



DEVELOPMENT REVIEW BOARD APPLICATION

Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. SUBDIVISIONS □ Final Sign off of EPC Site Plan(s) (Forms P2) □ Extension of IIA: Temp. Def. of S/W (Form V2) □ Major – Preliminary Plat (Forms S & S1) □ Amendment to Site Plan (Forms P & P2) □ Vacation of Public Right-of-way (Form V) **MISCELLANEOUS APPLICATIONS** □ Major – Bulk Land Plat (Forms S & S1) □ Vacation of Public Easement(s) DRB (Form V) □ Extension of Preliminary Plat (Form S1) □ Extension of Infrastructure List or IIA (Form S1) □ Vacation of Private Easement(s) (Form V) □ Minor Amendment to Infrastructure List (Form S2) **PRE-APPLICATIONS** □ Minor Amendment - Preliminary Plat (Forms S & S2) □ Minor - Final Plat (Forms S & S2) □ Temporary Deferral of S/W (Form V2) Sketch Plat Review and Comment (Form S2) □ Minor – Preliminary/Final Plat (Forms S & S2) □ Sidewalk Waiver (Form V2) Sketch Plan Review and Comment (Form P2) APPEAL SITE PLANS □ Waiver to IDO (Form V2) □ DRB Site Plan (Forms P & P2) □ Waiver to DPM (Form V2) Decision of DRB (Form A) **BRIEF DESCRIPTION OF REQUEST** Request sketch plat review to create 2 new tracts from 2 existing tracts, grant additional right-of-way to Universe Blvd NW and Woodmont Ave NW, and vacate a temporary drainage easement.

APPLICATION INFO	RMATION						
Applicant/Owner:	Sonata Trails, LLC / Trai		Phone:				
Address:	8201 Golf Course Rd NW	1			Email:		
City:	Albuquerque		State:	NM	Zip:	87120	
Professional/Agent (if	any): CSI - Cartesian S	Surveys, Inc.			Phone:	505-896-305	0
Address:	PO Box 44414				Email:	cartesianryan@	gmail.com
City:	Rio Rancho		State:	NM	Zip:	87174	
Proprietary Interest in	Site:		List <u>al</u> l owners:				
SITE INFORMATION	(Accuracy of the existing lega	I description is crucial!	Attach a separ	rate sheet if nec	essary.)		
Lot or Tract No.:	Tract 3A and 4		Block:		Unit: 4		
Subdivision/Addition:	The Trails, Unit 4		MRGCD Map	o No.:	UPC Code:	101006401	722630106
Zone Atlas Page(s):	C-10-Z	Existing Zoning:	MX-M; MX-1	Т	Proposed Zoning		
# of Existing Lots:	2	# of Proposed Lots:	2 Total Area of Site (A			of Site (Acres):	14.8281
LOCATION OF PROP	PERTY BY STREETS			1			
Site Address/Street:	Universe Blvd NW	Between: Avenida	a de Jamito N	NW and	: Tree	line Ave NW	
CASE HISTORY (Lis	t any current or prior project a	nd case number(s) that	may be releva	int to your reque	st.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Ryan Mulhall	Date: 05/10/2022
Printed Name:	Ryan J. Mulhall	□ Applicant or ⊠ Agent

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _N/A_if yes, indicate language: _
- X A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- $\underline{\times}$ Zone Atlas map with the entire site clearly outlined and labeled
- \overline{X} Letter describing, explaining, and justifying the request
- \overline{X} Scale drawing of the proposed subdivision plat
- X Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____if yes, indicate language:

- A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- ____ Design elevations & cross sections of perimeter walls
- ____ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____if yes, indicate language: _

- A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabg.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ____ Zone Atlas map with the entire site clearly outlined and labeled
- ____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ____ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable
 - Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 0-4(R)(1)(b)

Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

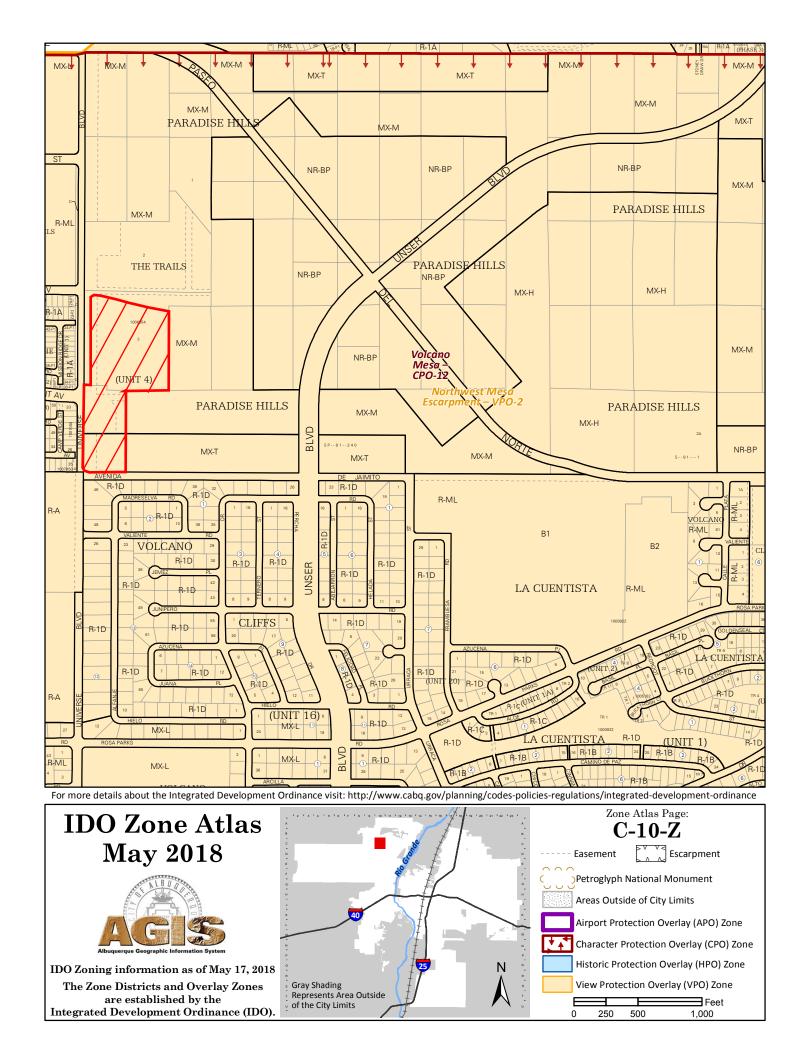
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____if yes, indicate language:

- A <u>Single</u> PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF <u>shall be organized</u> with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



CSI-Cartesian Surveys Inc. PO Box 44414, Rio Rancho, NM 87174 896-3050 Fax 891-0244

May 10, 2022

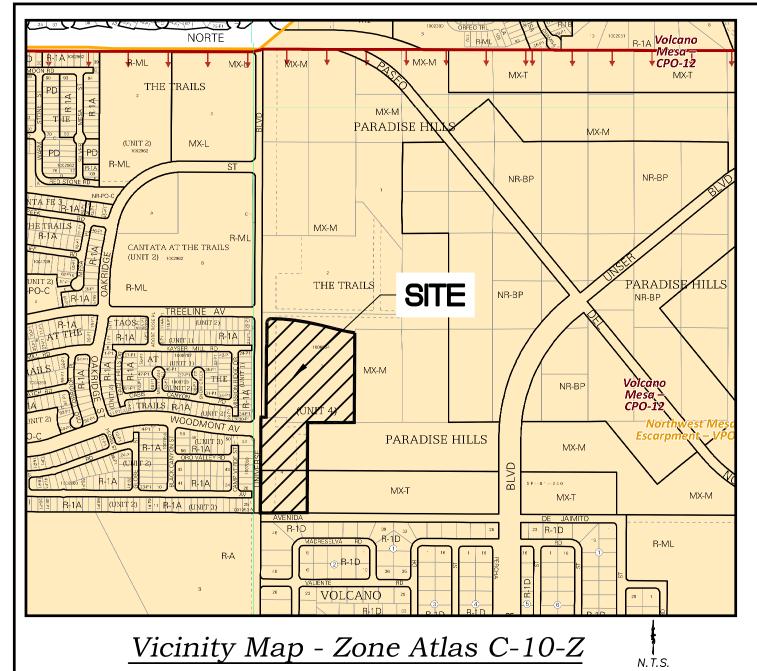
Development Review Board City of Albuquerque

Re: Sketch Plat Review for Proposed Subdivision of Tracts 3A and 4 of The Trails, Unit 4

Members of the Board:

Cartesian Surveys is acting as an agent for Sonata Trails, LLC, and we request a sketch plat review to create two (2) new tracts from two (2) existing tracts by subdivision of Tracts 3A and 4 of The Trails, Unit 4. The subdivision also intends to grant additional right-of-way to both Universe Boulevard NW and Woodmont Avenue NW, and vacate a temporary drainage easement. The property is located along Universe Blvd NW between Treeline Avenue NW and Avenida De Jamito. The property is currently zoned as MX-M (Mixed Use Moderate Intensity) and a small portion in the south is zoned MX-T (Mixed Use Transition).

