

THIS PLAT

ZONE ATLAS R-16-Z

N.T.S.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 385.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "LH18A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST d/b/a CENTURYLINK QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

TRACT A-1-A-5-A, UPC # 101505148312540101

PARCEL A-4, UPC # 101605104917630110

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer, N.M. S. NO. 7482

DATE

KCS *October 15, 2020*

SUBDIVISION DATA

DRB NO.		PLAT ACRES (Gross)	33.3010
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	0	PARCEL ACRES	0
NO. OF TRACTS	5	TRACT ACRES	27.2156
STREET MILES (FULL)	0.3108	STREET ACRES	6.0852

PLAT ACRES (Gross)

LOT ACRES

PARCEL ACRES

TRACT ACRES

STREET ACRES

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

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 1 OF 6

DESCRIPTION

TRACT A-1-A-5 AS SHOWN ON THE BULK LAND PLAT OF TRACTS 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 RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 31, 2019, AS DOCUMENT NUMBER 2019111900, IN BOOK 2019C, PAGE 0146 AND TRACT A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK RECORDED INT HE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010, AS DOCUMENT 2010123421, BOOK 2010C, PAGE 0131. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M. BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33.3010 ACRES MORE OR LESS.

PURPOSE OF THIS PLAT

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into four (4) new Tracts (A-1-A-5-A, A-1-A-5-B, A-1-A-5-C and A-4-A). To expand and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

PROJECT NO. PR-2020-004138

APPLICATION NO. SD-2020-00225

PLAT APPROVALS

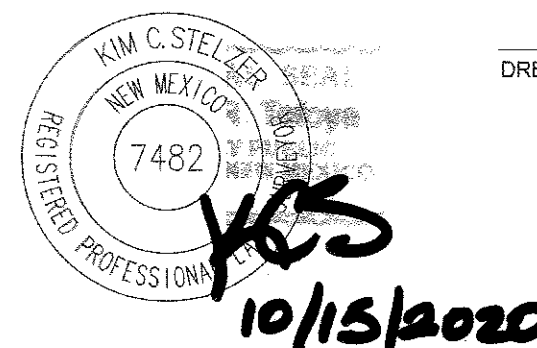
UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CenturyLink QC	DATE
COMCAST	DATE

