

PRELIMINARY PLAT FOR
TAOS II AT THE TRAILS
LOTS 1-109 AND TRACTS A-F
SEPTEMBER 2016

LEGAL DESCRIPTION

Tract 1 of The Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK PLAT OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566 and Lands of Manuel Pili, Warranty Deed filed January 1, 2000, Book A1, Page 4899.

GENERAL NOTES

- EXISTING ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
PROPOSED ZONING: SU-2, VTRD, TRAILS RESIDENTIAL DEVELOPING AREA
- PROPOSED ACREAGE: 17.39 AC
NUMBER OF LOTS: 109
NUMBER OF TRACTS: 6
PROPOSED DENSITY: 6.27 DU/AC
- MIN. LOT DIMENSIONS:
MINIMUM LOT AREA: 40' X 103'
4,120 SQFT
- STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- NO LOTS SHALL HAVE DIRECT ACCESS TO PASEO DEL NORTE BLVD.
- TRACTS A-F TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VTRD
MILES OF FULL WIDTH STREETS CREATED	0.77 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	109
NO. OF HOA TRACTS CREATED	3

SURVEY NOTES:

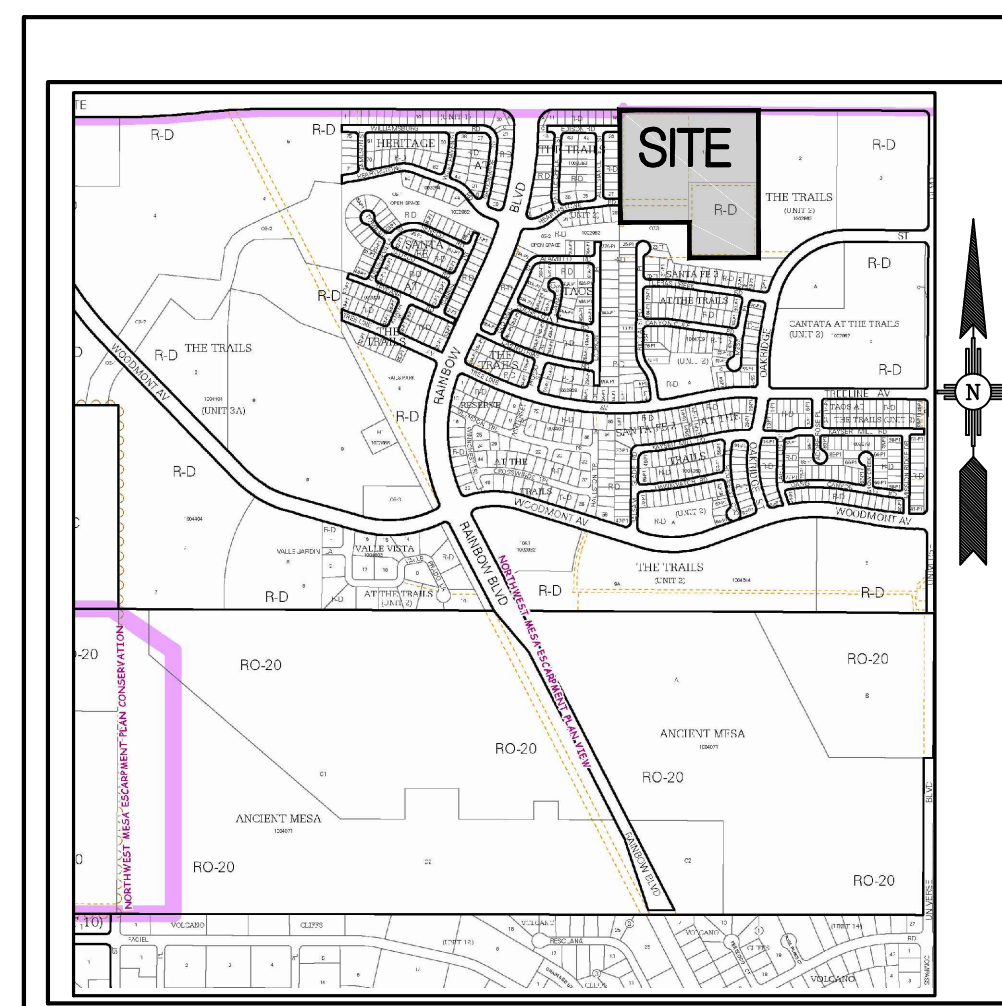
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Simon H. Rizubany P.S. 7/14/16
CITY SURVEYOR DATE

Haron K. Eshima
HARON K. ESHIMA
MANAGER, RCS-TRAILS TRACT 1, LLC DATE

Bohannon & Huston
www.bhinc.com 800.877.5332



NOT TO SCALE

VICINITY MAP

ZONE ATLAS C-09-2

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (B) PORTION OF EXISTING 40' SLOPE EASEMENT, TO BE VACATED BY PLAT.
- (C) EXISTING 30' PRIVATE TEMPORARY SLOPE EASEMENT, TO BE VACATED BY PLAT.
- (D) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT, TO BE VACATED BY PLAT.
- (E) EXISTING 20' PUBLIC EASEMENT FOR GENERAL PUBLIC ROAD PURPOSES AND PLACEMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, TO BE VACATED BY PLAT.
- (F) EXISTING BLANKET DRAINAGE EASEMENT, TO BE VACATED BY PLAT.
- (G) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT.
- (H) 25' SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA BY THIS PLAT.
- (I) 20' STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (J) PUBLIC PEDESTRIAN ACCESS EASEMENT
- (K) PORTION OF AN EXISTING PUBLIC DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
- (L) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 21.

ID	BEARING	LENGTH
T1	S89°55'02"E	449.85'
T2	S00°08'08"W	232.61'
T3	S89°43'58"E	450.20'
T4	N00°06'45"E	489.04'
T5	N00°06'45"E	469.12'
T6	N89°48'21"W	900.05'
T7	S00°06'04"W	725.85'

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

Albuquerque Control Survey Monument
"UNION"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as published:
N=1,523,503.475
E=1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00°16'58.96
Elevation= 5524.950 NAVD 1988