Thank you, Ryan J. Mulhall



Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110711 AND AN EFFECTIVE DATE OF NOVEMBER 10, 2021.
- 2. BULK LAND PLAT OF RECORD FOR THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 28, 2007, IN BOOK 2007C, PAGE 357.
- 3. PLAT OF RECORD FOR TRACTS 1A, 1B AND 3A, THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, IN BOOK 2021C, PAGE 73.
- 4. SPECIAL WARRANTY DEED FOR TRACT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 13, 2020, AS DOCUMENT NUMBER 2020100662.
- 5. WARRANTY DEED FOR TRACT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2020, AS DOCUMENT NUMBER 2020017636.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M. as Projected into the Town of Alameda Grant Subdivision: The Trails, Unit 4 Owner: Trails Tract 4, LLC (Tract 4) Owner: Sonata Trails, LLC (Tract 3A) UPC #:101006401722630106 (Tract 4) UPC #:TBD (Tract 3A)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- 3. VACATE EASEMENTS AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE	
ZONE ATLAS PAGE NO	
NUMBER OF EXISTING LOTS	
NUMBER OF LOTS CREATED	
MILES OF FULL-WIDTH STREETS	
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO	THE CITY OF ALBUQUE
DATE OF SURVEY	

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2021.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED FOUR (4) 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 IS 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.

AND

TRACT NUMBERED THREE-A (3-A) OF 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, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2021 IN PLAT BOOK 2021C, PAGE 73.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: ____101006401722630106____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

MBER 2021. VEY FOOT. D STATE PLANE COORDINATES (NAI Plat for Tracts 3A-1 and 4-A, The Trails Unit 4 Being Comprised of Tract 3A and Tract 4, The Trails Unit 4 City of Albuquerque Bernalillo County, New Mexico May 2022

Project Number:PR-2022-00Application Number:Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