CITY APPROVALS

Loren M. Rios P.S. *10/14/2020*
CITY SURVEYOR DATE

REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



HUITT-ZOLIARS
Huitt-Zoliars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

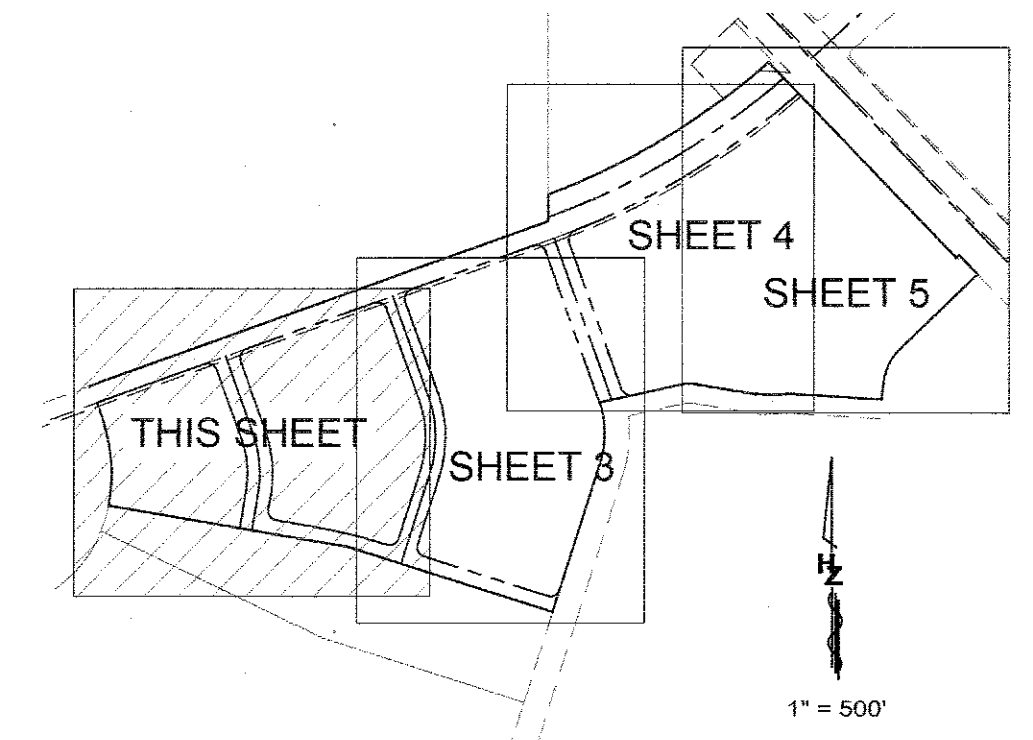
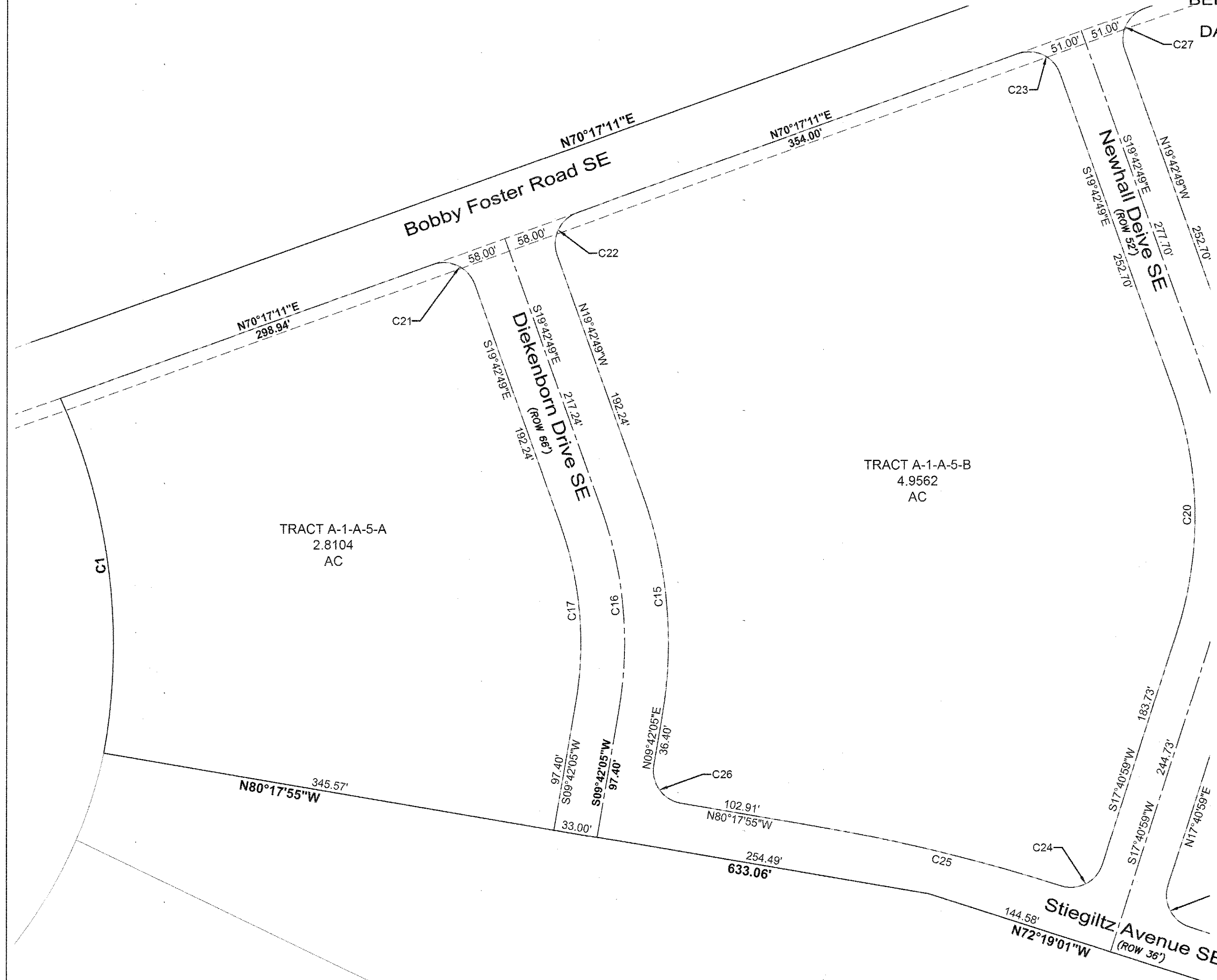
FINAL PLAT
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 2 OF 6



