

VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground, US Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 8911" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with plastic cap stamped "L.S. 8911" unless otherwise indicated hereon.
- Bernalillo County Zone Atlas Page G-13.

SUBDIVISION DATA

Total number of existing Tracts: 3

- Total number of Tracts created: 3
- Total number of Lots created: 0
- Total number of Miles of Right of Way created: 0.7113
- Total acreage of Right of Way created: 4.7557 acres ±
- Gross Subdivision acreage: 29.8361 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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 services.
- QWest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 (aboveground 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide Three (3) existing tracts into Three (3) new Tracts and as shown hereon.
- Dedicate Easements as shown hereon.
- Dedicate Right of Way as shown hereon.

PLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4
(BEING A REPLAT OF TRACTS 1-3, THE TRAILS UNIT 4)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2020

APPLICATION NUMBER: _____

DRB PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico Date

New Mexico Gas Company Date

QWest Corporation d/b/a CenturyLink QC Date

Comcast Date

CITY APPROVALS:

City Surveyor Date
Department of Municipal Development

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

Code Enforcement Date

DRB Chairperson, Planning Department Date

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
NMPS No. 8911



PLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4

(BEING A REPLAT OF TRACTS 1-3
THE TRAILS UNIT 4)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2020

LEGAL DESCRIPTION

Tracts numbered One (1), Two (2) and Three (3) of THE TRAILS UNIT 4, within the Town of Alameda Grant in 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.

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 in 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible 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: _____
John Murtagh
Manager of Sonata Trails, LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____

day of _____, 20____, by _____.

_____ My commission expires _____
Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (Areas of Minimal Flood Hazard,) in accordance with the National Flood Insurance Program Rate Map No. 35001C0111 G, Effective Date 9-26-2008.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat of THE TRAILS UNIT 4, within the Town of Alameda Grant in 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 Old Republic National Title Insurance Company, Commitment No.: 1908685, Commitment Date: January 17, 2020.

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 buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

PLAT OF
TRACTS 1A, 1B AND 3A
THE TRAILS UNIT 4

(BEING A REPLAT OF TRACTS 1-3
THE TRAILS UNIT 4)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 2 EAST

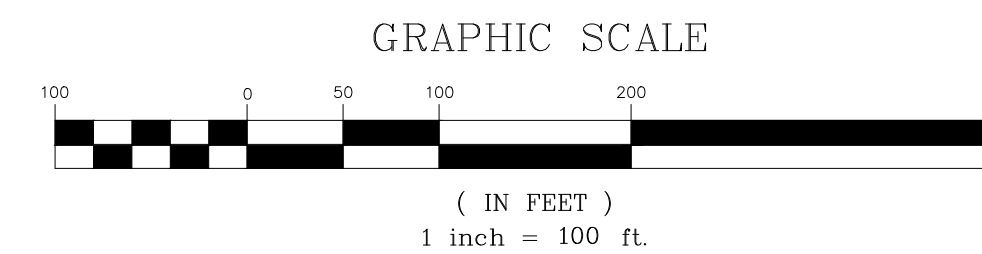
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE 2020

Albuquerque Survey Control Monument "2-C9"
New Mexico State Plane Coordinates (Central Zone - NAD 83)
North= 1521672.052 U.S. Survey feet
East= 1494519.241 U.S. Survey feet
Mapping Angle= -0°16'52.77"
Ground to Grid Factor= 0.999666850



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" 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 in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date _____ and the Grading and Drainage Plan with engineer's stamp date _____ which report and plans are on file in the office of the City Engineer File # _____.