ABCWUA

Code Enforcement

Traffic Engineer

Parks and Recreation Department

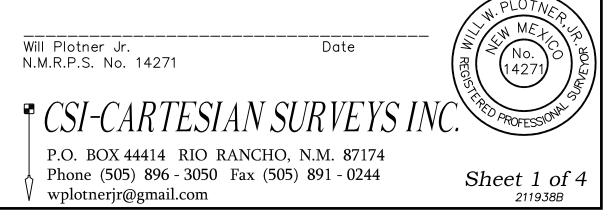
AMAFCA

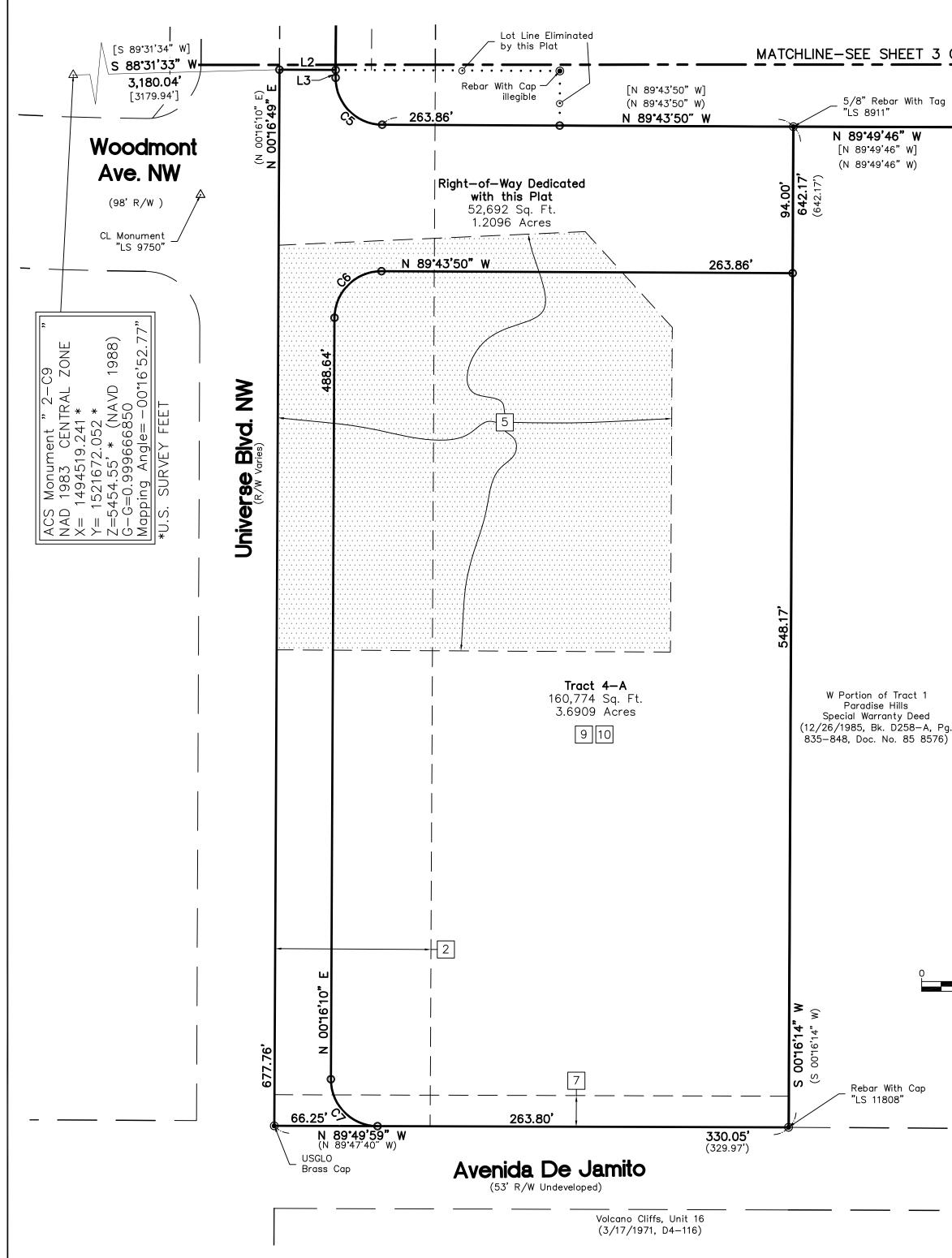
City Engineer