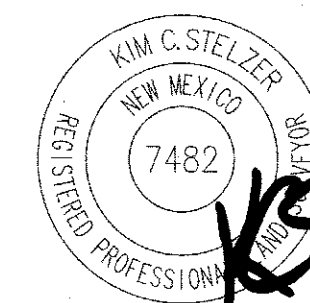
1" = 500'

LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with
Washer: HZI LS 7482

0 60' 120'
SCALE: 1" = 60'



Handwritten signature and date: 10/13/20

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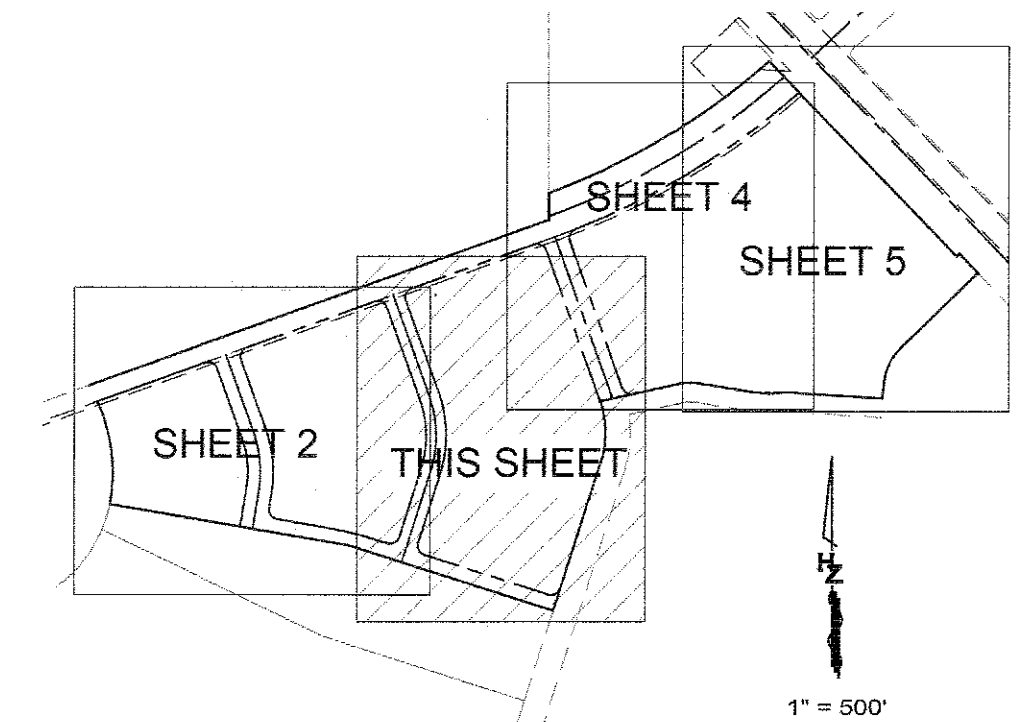
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 3 OF 6



TRACT A-1-A-5-C
7.5462
AC

LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- Set Monument: Rebar w/Cap HZI LS 7482
OR
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Washer: HZI LS 7482

