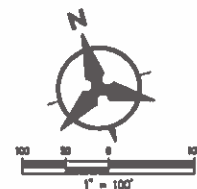
PARKING REQUIREMENTS

- OFFSTREET:** A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED FOR THE LEVEL A AND B MASTER PLANS.
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 270 SPACES
- ONSTREET:** GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

Max, 12-May-2019 - 5:44:pm, Plotted by: SSUSM1A
P:\20190195\CDP\Plans\General\Reviewed_Plot\20190195_PRE_PLAT_PV130.dwg

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 3B

A REPLAT OF TRACT A-6-B MESA DEL SOL INNOVATION PARK
AND TRACT B MONTAGE UNIT 3A
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2019



LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-B MESA DEL SOL INNOVATION PARK FILED JULY 11, 2011 IN BOOK 2011C, PAGE 0064, AS DOCUMENT #2011083035, AND TRACT B MESA DEL SOL MONTAGE UNIT 3A FILED MARCH 13, 2015, IN BOOK 2015C, PAGE 0026, AS DOCUMENT #2015020811.

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 32.30 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 137 LOTS, INCLUDING 6 ALLEY TRACTS
PROPOSED GROSS DENSITY: 4.24 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRIVEWAY IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE, EXCEPT FOR THE PRIVATE ROADWAY ADJACENT TO STRAND AVE. WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL WIDTH STREETS CREDITED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND DEED CONVEYANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE Atlas NO. R-16 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- CONVEYANTS SHALL PROHIBIT PARKING IN ALL ALLEYS
- ALL LOT SIDEREYS SHALL HAVE A 5' SHIRED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (S) SHALL BE MARKED BY A 1/2" IRON STAMPED THILLIPS TS 15517.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, A.P.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (A) WILL BE MARKED BY A FOUR (4) ALUMINUM CIP STAMPED 'CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517.
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN IN THE CENTRAL ZONE.
- BARS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MARKERS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED

James P. Richmond P.S. 5/16/19
CITY SURVEYOR DATE

W. Michael Felt Authorized Signatory, MAY 16, 2019
COMMISSION DEL MESA 3B, LLC DATE

APPLICATION # SD - 2019-00103

LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

Bohannon & Huston
www.bhinc.com 800.677.5332