DRB Chairperson, Planning Department

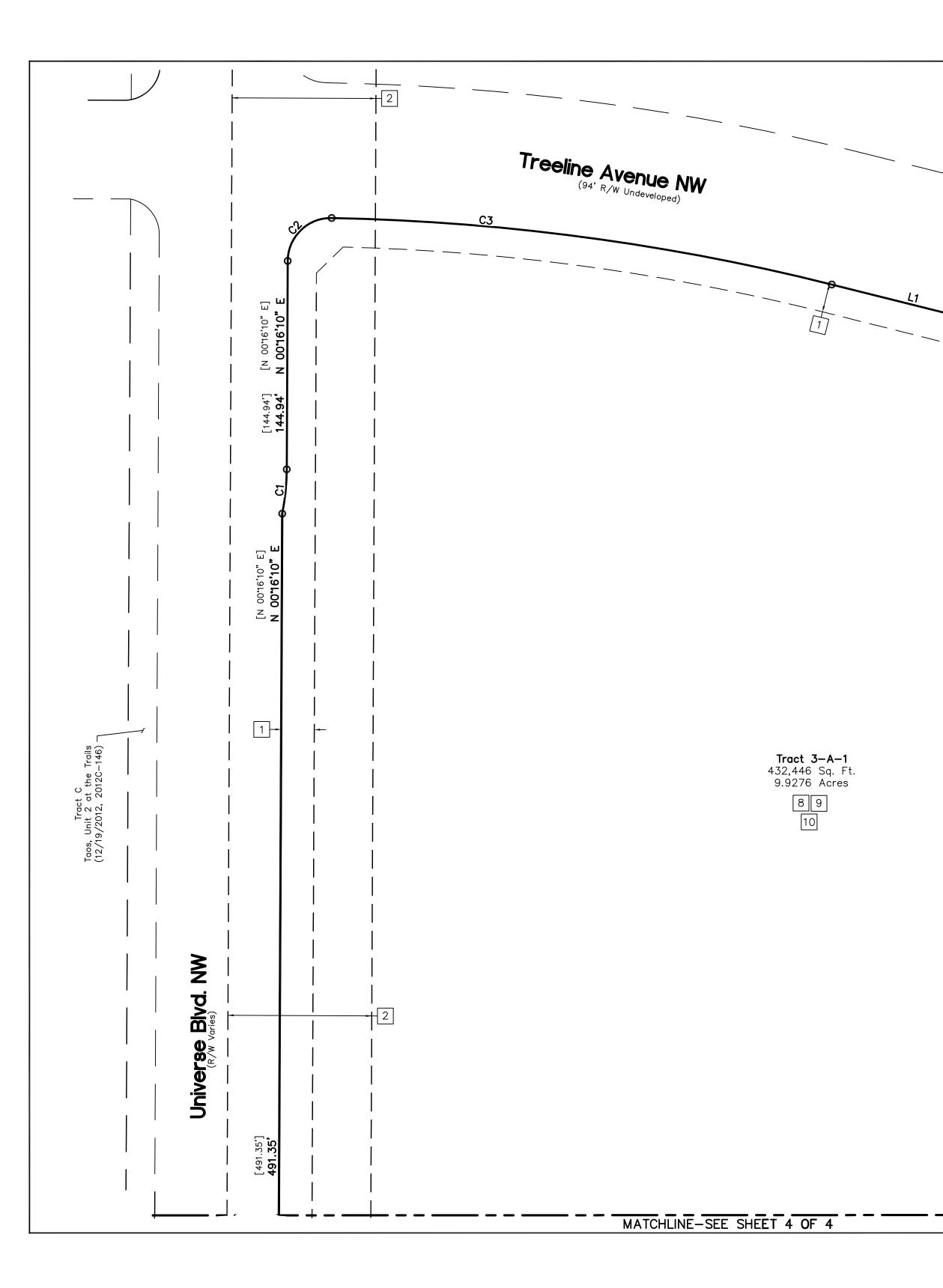
Surveyor's Certificate

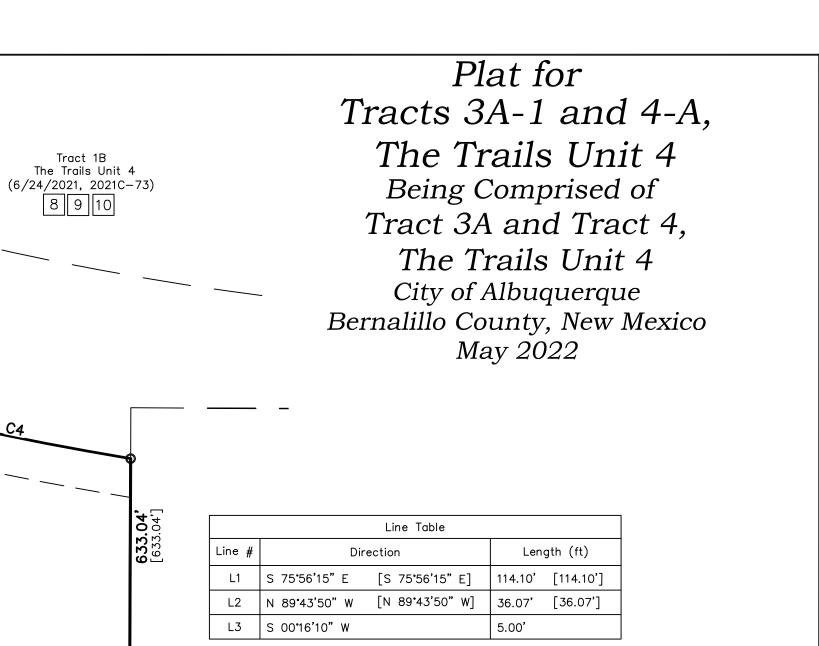
I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