0 60' 120'
SCALE: 1" = 60'



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Handwritten signature and date:
10/15/2020

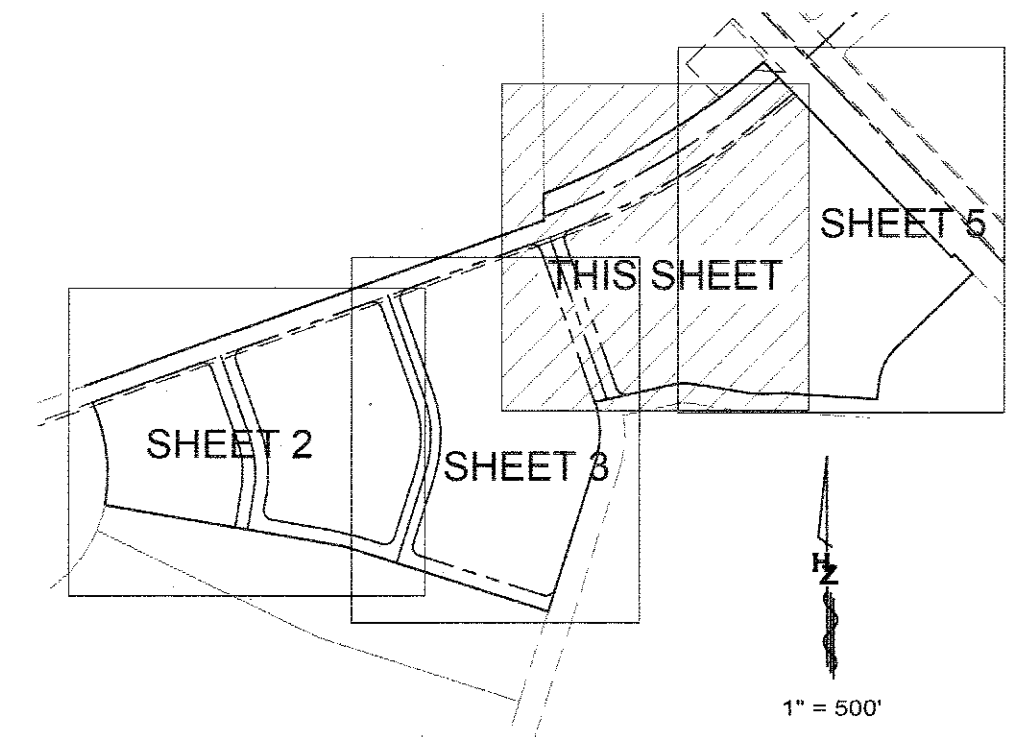
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 4 OF 6



N00°07'15"W
69.15'

L2

59.59'

Bobby Foster Road SE

C2

C10

C11

C13

56.05'

C12

58.00'

C14

C37

C28

TRACT A-4-A
11.9030
AC

S19°42'49"E
445.80'
S19°42'49"E
408.47'
Sagan Loop SE
(ROW 66')

N19°42'49"W

408.81'

445.80'

C9

33.39'

55.27'

S77°34'43"W

207.92'

119.26'

C32

C6

150.46'

N80°50'06"W

C5

C4

N86°2'

45.83'

S87°41'24"W

45.83'

