

LEGAL DESCRIPTION

Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant as Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357.


DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat of THE TRAILS UNIT 4, within the Town of Alameda Grant as Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357.
- B. Title Commitment prepared for this property by Did Republic National Title Insurance Company, Commitment No. 19068655, Commitment Date: January 17, 2020.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF TRACTS 1A, 1B and 3A, THE TRAILS UNIT 4 BEING A PLAT OF Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant as Projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 2007 in Plat Book 2007C, Page 357, with the free consent of and in accordance with the said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown herein. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown herein to the City of Albuquerque in the same with appropriate easements. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and undivided title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Sonata Trails, LLC
By: 
J. Martinez
Member of Sonata Trails, LLC

**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

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 a building or erected on the lot or parcel within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNILLLO
The foregoing instrument was acknowledged before me this 22nd
day of JUNE, 2020 by J. Martinez

 My commission expires 04/01/24
Notary Public



FLOOD ZONE DETERMINATION

The subject property (as shown herein) appears to lie within Zone "X" (Areas of Minimal Flood hazard) in accordance with the National Flood Insurance Program Rate Map No. 500HC0211 G, Effective Date 9-28-2008.

Abbuquerque Survey Control Monument "3-42"
 New Mexico State Plane Coordinate (Central Zone - NAD 83)
 Point: 488121.12 E, 5076.46 N
 Azimuth: 101°12'32.72" N
 Distance to 20110104: 0.00000000

NEW 202107416
 SURV & TEK
 1000 UNIVERSITY BLVD, SUITE 100
 ALBUQUERQUE, NM 87102
 TEL: 505.263.1111
 FAX: 505.263.1112
 WWW.SURV-TEK.COM

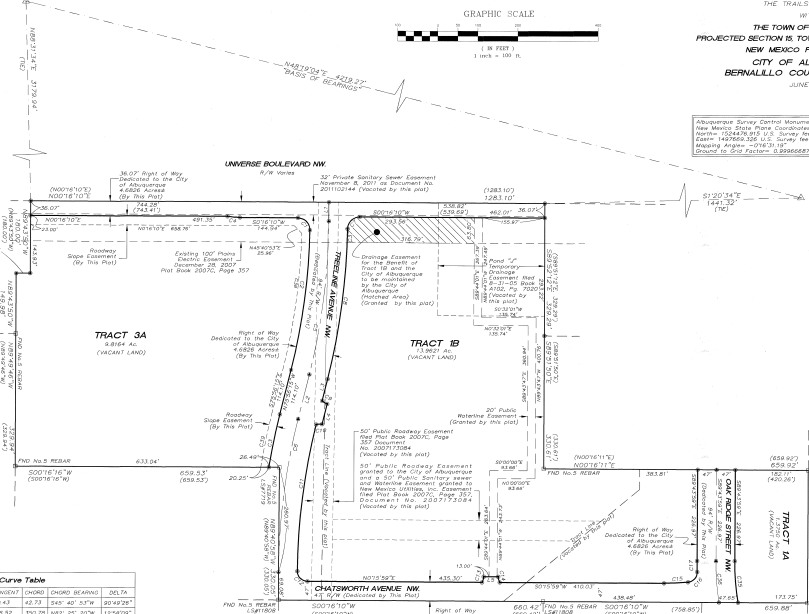
PLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4
 (BEING A REPLAT OF TRACTS 1-3
 OF THE TRAILS UNIT 4)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2020

Abbuquerque Survey Control Monument "3-42"
 New Mexico State Plane Coordinate (Central Zone - NAD 83)
 Point: 488121.12 E, 5076.46 N
 Azimuth: 101°12'32.72" N
 Distance to 20110104: 0.00000000

DRAINAGE EASEMENT
 Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a permanent easement for the common use and benefit of the various lots within the subdivisions for the purpose of facilitating the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards established by the City of Albuquerque. The City and plater shall construct drainage facilities in the easement in accordance with standards established by the City Engineer in accordance with the Drainage Report with engineers stamp dated October 14, 2020, which report and plans are on file in the office of the City Engineer File #20200014. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement area without the approval of the City Engineer. 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 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 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 dimensions. 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 obligor herein agrees to indemnify 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 easement provided herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

ROADWAY SLOPE EASEMENT
 The roadway slope easement is for purposes of protecting the stability of the roadway. The Grantor shall construct the slope in accordance with the City of Albuquerque Work Order Form Set, OMC 010204. The roadway slope easement will be maintained by the owner of Tract 3A. The City shall have the right to enter periodically to inspect the roadway slope easement. In the event said lot owners fail to adequately and properly maintain the roadway slope easement, 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 dimensions. 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 obligor herein agrees to indemnify 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 roadway slope easement provided herein or the Grantor's failure to construct, maintain, or modify said slope easement.

UTILITY DEVELOPMENT
 a. Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement of existing public infrastructure may be required as a condition of future development approval.
 b. The installation of public waterline and public sanitary sewer may be required as a condition of future development approval, once the water service, the protection and sanitary sewer service requirements of any future development is known.



Curve Table

CURVE	(METERS) RADIUS	(DEGREES) ANGLE	(METERS) CHORD	(METERS) DELTA
C1	47.56	30.00	30.43	42.73
C2	203.23	103.00	176.82	200.76
C3	134.41	164.00	87.27	124.46
C4	31.83	480.00	15.57	30.88
C5	385.17	1600.00	193.52	284.25
C6	46.79	30.00	29.66	42.10
C7	279.28	164.00	189.89	271.93
C8	14.86	25.00	7.68	14.64
C9	13.98	25.00	7.77	14.94
C10	268.83	1283.00	185.14	267.60
C11	28.32	26.00	25.06	28.32
C12	14.74	25.00	7.59	14.63
C13	14.86	25.00	7.66	14.64
C14	39.99	624.00	33.02	59.27
C15	27.78	25.00	23.59	27.78
C16	103.84	624.00	51.29	103.81
C17	103.96	624.00	51.40	103.93
C18	34.67	447.00	17.04	34.67

Parcel Line Table

LINE #	Length	Bearing
L1	14.74	N88°43'50"W
L2	114.00	N32°46'10"W
L3	55.86	S20°46'15"E
L4	85.00	N76°07'55.27"W
L5	38.00	S1°10'58.41"W

BLANKET DRAINAGE EASEMENT
 A BLANKET DRAINAGE EASEMENT OVER TRACT 1A & 3A FOR THE BENEFIT OF THE CITY OF ALBUQUERQUE TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (GRANTED BY THIS PLAT)

SURV & TEK
 CONSULTING SURVEYORS
 ALBUQUERQUE, NEW MEXICO 87104
 SHEET 3 OF 3

2021C-73

(3)