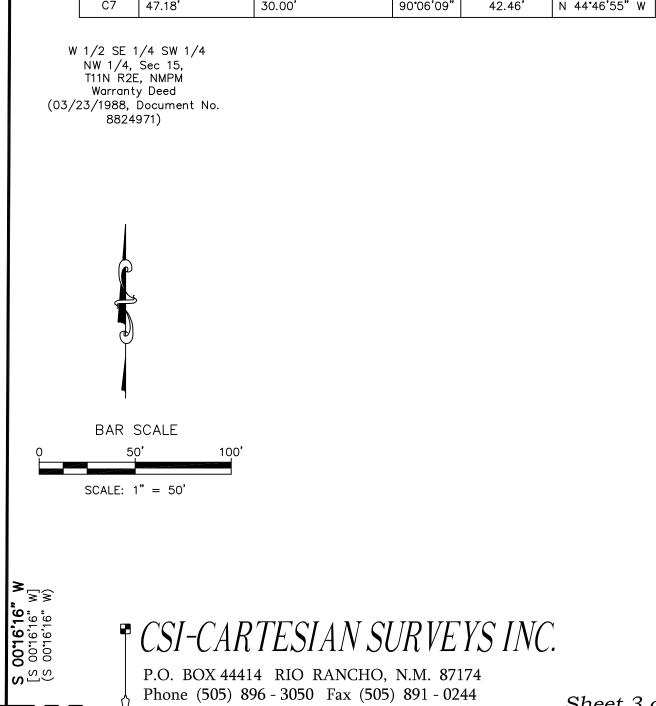


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			C1	31.03' [31.03	-	[160.00']	11°06'41"	30.98'	N 05°49'33" E		
			C2 C3	47.55' [47.56 351.53' [351.5	-	[30.00'] [1553.00']	90°49'23" 12°58'09"	42.73' 350.78'	N 45'40'53" E S 82'25'20" E		
			C4	134.42' [134.4	-	[1647.00']	4•40'34"	134.38'	S 78°16'32" E		
			C5	47.12'	30.00'		90°00'00"	42.43'	N 44°43'50" W		
—			C6	47.12'	30.00'		90°00'00"	42.43'	N 45°16'10" E		
			C7	47.18'	30.00'		90°06'09"	42.46'	N 44°46'55" W		
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	Curve Table									
Curve #	Length		Radius		Length Rad		Delta	Chord Length	Chord Direction	
C1	31.03 '	[31.03']	160.00'	[160.00']	11°06'41"	30.98'	N 05°49'33" E			
C2	47.55 '	[47.56']	30.00'	[30.00']	90 ° 49'23"	42.73'	N 45°40'53" E			
C3	351.53'	[351.53']	1553.00'	[1553.00']	12 ° 58'09"	350.78'	S 82°25'20" E			
C4	134.42'	[134.41']	1647.00'	[1647.00']	4°40'34"	134.38'	S 78°16'32" E			
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C6	47.12 '		30.00'		90°00'00"	42.43'	N 45°16'10" E			
C7	47.18 '		30.00'		90°06'09"	42.46'	N 44°46'55" W			



wplotnerjr@gmail.com

Sheet 3 of 4 211938B

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN UNIVERSE BOULEVARD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN WOODMONT AVENUE N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

JOHN MURTAGH, MANAGER TRAILS TRACT 4, LLC DATE

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___ JOHN MURTAGH, MANAGER, TRAILS TRACT 4, LLC

By: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JOHN MURTAGH, MANAGER SONATA TRAILS, LLC (Owner Tract 3A) DATE

STATE OF NEW MEXICO }ss

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___ JOHN MURTAGH, MANAGER, SONATA TRAILS, LLC

By: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Plat for Tracts 3A-1 and 4-A, The Trails Unit 4 Being Comprised of Tract 3A and Tract 4, The Trails Unit 4 City of Albuquerque Bernalillo County, New Mexico May 2022

Public Utility Easements

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

- A. <u>Public Service Company of New Mexico</u> ("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.
- B. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.

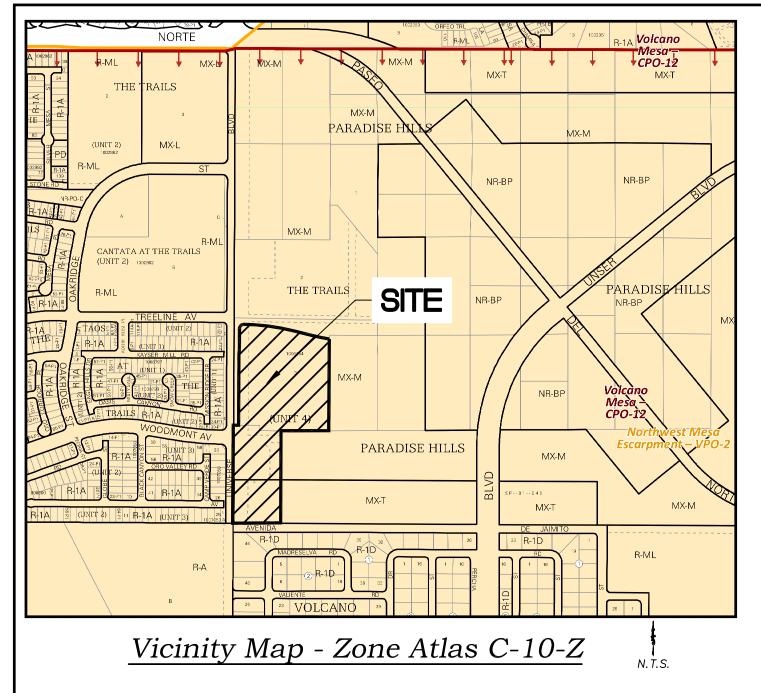
Disclaimer

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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

Sheet 4 of 4 211938B



Indexing Information

Section 15, Township 11 North, Range 2 East, N.M.P.M. as Projected into the Town of Alameda Grant Subdivision: The Trails, Unit 4 Owner: Trails Tract 4, LLC (Tract 4) Owner: Sonata Trails, LLC (Tract 3A) UPC #:101006401722630106 (Tract 4) UPC #: TBD (Tract 3A)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- 2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- 3. VACATE EASEMENTS AS SHOWN HEREON

Notes

- FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2021.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

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- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110711 AND AN EFFECTIVE DATE OF NOVEMBER 10, 2021
- 2. BULK LAND PLAT OF RECORD FOR THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 28, 2007, IN BOOK 2007C, PAGE 357.
- 3. PLAT OF RECORD FOR TRACTS 1A, 1B AND 3A, THE TRAILS UNIT 4, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, IN BOOK 2021C, PAGE 73.
- 4. SPECIAL WARRANTY DEED FOR TRACT 4. FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 13, 2020, AS DOCUMENT NUMBER 2020100662.
- 5. WARRANTY DEED FOR TRACT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2020, AS DOCUMENT NUMBER 2020017636

Legal Description

TRACT NUMBERED FOUR (4) 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 IS 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.