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0 60' 120'
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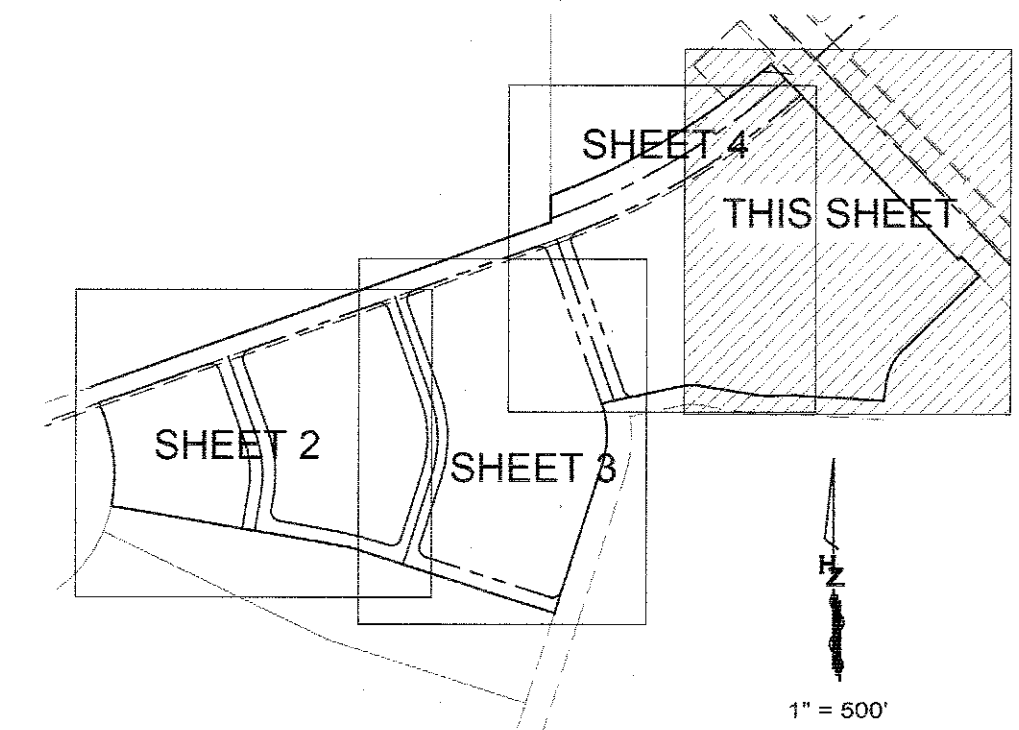
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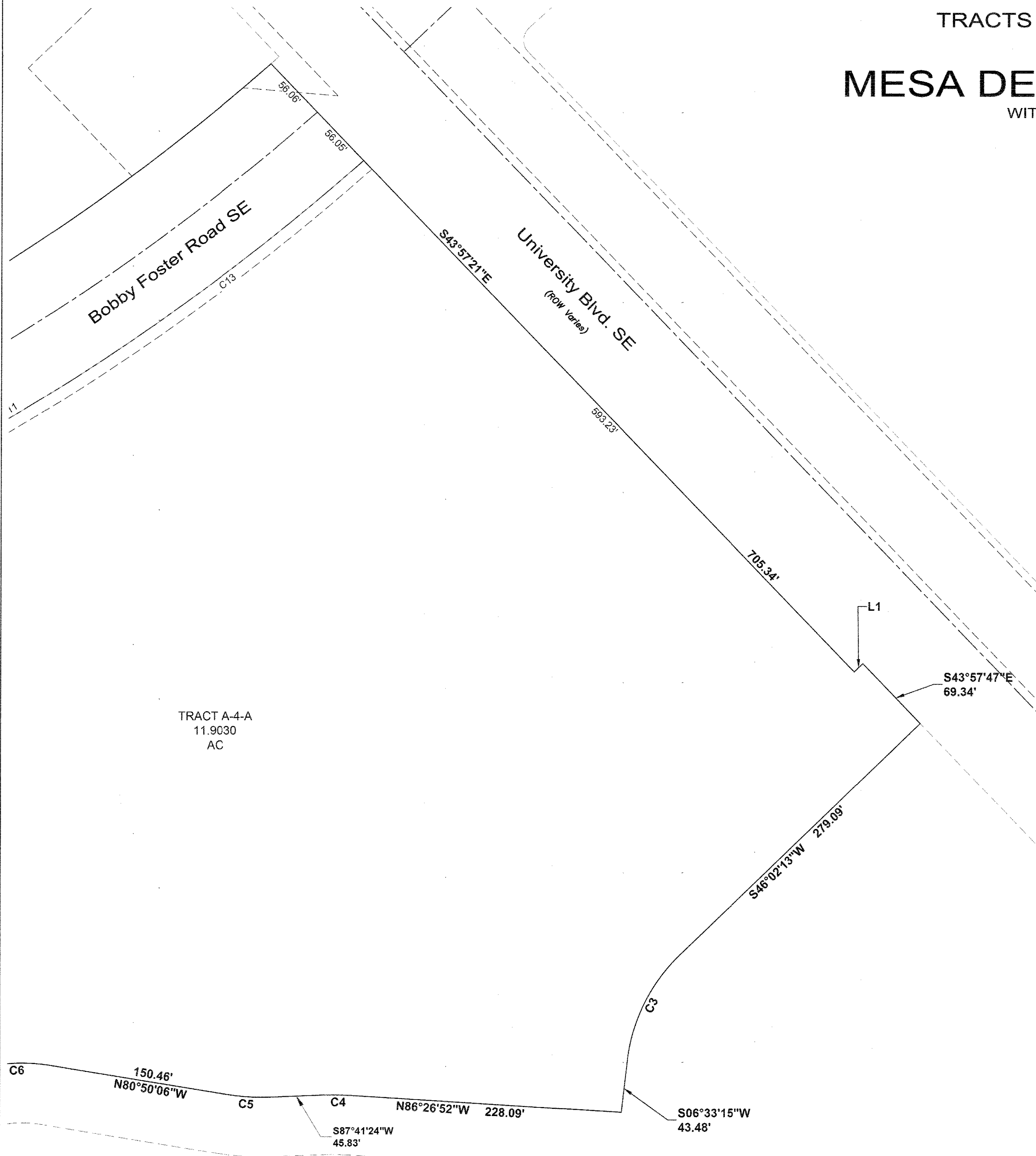
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SHEET 5 OF 6