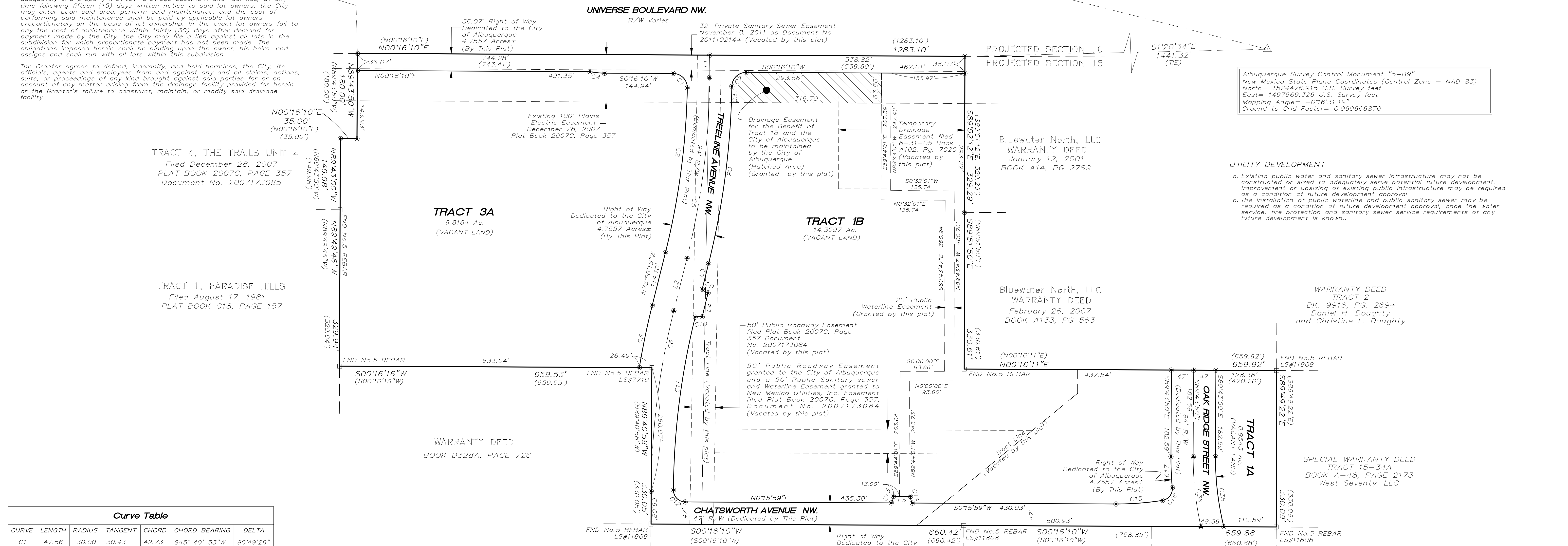
No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall 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 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.

Albuquerque Survey Control Monument "5-B9"
New Mexico State Plane Coordinates (Central Zone - NAD 83)
North= 1524476.915 U.S. Survey feet
East= 1497669.326 U.S. Survey feet
Mapping Angle= -0°16'31.19"
Ground to Grid Factor= 0.999666870

UTILITY DEVELOPMENT

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



Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.56	30.00	30.43	42.73	S45° 40' 53"W	90°49'26"
C2	351.53	1553.00	176.52	350.78	N82° 25' 20"W	12°58'09"
C3	134.41	1647.00	67.24	134.38	S78° 16' 32"E	4°40'34"
C4	31.03	160.00	15.57	30.98	N5° 49' 33"E	11°06'46"
C5	385.17	1600.00	193.52	384.25	N82° 50' 02"W	13°47'35"
C6	385.17	1600.00	193.52	384.25	S82° 50' 03"E	13°47'35"
C7	46.79	30.00	29.66	42.19	S44° 24' 28"E	89°21'15"
C8	377.93	1647.00	189.80	377.10	N82° 30' 40"W	13°08'50"
C9	14.86	25.00	7.66	14.64	N31° 05' 25"E	34°03'21"
C10	15.06	25.00	7.77	14.84	S3° 12' 03"E	34°31'35"
C11	368.55	1553.00	185.14	367.68	S82° 49' 26"E	13°35'49"
C12	39.32	25.00	25.05	35.39	N45° 19' 19"E	90°06'39"
C13	14.74	25.00	7.59	14.53	N72° 50' 37"W	33°46'47"
C14	14.86	25.00	7.66	14.64	N73° 14' 19"E	34°03'21"
C15	98.27	603.00	49.24	98.16	N4° 24' 07"W	9°20'13"
C16	37.55	25.00	23.34	34.12	N52° 06' 00"W	86°03'32"
C17	65.68	697.00	32.86	65.65	N87° 34' 12"E	5°23'56"
C35	149.02	603.00	74.89	148.64	N83° 11' 23"E	14°09'33"
C36	148.80	650.00	74.73	148.48	N83° 42' 40"E	13°06'59"
C37	34.07	1647.00	17.04	34.07	N88° 29' 32"W	1°11'07"

Parcel Line Table		
Line #	Length	Direction
L1	47.17	N89° 43' 50"W
L2	114.10	N75° 56' 15"W
L3	55.80	S75° 56' 15.00"E
L4	52.00	N76° 07' 35.23"W
L5	36.00	S0° 15' 59.44"W

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