AND

TRACT NUMBERED THREE-A (3-A) OF 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, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2021 IN PLAT BOOK 2021C, PAGE 73.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

Sketch Plat for Lot 3A-1 and Tract 4-A, The Trails Unit 4 Being Comprised of Tract 3A and Tract 4, The Trails Unit 4 City of Albuquerque Bernalillo County, New Mexico May 2022

Legend

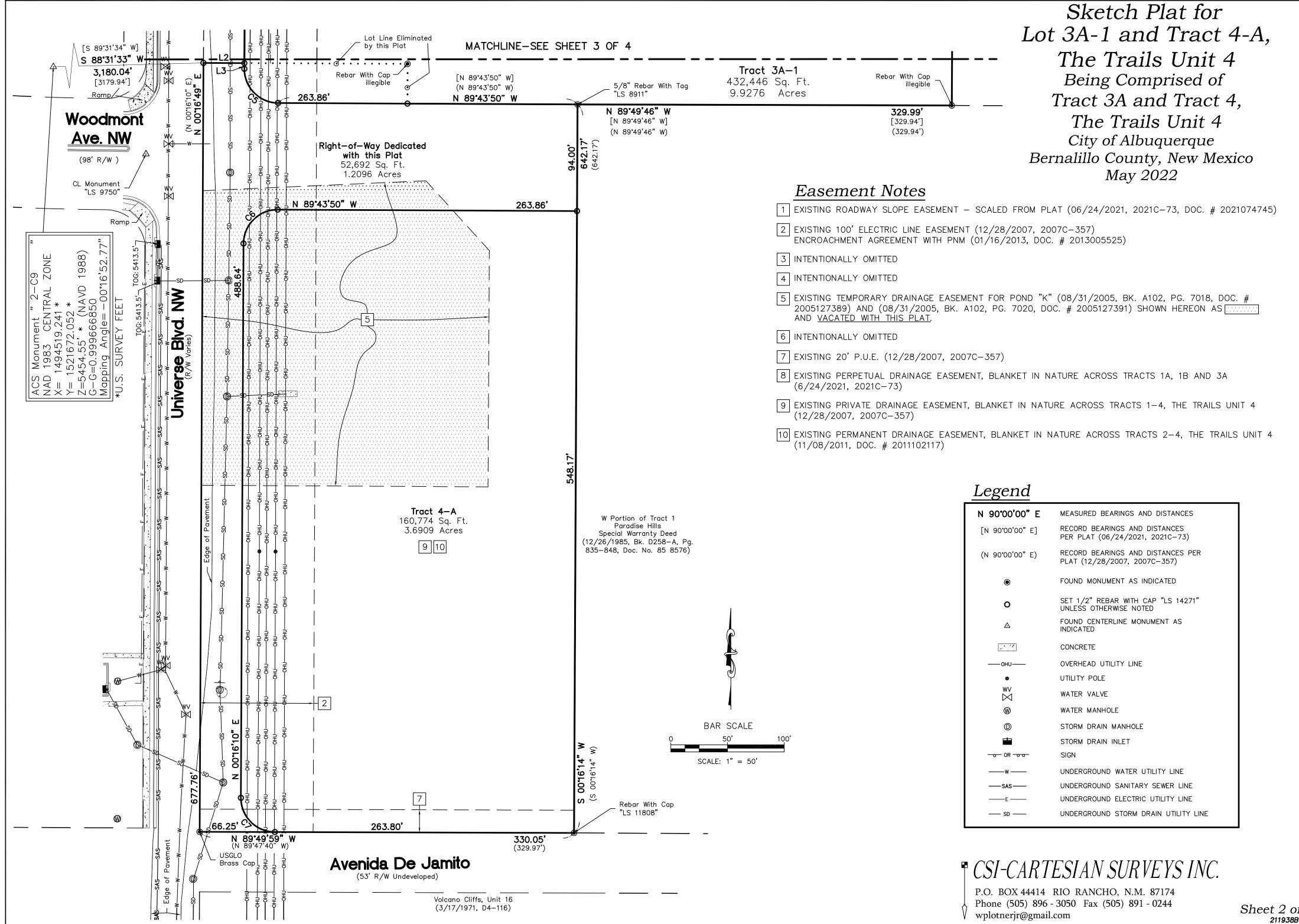
8	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/24/2021, 2021C–73)
(N 90°00'00"E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/28/2007, 2007C–357)
۲	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
Δ	FOUND CENTERLINE MONUMENT AS INDICATED
	CONCRETE
ОНU	OVERHEAD UTILITY LINE
•	UTILITY POLE
₩V	WATER VALVE
D	STORM DRAIN MANHOLE
	STORM DRAIN INLET
W	WATER MANHOLE
	SIGN
——	UNDERGROUND WATER UTILITY LINE
——	UNDERGROUND SANITARY SEWER LINE
————E ————	UNDERGROUND ELECTRIC UTILITY LINE
SD	UNDERGROUND STORM DRAIN UTILITY LINE