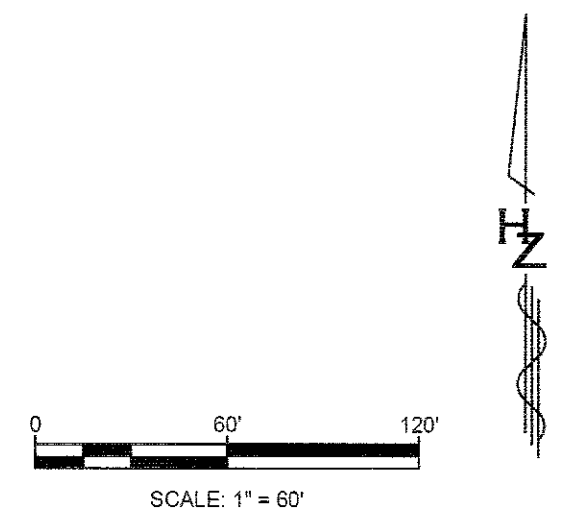
TRACT A-4-A
11.9030
AC



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BERNALILLO COUNTY, NEW MEXICO

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SHEET 6 OF 6

CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'
C2	20°54'51"	1841.64'	N59°06'29"E	668.51'	672.23'
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C4	5°51'44"	206.00'	N89°22'44"W	21.07'	21.08'
C5	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°22'55"E	711.68'	715.91'
C11	20°06'19"	1953.64'	N58°33'15"E	682.03'	685.54'
C12	9°37'33"	1953.64'	N63°47'38"E	327.84'	328.22'
C13	10°28'46"	1953.64'	N53°44'28"E	356.82'	357.32'
C14	1°40'47"	1953.64'	N69°26'48"E	57.27'	57.28'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	29°24'54"	300.00'	S5°00'22"E	152.33'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'
C20	37°23'47"	287.00'	S1°00'55"E	184.01'	187.32'
C21	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C25	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'
C31	88°19'13"	25.00'	S24°26'48"W	34.83'	38.54'
C32	82°42'29"	25.00'	N61°04'03"W	33.04'	36.09'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'



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