0	UNLESS OTHERWISE NOTED
Δ	FOUND CENTERLINE MONUMENT AS INDICATED
	CONCRETE
ОНU	OVERHEAD UTILITY LINE
٠	UTILITY POLE
w> ⊠	WATER VALVE
Ø	STORM DRAIN MANHOLE
	STORM DRAIN INLET
8	WATER MANHOLE
 OR	SIGN
——w ——	UNDERGROUND WATER UTILITY LINE
——sas——	UNDERGROUND SANITARY SEWER LINE
——Е ——	UNDERGROUND ELECTRIC UTILITY LINE
SD	UNDERGROUND STORM DRAIN UTILITY LINE

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

Sheet 1 of 3 211938B



[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/24/2021, 2021C–73)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/28/2007, 2007C–357)
۲	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
Δ	FOUND CENTERLINE MONUMENT AS
(1) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	CONCRETE
OHU	OVERHEAD UTILITY LINE
•	UTILITY POLE
wv M	WATER VALVE
Ŵ	WATER MANHOLE
D	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	SIGN

SD SS	<u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u> <u>пно</u>	
S S S S S S S S S S S S S S S S S S S		RCP (94' R/W Undeveloped)
	-ds- dsdsdsdsdsdsds-	
SAS SAS W	Asphalt Curb Asphalt Curb 	
	ds-[N 00°16°10" E ds-[N 00°16°10" E N 00°16°10" E ОНU ОНU ОНU ОНU ОНU ОНU	
		Tract 3-A-1 432,446 Sq. Ft. 9.9276 Acres
Tract C Taos, Unit 2 at the Trails (12/19/2012, 2012C-146)	SD	89 10
	Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state Image: Specific state	
	Varies)	
	Edge of Pavement (R/W (R/W (R/W (R/W (R/W OHU	
		Lot Line Eliminated by this Plat
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Tract 1B The Trails Unit (6/24/2021, 2021C 8 9 10							
L1						/	
<u> </u>						Rebar "Ls	With Cap
	64,			Line Table			
	633.04' [633.04']	Line #		ection	Length (ft)	
		L1	S 75°56'15" E	[S 75'56'15" E]	114.10' [114.1		
		L2	N 89°43'50" W	[N 89°43'50" W]	36.07' [36.0	/]	
		L3	S 00°16'10" W		5.00'		
	Г			Curve	Table		
		Curve #	Length	Radius		Chord Length	Chord Direction
		C1	31.03' [31.03']	160.00' [160.00']	11°06'41"	30.98'	N 05°49'33" E
		C2	47.55' [47.56']	30.00' [30.00']	90°49'23"	42.73 '	N 45°40'53" E
		C3		1553.00' [1553.00	-	350.78'	S 82*25'20" E
		C4	134.42' [134.41']	_	-	134.38'	S 78°16'32" E
	-	C5 C6	47.12' 47.12'	30.00' 30.00'	90°00'00"	42.43'	N 44°43'50" W N 45°16'10" E
	-	C6 C7	47.12	30.00	90'00'00"	42.43	N 44°46'55" W
	T	W 1/4, S 11N R2E, Warranty /1988, D 882497	NMPM Deed ocument No. 71)) ≥	Sk Lot 3A-	etch I		
				The	e Trail	ls Un	it 4
	0	Ę	SCALE 50' 100	Traci	t 3A ai e Trail	nd Tra	act 4,
		SUALE:	1" = 50'		v of Albu o Count	ıquerqı y, New	lae
	00'16'16" W 00'16'16" W 00'16'16" W)	8	CSI-CAR	TESIANS	May 2 SURVE		Y •
		Å		4 RIO RANCH 96 - 3050 Fax (5 nail.com			Sheet 3 of 3 2119388